

# MINUTES OF THE SYDNEY WEST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT HAWKESBURY COUNCIL ON THURSDAY, 14 JULY 2011 AT 5.00 PM

## PRESENT:

Bruce McDonald	Chair
Paul Mitchell	Panel Member
Lindsay Fletcher	Panel Member
Peter Jackson	Panel Member
Matt Owens	Panel Member

## IN ATTENDANCE

Shari Hussein	Manager Planning
Colleen Haron	Senior Town Planner
Abbey Rouse	Manager Corporate Services and Governance
Amy Dutch	Word Processing Operator (Minutes)

## APOLOGY: NIL

1. Meeting commenced at 5.01pm. The Chair welcomed everyone to the meeting of the Panel.

2. **Declarations of Interest - Nil**

3. **Business Items**

***ITEM 1 - 2011SYW006 – Hawkesbury Council, DA0886/10 - 120 Bed Student Accommodation and Student Common Facilities - University of Western Sydney - Hawkesbury Campus; 2 College Street, Richmond***

5. **Public Submission -**

Mr Charles Vella on behalf of the University of Western Sydney, the applicant, addressed the Panel in favour of the application. He thanked the panel for their support of the application and Council staff for their assistance in the development application process.

6. **Business Item Recommendations**

***2011SYW006 – Hawkesbury Council, DA0886/10 - 120 Bed Student Accommodation and Student Common Facilities - University of Western Sydney - Hawkesbury Campus; 2 College Street, Richmond***

*Motion moved by Mr Peter Jackson, Seconded by Mr Paul Mitchell.*

That the Panel adopt the Council Officer's recommendation to approve a Deferred Commencement consent for the proposal subject to the following recommended conditions of consent:

1. Upon compliance with the condition appearing in Schedule 1, and with the issue of confirmation to that effect in writing from Council, this "Deferred Commencement" consent shall commence to operate as a development consent inclusive of all conditions appearing in Schedule 2 pursuant to Section 80(3) of the Act.
2. The 'Deferred Commencement' consent will lapse in twelve months from the date of this consent unless all conditions appearing in Schedule 1 have been complied with.

#### **Schedule 1**

- A. A Detailed Site Investigation, carried out in accordance with the Contaminated Land Planning Guidelines, is to be undertaken for the land and a Report, demonstrating whether or not the land is contaminated, and, if it is contaminated, detailing the location, extent, type and level of contamination, be submitted to Hawkesbury City Council for assessment.
- B. If the land is found to be contaminated a Remediation Action Plan is to be prepared and submitted to Council for approval. The Plan is to ensure that the land can be remediated to a level suitable for the proposed development.
- C. A landscape plan suitable for construction is to be submitted to Hawkesbury City Council for approval. The landscaping plan shall detail plant species and mature heights, the number and location of each species, the establishment and ongoing maintenance of plantings, paving and location of lighting. Landscaping of the development shall:
  - Be a mixture of trees, shrubs and ground cover;
  - Have regard to the principles of Crime Prevention through Environmental Design guidelines.

#### **Schedule 2**

##### ***General Conditions***

1. The development shall take place in accordance with the stamped plans, specifications and accompanying documentation submitted with the application except as modified by these further conditions.
2. All vegetative debris (including felled trees) resulting from the approved clearing of the site for construction, is to be chipped or mulched. Tree trunks are to be recovered for posts, firewood or other appropriate use. No vegetative material is to be disposed of by burning.

##### ***Prior to Commencement of Works***

3. All areas of the property identified as being contaminated shall be remediated in accordance with the approved Remediation Action Plan prior to the commencement of any building or civil works. Upon completion of remediation an appropriately qualified environmental consultant shall prepare a validation report. The validation report shall be carried out in accordance with:

- a. NSW EPA *Guidelines for consultants reporting on contaminated sites and Contaminated Sites sampling design guidelines (1995)*.
- b. Australian and New Zealand Environment and Conservation Councils and National Health and Research Councils *Australian and NZ Guidelines for Assessment and Management of Contaminated Sites (1992)*.

An EPA/DECC accredited site auditor shall review the validation report and submit to Council a Site Audit Statement. The Site Audit Statement shall verify that the investigation, remediation and validation was carried out in accordance with the aforementioned guidelines and that the land is suitable for residential use.

