

# MINUTES OF THE SYDNEY WEST REGIONAL PANEL MEETING HELD AT CAMDEN CIVIC CENTRE ON THURSDAY, 24 MAY 2012, 1.30PM

## PRESENT:

Mary-Lynn Taylor	Chairperson
Bruce McDonald	Panel Member
Fred Anderson	Panel Member
Bruce Clarke	Panel Member

## IN ATTENDANCE

Nicole Magurren	Director Development & Health, Camden Council
Ryan Pritchard	Acting Manager Development, Camden Council
Ron Dowd	Acting Team Leader Town Planning Assessments, Camden Council
Elliott Weston	Student Planner
Jessica Volkanovski	Student Planner

**APOLOGY:** Chris Lalor, Panel Member (declared a conflict of interest)

1. The meeting commenced at 1.30pm.

2. **Declarations of Interest** - Nil.

3. **Business Items**

**ITEM 1 - 2012SYW036 - DA No. 265/2012 – Oran Park Town Centre Stage 1, 400, 400A and 400B The Northern Road, Oran Park**

4. **Public Submissions** - Nil

Mark Perich, Director and and Rodney Thompson, Project Manager from Greenfield Development Company in attendance.

5. **Business Item Recommendations**

**2012SYW036 - DA No. 265/2012 – Oran Park Town Centre Stage 1, 400, 400A and 400B The Northern Road, Oran Park**

The Panel members unanimously approve the application for the reasons given in Council's Assessment Report, subject to the conditions contained therein and the following amendments:

1. Condition 1.6 to read as follows:

**Advertising Signs Application** – Outdoor advertising signs require prior development consent. A development application must be submitted and approval granted by Camden Council prior to the erection of any advertising signs. Location of any signage shall be generally in accordance with Signage Locations plans G-1000, G-3000 and G-3001 prepared by The Buchan Group and dated 12 March 2012.

2. Condition 2.7 to read as follows:

**Parking Spaces** – A minimum of 543 off street car parking spaces must be provided on-site at all times for the operation of this development. These spaces and associated access driveways and manoeuvring areas must conform with Camden Development Control Plan DCP 2011, and must be designed in accordance with a pavement design prepared by a Geotechnical Engineer and Camden Council's standards. Documentary evidence of compliance from an Accredited Certifier/suitably qualified person must be submitted to the Principal Certifying Authority prior to the Construction Certificate being issued.

3. Condition 2.26 to read as follows:

**Detailed Landscaping Plans** - Prior to the issue of the Construction Certificate, detailed Landscaping Plans for all Public and Private Open Space areas must be submitted with the Construction Certificate application and must comply with Camden Council's current Engineering Design Specifications and Part B1 of Oran Park Development Control Plan 2007.

The detailed Landscaping Plans should be prepared by a qualified Landscape Architect.

The following items listed must be included with other landscaping elements:

- (a) Nature Strip Street Trees are to be installed:

- (i) Ensure that the Street Tree installation procedures and the street tree establishment schedules are clearly shown in the detailed Landscaping Plans.
- (ii) Ensure that all Street Trees have at time of planting, well constructed tree guard protection installed. A minimum requirement is the installation of at least 3 bollards per street tree. The bollards are to be installed approximately 1m from the main stem of the tree. The bollards are to be sourced in minimum 1.8m length, which will allow for 1.2m above ground exposure and .6m buried support. The bollards are to be timber (or other acceptable composite material) and a minimum 150mm x 150mm width. Timber bollards are to be a durability minimum of H4 CCA.
- (iii) Eucalyptus, Angophora, Araucaria and other very large trees are not to be installed in any Public Open Space Road Median, Road Verge or Nature Strip area without approval from Camden Council.
- (iv) That all the Street Trees are advanced size at installation, are not multi-stemmed and can stand alone without the need for staking.

- (b) The detailed Landscaping Plans must clearly show that any proposed Entry Feature, Statement Feature Wall, or Entry Statement Signage are not positioned on any Public Open Space areas, such as the Nature Strip or other Public Open Space area. Any Entry Statement Feature is to be positioned wholly within the boundaries of Private Open Space areas.

- (c) The detailed Landscaping Plans lodged for the issue of the Construction Certificate must include a planting schedule. The schedule must clearly detail the planting positioning, species by botanical and common names, quantities and planting sizes.

4. Condition 2.22 to read as follows:

**Water Quality Measures** - *The proposed surface water collection and disposal systems must incorporate adequate silt traps, grit and oil arrestors.*

*Only uncontaminated stormwater must be discharged to the stormwater drainage system. Details of the silt traps and grit arrestors must be shown on the submitted engineering plans prior to the Construction Certificate being issued.*

5. Additional new condition 2.30 as follows:

**Transmission Line** – *In the event that there has been no consent by Endeavour Energy, any requirements of Endeavour Energy to protect their line and public safety, be complied with.*

The meeting concluded at 1.45pm.

Endorsed by



Mary-Lynn Taylor  
Chair, Sydney West Region  
Joint Regional Planning Panel  
Date: 25 May 2012