

**Development Services Unit
Development Advisory Panel
Record of Minutes**

File No

1. Date and time of Meeting 18 August 2010
2. Meeting Attendees

Visitors**Council Officers**

Ray + Jackie Waterhouse
Mark Tooker
Tom Cregan
JBA

Georg Eberl
Anesh Singh
Tony Merrilees
Pauline Oaur
Elita Miletić
Wit Khin Zaw
Dennis Baghall

3. Development Site Ropes Creek Precinct

4. Development proposal to Part 3A Concept Plan and Stage 1 Project Application (2 Warehouses)

5. Draft plans available for discussion Yes ☒ No ☐

6. Development enquiry information provided. Yes ☐ No ☒

7. Issues discussed at visitors' request:

- (a) Access ^{off Roberts Rd} link road will sever access. Temp access in the ^{permanent road} meantime.
- (b) 2nd access point agreed by RTA ^{Electricity} and ~~not previously~~
- (c) Site constraints of easements and Conservation Zones.
- (d) Possible Service Centre to be included as well
- (e) Stage 1 for Buildings 1 & 2 to require construction of OWR 40m wide
- (f) 20m setback from Erskine Park Link Road.
- (g) Assumed that riparian buffer is included within the E2 zone
Basin 4 and 7 to be contained onsite will be included in Stage 1.
- (h) See no need/nexus for local contributions.
All contained on site.

8. Council's Officers' response to issues raised:

- (a) clarification required concerning the zoned E2 area to confirm required buffers are included.
 - (b) maintenance access points required for basins
 - (c) controlling document to be consistent with SEPP 59 Precinct Plan, BDCP 2006 Part E & relevant policies/guidelines
 - (d) Stormwater Management Plan for the whole of the site to be prepared in accordance with Council's Engineering/Stormwater policies & guidelines.
 - (e) Review driveway crossing locations.
 - (f) Proposed warehouses to be consistent with the requirements of existing SEPP 59 Precinct Plan.
 - (g) If Project/Approval is completely self contained, then no local contributions generated. ~~There will be~~ No impact on external drainage. Roads/Basins to meet Council's requirements and dedicated free of charge.
9. Other matters canvassed. Draft WSUD/Water Management DCP will be exhibited in next month - project to have consideration of this. ~~reuse and waterway stability.~~
- Regional rainwater harvesting scheme to be considered.

10. Further consultation recommended 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.

Visitors' representative's
signature

Senior Area Planner
signature

Senior Policy Planner (or other)
Signature

Date 18/8/10

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