4. Building works shall be certified as being compliant with Building Code of Australia.
5. Submission of a full set of working construction plans to Hawkesbury City Council including building and civil works.

Civil works plans shall provide the following details:

- Vertical and horizontal alignment co-ordinates suitable for construction purposes.
- Detention basin performance figures in respect to calculated inflows and outflows. Predevelopment flowrates are to match the post development flowrate for all recurrence intervals from the one year event to the 100 year event.
- Water quality objectives designed to ensure that there is no nett increase in the annual pollutant load leaving the site as detailed in the following table:

Water Quality Objectives	
Pollutant	Treatment standard
Suspended solids	80% retention of the average annual load
Total phosphorous	45% retention of the average annual load
Total nitrogen	45% retention of the average annual load
Litter	Retention of litter greater than 50mm for flows up to 25% of the 1 year ARI peak flow
Coarse sediment	Retention of sediment coarser than 0.125mm for flows up to 25% of the 1 year ARI peak flow
Oil and grease	In areas with concentrated hydrocarbon deposition, no visible oils for flows up to 25% of the 1 year ARI peak flow

6. An Environmental Management and Rehabilitation Plan for the development site shall be prepared by an appropriately qualified person. The Plan shall address (without being limited to) the clearing of vegetation, lopping and removal of trees, earthworks, erosion control, site rehabilitation and landscaping.

All site works shall be carried out in accordance with the Plan. Implementation of the Plan shall be supervised by an appropriately qualified person.

7. Erosion and sediment control devices are to be installed and maintained at all times during site works and construction.
8. Submission of the University of Western Sydney Richmond Campus Safety and Security plans to Hawkesbury City Council.
9. At least two days prior to commencement of works, notice is to be given to Hawkesbury City Council, in accordance with the Environmental Planning and Assessment Regulation.
10. Toilet facilities (to the satisfaction of Council) shall be provided for workers throughout the course of building operations. Such facility shall be located wholly within the property boundary.
11. A sign displaying the following information is to be erected adjacent to each access point and to be easily seen from the public road. The sign is to be maintained for the duration of works:
  - a. Unauthorised access to the site is prohibited.
  - b. The owner of the site.
  - c. The person/company carrying out the site works and telephone number (including 24 hour 7 days emergency numbers).
  - d. The name and contact number of the Principal Certifying Authority.
12. The approved plans must be submitted to a Sydney Water Quick Check agent or customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped. For quick Check agent details, please refer to the web site [www.sydneywater.com.au](http://www.sydneywater.com.au), see Building Developing and Plumbing then Quick Check or telephone 13 20 92.

### ***During Construction***

13. No building or civil works shall commence until the site has been remediated to a residential standard verified in accordance with Condition 5 of this Consent.
14. Site and building works (including the delivery of materials to and from the property) shall be carried out only on Monday to Friday between 7:00am – 6:00pm and on Saturdays between 8:00am – 4:00pm.
15. During the demolition and construction period, the person responsible for the site is to retain records of waste disposal (waste receipts or dockets, recycling processor receipts etc.) in a Waste Data File. The Waste Data File must be provided to Council officers on request to demonstrate that the approved Waste Management Plan is being implemented.
16. The site shall be kept clean and tidy during the construction period and all unused building materials and rubbish shall be removed from the site upon completion of the project. The following restrictions apply during construction:

