

## BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 28 June 2021, 14:15
LOCATION	Teleconference

## BRIEFING MATTER

PPSWES-87 – Orange – DA186/2021

298 Clergate Road, Orange

General Industry and Business Identification Signage

## PANEL MEMBERS

IN ATTENDANCE	Garry Fielding (Chair), Stuart McDonald, Graham Brown, Allan Renike
APOLOGIES	Sandra Hutton
DECLARATIONS OF INTEREST	Russell Turner

## OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Ben Hicks and Mark Hodges
DPIE	Kim Holt and Amanda Moylan

## KEY ISSUES DISCUSSED

## General Matters

- Environmental management
- Visual amenity
- Council presented drone footage of the site and surrounds to the panel
- Clarification of the description of the development (assessment report and draft consent should clearly include the use for which consent is being sought)
- Assessment report, draft consent and SEE should be amended to reflect the description of the development to *General Industrial comprising sheet metal manufacturing plant and associated business identification signage*

## Noise

- The Panel advised the Council that they would expect to see an acoustic report in respect to this type of development given its location the probable intensification of the use over time. Council confirmed that no noise assessment of the industrial activity was included in the SEE as the proposed land use is located 350 and 550 m away from the closest residential house. Page 20 of the assessment report provided justification as to why Council formed the view that it was not necessary to go to the full

extent of a noise report. The Council DCP does address development near residential zones and it references the industrial noise policy.

- The Panel requested an acoustic report to assess the anticipated noise level and to inform the conditions setting a max dBA, along with the hours of operation, door closure times and other related operational matters that may cause an impact matters to nearby properties. Council can put in noise targets based on background plus 5 dba. This is not required to be a full study but could be from a suitably qualified person who could provide:
  - a definitive statement about the distance of the nearest residential receptor
  - demonstrate that the use would meet the acceptable sound limits,
  - recommend that based on the above, a fully developed acoustic report is not required,
  - include conditions regarding the proposed operations to ensure beyond doubt that the DA can work within the noise requirements

#### **Access**

- Clarification was sought around the location of access points. Council agreed to seek further clarification
- Council agreed to provide an amended condition clarifying design for a north to south traffic flow and the intention for left hand turn in only
- Council confirmed that the development is not traffic generating under the ISEP and Clergate Rd does not need to be upgraded, having regard to the provisions in the DCP.

#### **Other matters**

- Council advised that the subdivision was released last week and is about 6 weeks off registration
- General discussion around biodiversity
- Discussion regarding access into the buildings for delivery, arrangements for vehicle loading and unloading, ability for vehicles to reverse for loading, the slope of the driveway and landscaping around the accessways
- Condition – 39 – Storage of waste – details are required prior to approval
- Condition 44 – compressors - delete “the” (typo). Amend to require details be provided to Council for approval through submitted plans. Require the compressors be placed on the western side of the shed (to screen it from the housing) and on the roof of the office (where is it shielded by the parapet) via a condition.

#### **Actions**

- Addendum assessment report required to be submitted by Council to address the above matters
- The Panel will await further advice from Council regarding acoustic issues
- Amended SEE report (DA description) required
- A determination meeting of the panel could be convened early next week, depending on availability of acoustic consultant. It is the preference of the Panel that the acoustic advice is provided from the consultant

**TENTATIVE DETERMINATION DATE SCHEDULED FOR 16 JULY 2021**

#### **Planning Panels Secretariat**

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