

MINUTES OF THE SYDNEY WEST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT FAIRFIELD CITY COUNCIL ON THURSDAY, 26 MAY 2011 AT 11.30 AM

PRESENT:

Paul Mitchell	Chair
Bruce McDonald	Panel Member
Stuart McDonald	Panel Member
Frank Carbone	Panel Member
Rhonda Tyne	Panel Member

IN ATTENDANCE

Mark Stephenson	Senior Development Planner
Karl Berzins	Development Planner
Liam Hawke	Development Planner
George Vlamis	Manager – Development Planning
Sunnee Cullen	Coordinator of Development Planning

APOLOGY:

Janet Thomson	Panel Member
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1. The meeting commenced at 11.40 am
2. **Declarations of Interest - Nil**
3. **Business Items**

ITEM 1 – JRPP No. 2011SYW028 Fairfield City Council 73.1/2011 - Alterations and additions to an existing club; No. 103 Edensor Road, St Johns Park

ITEM 2 - JRPP No. 2010SYW103 Fairfield City Council 1299.1/2010 - Demolition of existing structures and erection of a 4-storey building comprising 2 levels of partially submerged carparking for 378 vehicles and 2 levels of warehouse space above for the purpose of a Bunnings Warehouse, No. 727-737 The Horsley Drive & No. 73 Victoria Street Smithfield

ITEM 3 – JRPP No. 2011SYW013 Fairfield City Council 1323.1/2010 - Proposed concrete batching plant (associated with existing concrete manufacturing facility); 33-41 Cowpasture Road, Wetherill Park

5. Public Submission –

ITEM 1 – JRPP No. 2011SYW028

The applicant addressed the panel in favour of the item.

ITEM 2 - JRPP No. 2010SYW103

The applicant addressed the panel in favour of the item.

Mr Nello Pelegrino addressed the panel against the item.

Mr Renzo Valleri addressed the panel against the item.

ITEM 3 – JRPP No. 2011SYW013

The applicant attended the meeting.

6. Business Item Recommendations

JRPP No. 2011SYW028 Fairfield City Council 73.1/2011 - Alterations and additions to an existing club; No. 103 Edensor Road, St Johns Park

Motion: Moved by Bruce McDonald and seconded by Stuart McDonald -

1. That the application be approved in accordance with the Town Planning conditions outlined in Attachment E of the report and subject to condition No. 46 being amended as follows;

“46. Hours of Operation (Reviewable Condition)

The approved hours of operation for the use of the following areas of the premises are restricted as follows:

- (a) Beer Garden and Functions Terrace:

Monday to Sunday: 9.00am to 12.00 midnight

- (b) Noodle Bar and Outdoor Gaming Area

Monday to Wednesday: 9.00am to 2.00am

Thursday to Saturday: 9.00am to 3.30am

Sunday: 9.00am to 3.00am

In accordance with Section 80A (10B) of the Environmental Planning and Assessment Act, 1979, Condition 46 is a reviewable condition and Council may review the condition at any time. Upon the condition being reviewed the operating hours may be varied in accordance with the recommendations of the review. The purpose of the reviewable condition is to enable the extended operating hours to be reviewed should they be subject to complaints regarding noise or other disorderly or antisocial behaviour.”

Moved by Stuart McDonald seconded by Councillor Frank Carbone -

2. The JRPP recommends that Council's Traffic Committee review the current traffic movements to and from the site, particularly vehicular egress for right turn movements out of the site on to Edensor Road. Such a review should consider current and future traffic conditions on Edensor Road and whether there is a need for any additional traffic measures to be imposed to ensure adequate safety.

MOTION CARRIED.

JRPP No. 2010SYW103 Fairfield City Council 1299.1/2010 - Demolition of existing structures and erection of a 4-storey building comprising 2 levels of partially submerged carparking for 378 vehicles and 2 levels of warehouse space above for the purpose of a Bunnings Warehouse, No. 727-737 The Horsley Drive & No. 73 Victoria Street Smithfield

Motion: Moved by Stuart McDonald and seconded by Bruce McDonald -

1. Move Council's recommendation to approve the application in accordance with Attachment F of the Town Planning report subject to amendments to the conditions as follows:

- (i) Deletion of condition 59;
- (ii) Add a condition requiring the submission of a dilapidation report in accordance with Council's standard conditions;
- (iii) Add the following condition in the general conditions section:

"Construction Noise

Noise during construction of the development shall comply with the NSW Department of Environment and Climate Change's Interim Construction Noise Guideline, July 2009".

- (iv) Add the following condition in the general conditions section:

"Installation of Traffic Signals

Traffic signals shall be provided at the intersection of The Horsley Drive and O'Connell Street, as proposed by the applicant."

MOTION CARRIED.

JRPP No. 2011SYW013 Fairfield City Council 1323.1/2010 - Proposed concrete batching plant (associated with existing concrete manufacturing facility); 33-41 Cowpasture Road, Wetherill Park

Motion: Moved by Stuart McDonald and seconded by Councillor Frank Carbone -

1. The application be approved subject to the recommended conditions in Attachment E of the Town Planning Report.

MOTION CARRIED.

The meeting concluded at 12.55 pm

Endorsed by

Paul Mitchell
Chairman
Sydney West Region

01 June 2011