

DSU - DEVELOPMENT ADVISORY PANEL RECORD OF MINUTES

File No:

1. Date and time of Meeting 10 April 2014

2. Meeting Attendees

Visitors

Clint Jellis

Andrew Duggan

Council Officers

Judith Portelli (manager)

Norm Naisby (DSU Engineer)

Nadeem Shaikh (Senior Traffic Co-ordinator)

Pauline Daw (Team Leader)

Tony Merrilees (Drainage Engineer)

3. Development Site

4. Development proposal Proposed Cold Storage warehouse & distribution facility.

5. Draft plans available for discussion

Yes ☒

No ☐

6. Development enquiry information provided.

Yes ☒

No ☐

Council Officers' response to issues raised:

Waiting on Sydney Business Park for a S96 to amend the mother subdivision to create /amend the lots to create the subject lot & to show the amended intersection (ie roundabout or traffic lights). If its to be a roundabout this will take more land out of the site - applicant needs to discuss with Owen Walsh to get them to clarify what is proposed with this intersection & they need to lodge the S96 to obtain approval for the necessary subdivision change.

The routes ~~on route~~ roads) to get to this site within the Marsden Park Indust

Applicant needs to show all the sweptth paths into /out of the site & demonstrate how super B-double type trucks (on the understanding that the development will

be serviced by these) can enter site without travelling into the other traffic lanes - needs to stay in its own traffic lane.

Applicant needs to check Tr

2:

- Check with Transgrid distance to the driveways that they require. Also check what restrictions Transgrid impose under the transmission line in terms of height, landscaping etc.
- The driveway entry/exit points cannot be located where currently shown (not opposite an intersection) - need to shift it more midway - at least 30 to 35m
- Noise report - applicant should consider the nearby caravan park - for sleep disturbance criteria & impacts on it as the caravan park is going to be staying.

Provide details of signage

Ensure attractive external appearance - not blank walls
Provide photo montage to be submitted with the DA that show its appearance from all streets in its context.
Need to provide the ~~the~~ landscaped setback requirements set out in the Precinct Plan for the Marsden Park Industrial Estate. No carparking can encroach the required ~~the~~ setbacks.

Comply with Food Act requirements

Provide details of Colours / finishes.

Provide details of the plant / cooling systems - these need to be acoustically treated so meet the relevant noise policies & also attractively screened so not visible

Need to show fire sprinkler tanks on the plans & these cannot

7. Further consultation recommended cannot be located in Yes ☐ No ☐

IMPORTANT NOTE

This is not a zoning certificate, nor is it intended to provide advice about the permissibility of a particular development proposal. Should the permissibility of a development proposal be in doubt, it is suggested that you obtain separate legal or Town Planning advice prior to further consultation with Council. The advice provided on this form/at this meeting is provided in good faith and on the understanding that Council's final decision regarding a development proposal can only be made upon the lodgement of an official Development Application and following Council's full and proper assessment of that Application under Section 90(1) of the Environmental Planning & Assessment Act 1979 and other relevant legislation. It is advised that relevant policies may alter between the time that the information on this form is provided and the lodgement of any Application. Should matters not addressed on this form/at this meeting arise during the processing of any formal Application, you will be duly advised in writing by Council.

the landscaped setbacks. Need to have

physical screens + landscaping to screen the

ANDREW DWYAN

Visitors' representative

Senior Area Planner

tanks & the pump room.

Visitors' representative

P. Daw
Senior Officer

Date

10/4/14

Date

10 April 2014

3.

- No OSD required at this location
- Water Quality will be required & this needs to be provide by MUSIC modelling & submitted with the DA in an electronic format.

Water Conservation - need to show if need water for cooling.

Show heights of any retaining walls.

All toilet use + landscaping water use need to be met through rainwater tanks. ~~A min~~ 80% of the water usage for the development needs to come from rainwater.

- Water quality requirements are set out in Blacktown DCP PART R.

For S94 Contributions contact Dennis Bagnall.

- Applicant needs to obtain the Director General's requirements
- Traffic report needed by qualified Traffic Consultant.
- Carparking must comply with the parking rates set out in the Marsden Park Precinct Plan. Need to provide details of staff numbers.

These would be required to be address as part of the Subdivision DA.

Also there needs to be sufficient onsite area onsite for all trucks that would be arriving to be able to wait inside the site. Trucks are not to park or wait in the industrial streets. If a variation is sought to carparking numbers this would need to be supported with full justification & there is no guarantee Council ~~will~~ ~~not~~ would support a ~~the~~ departure.

7. Further consultation recommended Yes ☐ No ☐

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.....ANDREW DUGGAN.....
Visitors' representative

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Senior Area Planner

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Visitors' representative

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Senior Officer

Date 10/4/14

Date