

**MINUTES OF THE SYDNEY WEST
JOINT PLANNING PANEL MEETING
HELD AT PENRITH CITY COUNCIL
ON THURSDAY 18 OCTOBER 2012 AT 12.30PM**

Present:

Mary-Lynne Taylor	Chair
Paul Mitchell	Panel Member
Bruce McDonald	Panel Member
Barry Husking	Panel Member

In Attendance

Robert Craig	Principal Planner
Belinda Borg	Senior Environmental Planner
Gurvinder Singh	Senior Environmental Planner

Apologies – Mayor Mark Davies, Councillor Ross Fowler

1. The meeting commenced at 12:57pm.
2. Declarations of Interest – Barry Husking declared a non-pecuniary interest in relation to the applicant (Warwick Stimson, Stimson consulting) for Item 1 2010SYW072 – DA10/0990, Additions to an existing animal Welfare Establishment, Lot 1 DP 255566 No. 1605-1667 Elizabeth Drive, Kemps Creek.

3. Business Item 1

2010SYW072 – Penrith City Council, DA10/0990, Additions to an existing animal Welfare Establishment, Lot 1 DP 255566 No. 1605-1667 Elizabeth Drive, Kemps Creek

4. Public Submission –

- Andrew Moore - (Animal Welfare League NSW) addressed the panel in favour of the item
- Rolfe Chrystal - (Project Architect) addressed the panel in favour of the item
- Warwick Stimson - (Stimson Consulting) addressed the panel in favour of the item

5. The Resolution of the Panel

The Panel was generally satisfied about the changes made but notes that council now requires certain details which the applicant is now prepared to

give. Accordingly, the panel resolved to defer the application to enable provision by the applicant of the material required by Council and if found satisfactory the Panel's subsequent approval possibly decided by electronic means. The required material is as follows:

1. Revised detailed site plan drawn to scale that shows the location of the proposed buildings or works including extensions or additions to existing buildings in relation to the land's boundaries and adjoining development.
2. Floor plans of any proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building.
3. Elevations and sections showing proposed external finishes and heights of any proposed buildings.
4. Proposed parking arrangements and consideration of the provision for movement of vehicles within the site (including dimensions where appropriate).
5. Proposed landscaping, tree retention/removal and treatment of the land (indicating plant types and their height at maturity)
6. Revised engineering plans to address stormwater, internal roads and earthworks (finished surface levels). The proposed land form must be used when making an assessment of the flooding characteristics.
7. Provision of architectural plans indicating proposed finished floor levels and building details showing compliance with Council's flooding controls.
8. An addendum to the submitted flood report which references relevant design plans and associated landform and confirms or otherwise their consistency with the assumptions of the Worley Parsons addendum of 11 October 2012 and that their conclusions remain the same. This has not been specifically addressed in the Worley Parsons letter dated 2 October 2012. It is important that this occurs to ensure that the proposal is acceptable and sets controls for compliance and certification prior to the issue of an Occupation Certificate.
9. Effluent disposal details.

Voting – 4:0

6. Business Item 2

2012SYW060 – Penrith City Council, DA12/0440, Warehouse Distribution Centre, Lot 1 DP 1097134 & Lot 100 DP 1160150 No. 51-65 Lenore Drive, Erskine Park

7. Public Submission –

- Stan Sackson - (General Manager Construction Linfox Property Group Pty Ltd) addressed the panel in favour of the application and attended to answer questions if necessary. He advised the proposed conditions were satisfactory to the applicant.

8. The Resolution of the Panel

The Panel unanimously resolved to approve the application for the reasons given in the council planning report and subject to the proposed conditions, as amended as follows:

Condition 2 to be amended as follows:

Lot Consolidation

The common boundaries between Lot 1 DP 1097134 and Lot 100 DP 1160150 are to be adjusted to align with the location of buildings, landscaping and car parking as detailed in the site and floor plan SK03C, dated September 2012. Written evidence that the subdivision of the land has been lodged with the Land and Property Information, Division Department of Lands is to be submitted to the certifying authority before the issue of an occupation certificate for the development.

Condition 37 heading to be amended as follows:

Car Parking and Loading

Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that vehicular access, circulation, manoeuvring, pedestrian and parking areas associated with the subject development are in accordance with AS 2890.1, AS2890.2, AS2890.6 and Penrith City Council's Development Control Plan.

All vehicles should enter and exit in a forward direction and have appropriate access to loading docks. The driveway width shall accommodate swept movements of the largest vehicle servicing the site and be designed to AS 2890.2. "No Stopping" signage (if required) shall be installed at no cost to Council.

Condition 63 to be amended as follows:

Implementation of Acoustic Report

Noise levels from the premises shall not exceed the relevant noise criteria detailed in "Noise Impact Assessment" prepared by SLR Consulting Australia Pty Ltd dated 23 May 2012 (Report No. 610.07939.06030-R1). The recommendations provided in the above-mentioned acoustic report shall be implemented and incorporated into the design and construction of the development, with the construction of an acoustic wall as marked in red on the architectural plans. Details shall be **shown on plans accompanying the Construction Certificate application**. A certificate is to be obtained from a qualified acoustic consultant certifying that the development has been constructed to meet the noise criteria in accordance together with the approved acoustic report and the relevant Australian Standards. This certificate is to be submitted to the Principal Certifying Authority **prior to the issue of an Occupation Certificate**.

The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.

Condition 66 to be amended as follows:

Seagull Road Works

Prior to the commencement of any works in the road reserve, the Principal Certifying Authority and/ or Certifying Authority shall ensure that a Roads Act Approval has been granted by the Roads & Maritime Services (RMS) for the construction of proposed "Seagull" treatment on Lenore Drive for vehicular access to the development site.

The meeting concluded at 1.24pm

Endorsed by:



Mary-Lynne Taylor
Chair, Sydney West Joint Planning Panel
Date: 24 October 2012