

DATE OF DETERMINATION	Friday, 6 th March 2020
PANEL MEMBERS	Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli and Theresa Fedeli
APOLOGIES	None
DECLARATIONS OF INTEREST	Lara Symkowiak: Council development application

Papers circulated electronically between 24 February 2020 and 3 March 2020.

MATTER DETERMINED

PPSSWC-3 – Camden Council – DA2019/464/1 at 5 Millwood Avenue, Narellan – Camden Council works depot upgrade (as described in Schedule 1)

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report, with the exception that an additional condition ought to be added as discussed below which was discussed with the assessing officer by panel representatives with the assessing officer who agreed it would be appropriate to ensure long term consistency with the surrounding area.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report with the following amendments.

Add new condition 2. (9)

2 (9) **Site Operations Plan** – A Site Operations Plan detailing the onsite activities is to be submitted to and approved by Council prior to the issue of a Construction Certificate. The Site Operations Plan must include details of the following matters which reflect the commitments made in correspondence received during assessment of the development application:

- (a) Traffic safety measures (included those to be undertaken during semi-trailer movements into and out of the site);
- (b) Waste management and emissions;
- (c) Noise emissions including impact of 24 hour operations (emergency);
- (d) Dust suppression;
- (e) Storage of hazardous and offensive goods;
- (f) Amount of bulk storage; and
- (g) Community Recycling Centres Operation and Management Handbook.




- (h) Emergency Operations – Details of the types of emergencies which will warrant 24 hours a day hours of operation and the areas of the depot to be used in such emergencies. Emergency operations must be limited to instances which involve an immediate risk to property or persons which requires an immediate out of hours response. The emergency operations is to be separate from the more regular depot operations or night works.
 - (i) Emergency Exit via right of carriageway at No. 263 Camden Valley Way, Narellan – Details of how gates will be kept closed and locked yet also allow for safe and efficient emergency exit. Confirmation of the type of emergencies to warrant its use must be provided (i.e. internal situations requiring immediate action NOT external emergency instances).
- 6 (3) **Hours of Operation** - The property is only to be open for business and used for the purpose approved within the following hours:

Day	Hours of Operation
Monday	3:30 am – 7:00 pm
Tuesday	3:30 am – 7:00 pm
Wednesday	3:30 am – 7:00 pm
Thursday	3:30 am – 7:00 pm
Friday	3:30 am – 7:00 pm
Saturday	3:30 am – 7:00 pm
Sunday and Public Holidays	3:30 am – 7:00 pm

- Note 1: 24 hour a day operation is permitted during emergencies, to be described in the Site Operations Plan.
- Note 2: Use of Waste vehicle parking area, Plant parking area and Street Sweeper Wash Bay are permitted to operate on the site until 11:00pm daily.
- (10) **Right of Carriageway** – The gates at the southern edge of the site leading on to No. 263 Camden Valley Way, Narellan shall be kept closed and locked at all times. The use of this right of carriageway is limited to emergency exit only, as described in the Site Operations Plan.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Nicole Gurran
 Louise Camenzuli	 Theresa Fedeli

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-3 – Camden Council – DA2019/464/1
2	PROPOSED DEVELOPMENT	Camden Council works depot upgrade including demolition, earthworks, tree removal, revised vehicular entry, new and relocated administration buildings, new and relocated workshops, relocated washbay, new weighbridge, waste and recycling truck parking, expansion of staff parking, covered depot fleet parking, community recycling centre, building maintenance workshops, bulk material storage area, stormwater management and associated works.
3	STREET ADDRESS	5 Millwood Avenue, Narellan
4	APPLICANT/OWNER	Camden Council
5	TYPE OF REGIONAL DEVELOPMENT	Designated development - waste management facility or works
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No 33 – Hazardous and Offensive Development State Environmental Planning Policy No 55 – Remediation of Land Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River Camden Local Environmental Plan 2010 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Camden Development Control Plan 2011 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development

7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 18 February 2020 • Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Briefing: Monday, 5 August 2019 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Bruce McDonald (Acting Chair), Stuart McDonald and Nicole Gurran ○ <u>Council assessment staff</u>: Clare Aslanis, Jamie Erken, Ryan Pritchard, Jordan Soldo and Matthew Rawson • Site inspection: Monday, 5 August 2019 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Bruce McDonald (Acting Chair), Stuart McDonald and Nicole Gurran ○ <u>Council assessment staff</u>: Clare Aslanis, Jamie Erken, Ryan Pritchard, Jordan Soldo and Matthew Rawson • Papers were circulated electronically between Monday, 24th February 2020 and Monday, 2nd March 2020
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report