- a. Stockpiles of topsoil, sand, aggregate, spoil or other material shall be stored clear of any drainage path or easement, natural watercourse, footpath, kerb or road surface and shall have measures in place to prevent the movement of such material off site.
  - b. Building operations such as brick cutting, washing tools, concreting and bricklaying shall be undertaken only within the site.
  - c. Builders waste must not be burnt or buried on site. All waste (including felled trees) must be contained and removed to a Waste Disposal Depot.
17. The footings shall be piered or shall penetrate through any fill or unstable foundation material to bear upon a structurally adequate foundation material of a uniform load-bearing value.
18. Disabled parking shall be provided in accordance with AS2890.1-1993.
19. Provision shall be made for access to the buildings with adequate aids provided for those with disabilities (i.e. mobility, hearing, site impaired) in accordance with the Discrimination Against People with Disabilities Act (DDA), Building Code of Australia and the Commonwealth Disability (Access to Premises – Buildings) Standards (Premises Standards).
20. The development shall be completed in accordance with the approved colours and finishes.
21. Landscaping shall be completed in accordance with the approved landscaping plan.
22. All civil construction works required by this consent shall be in accordance with Hawkesbury Development Control Plan appendix E Civil Works Specification.
23. Arrangements are to be made for the provision of common drainage and the disposal of storm water from the site.
24. Water quality control devices and energy dissipaters shall be constructed at the point of discharge of stormwater from the site.
25. Drainage swales shall be progressively stabilised and landscaped immediately after the completion of formational works.
26. The site shall be secured to prevent the depositing of any unauthorised material.
27. Dust control measures, eg vegetative cover, mulches, irrigation, barriers and stone shall be applied to reduce surface and airborne movement of sediment blown from exposed areas.
28. Measures shall be implemented to prevent vehicles tracking sediment, debris, soil and other pollutants onto any road.
29. All trucks entering or leaving the site shall have their trays suitably covered to prevent spillage from the truck onto the road.
30. Vehicle entrances and exits shall be clearly signposted, including street number, and visible from both the street and site at all times.
31. All necessary works being carried out to ensure that any natural water flow from adjoining campus properties is not impeded or diverted.

32. All natural and subsurface water-flow shall not be re-directed or concentrated to adjoining properties. Water flows shall follow the original flow direction without increased velocity.
33. Any sewer or stormwater main or manhole affected by the development, shall be repaired or altered in level as so directed at the applicant's expense.
34. A surcharge path sufficient to carry the 1 in 100 year storm flow to be provided across the site.
35. All necessary drainage works shall be constructed along the access strip and across the footway as required.
36. Any fencing across the overland flow path shall be constructed so as not to impede the 1 in 100 year storm water flow.
37. A Plan of Management for the Bio-retention Basin shall be submitted to and approved by Council on completion of the works. The Plan of Management shall set out all design and operational parameters for the detention facilities including design levels, hydrology and hydraulics, inspection and maintenance requirements and time intervals for such inspection and maintenance.
38. A works as executed plan shall be submitted to Council on completion of works.

### ***Use of the Development***

39. The development shall be limited to the area shown on the submitted plans.
40. All fire safety equipment and fixtures shall be regularly serviced and maintained. The owner or their agent shall certify annually that each of the fire safety measures specified in this statement has:
  - a. been assessed by a properly qualified person, and
  - b. found, when it was assessed, to be capable of performing to at least the standard required by the current Fire Safety Schedule for the building for which the certificate is issued. A fire safety statement is to be submitted to Council annually after occupation.
41. The subject development, including landscaping, is to be maintained in a clean and tidy manner.
42. All waste material shall be regularly removed from the property.
43. Any external lighting shall be directed in such a manner so that no nuisance is caused to adjoining properties or to drivers on surrounding streets.

### ***Advisory Notes***

- \*\*\* The applicant shall make themselves aware of the Discrimination Against People with Disabilities Act (DDA) and assess their responsibilities and liabilities with regards to the provision of access for all people.
- \*\*\* Should any Aboriginal site or relic be disturbed or uncovered during the construction of this development, all work should cease and the National Parks and Wildlife Service consulted. Any person who knowingly disturbs an Aboriginal site or relic is liable to prosecution under the National Parks and Wildlife Act 1974.

\*\*\* The applicant is advised to consult with:

- (a) Sydney Water Corporation Limited
- (b) Integral Energy
- (c) Natural Gas Company
- (d) A local telecommunications carrier regarding their requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on site or on the adjacent public roads.

\*\*\* The developer is responsible for all costs associated with any alteration, relocation or enlargement to public utilities whether caused directly or indirectly by this proposed subdivision. Such utilities include water, sewerage, drainage, power, communication, footways, kerb and gutter.

\*\*\* The applicant shall make themselves aware of any User Restriction, Easements and Covenants to this property and shall comply with the requirements of any Section 88B Instrument relevant to the property in order to prevent the possibility of legal proceedings against them.

**MOTION CARRIED.**

The meeting concluded at 5.04pm

Bruce McDonald  
Chair, Sydney West Regional Planning Panel  
19 July 2011