

# MEMORANDUM

Reference: 2016SWT004 / DA16/1278  
To: SYDNEY WEST PLANNING PANEL  
Copy to:  
From: DONNA CLARKE  
Date: 22 FEBRUARY 2017  
Subject: SITE MEETING – 42-46 CHARLES ST, ST MARYS

Below is a summary of the issues discussed at the site visit for DA16/1278 for a Community Recycling Centre at 42-46 Charles St, St Marys:

- Confirmation of the address of the writer of the submission.
- Addition of a condition regarding street trees.
- Prevention of queuing during promoted days.

A condition has been added regarding street trees and an updated set of conditions provided.

With respect to traffic movements, the application confirms that the CRC is expected to generate less than 10 movements per day.

Council operates disposal days / weekends, however they do not operate from this premises, rather than Jamieson Park and trucks deliver the waste to other waste facilities, not this facility.

People wishing to use this facility will book in a date via a website and at all other times the site is closed to public access.

It has been confirmed that there is an agreement in place for Toxfree to operate the CRC for 2 years once consent has been issued.

# CONDITIONS SUMMARY

<b>Application Number:</b>	DA16/1278
<b>Assessing Officer</b>	Donna Clarke
<b>Land to be developed (Address):</b>	Lot 300 DP 1143213 42 - 46 Charles Street ST MARYS NSW 2760
<b>Proposed Development:</b>	Occupation of an Existing Waste Management Facility for a Community Recycling Centre

## General

### 1 A001

The development must be implemented substantially in accordance with the plans listed below and stamped approved by Council, the application form and any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.

Plan	Prepared by	Dated
A000 Cover Sheet	CK Architects	Issue Date
A100 Location Sheet	CK Architects	Issue Date
A101 Site Plan	CK Architects	Issue Date
A102 Ground Floor Plan	CK Architects	Issue Date
A103 Roof Plan	CK Architects	Issue Date
A104 Elevations	CK Architects	Issue Date
A105 Detail Sections	CK Architects	Issue Date

### 2 A005 - APPROVED BODY'S CONSENT (FOR INTEGRATED DAS)

The development is to be in accordance with the General Terms of Approval No.1547853, dated 13 January 2017, issued by the Environment Protection Authority under the Protection of the Environment Operations Act 1997.

### 3 A029 - HOURS OF OPERATION AND DELIVERY TIMES

The operating hours of the proposed Community Recycling Centre is to be in keeping with the approved hours of operation of the existing Waste Facility, being:

Monday – Friday: 9am-3pm,  
Saturday: 9am-12 noon.

### 4 A038 - LIGHTING LOCATIONS

Lighting is to be directed in such a manner so as not to create a nuisance to surrounding landuses. The lighting shall be in accordance with AS 4282 "Control of the obtrusive effects of outdoor lighting" (1997).

### 5 A Special (BLANK)

Appropriate signage is to be erected at the exit to the site warning motorists to exit the site with care due to existing traffic flows on Dunheved Circuit.

### 6 A Special (BLANK)

Coloured arrow markings are to be indicated on the pavement within the site to indicate the direction of movement of vehicles within the site.

### 7 A Special (BLANK)

The installation of signage associated with the Community Recycling Facility within Dunheved Business Park is limited to one sign at the intersection of Links Road and Dunheved Circuit.

A separate development application for the erection of any other sign or advertising structure, unless directional or safety signage within the site, or an advertisement listed as exempt development, is to be submitted to Penrith City Council, complying with the requirements of Penrith Development Control Plan-Advertising Signs.

### 8 A Special (BLANK)

Two trees be planted within the Council nature strip (15metre wide frontage) to Dunheved Circuit in order to enhance the street scape which is in accordance with the Dunheved Business Park Revitalisation Strategy.

9 A special BLANK

Activities on the premises must be carried out in accordance with an Environment Protection Licence issued by the Environment Protection Authority. Should this licence be revoked, suspended or surrendered, an application is to be submitted to Council for consideration of matters contained in the licence.

A copy of the Environment Protection Licence issued by the NSW Environment Protection Authority under the *Protection of the Environment Operations Act 1997* shall be submitted to the Principal Certifying Authority before the commencement of the development. A copy of this document shall also be submitted to Penrith City Council before the commencement of the development if Council is not the Principal Certifying Authority.