

MINUTES OF THE SYDNEY WEST REGIONAL PANEL MEETING HELD AT CAMDEN CIVIC CENTRE ON FRIDAY, 2 SEPTEMBER 2011 AT 5:00 PM

PRESENT:

Bruce McDonald	Acting Chairperson
Lindsay Fletcher	Panel Member
Kara Carson	Panel Member
Chris Lalor	Panel Member (for 2011SYW014)
Fred Anderson	Panel Member (for 2011SYW014 and 2010SYW028)

IN ATTENDANCE

Jasmina Djuric	Senior Town Planner, Camden Council
Ryan Pritchard	Team Leader, Town Planning Assessments, Camden Council
Richard Wood	Development Director, Landcom
Peter McFadyen	McFadyen Architects

APOLOGY:

1. The meeting commenced at 4:05pm.

2. Declarations of Interest -

Fred Anderson – Mr Anderson's wife is a member of the Management Committee at the Angus Bristow Retirement Village. Mrs Anderson is not on the Board, is not involved in management decision and does not financially benefit from the position. It was decided that there was no conflict of interest in this regard.

Ms Kara Carson stated she has undertaken project work in a consultancy capacity for companies whom undertake joint ventures with Landcom however the projects are not associated with this Development Application.

3. Business Items

ITEM 1 – 2011SYW014 Camden DA No. 393/2010 – Staged subdivision to create 277 residential lots, 1 open space lot and 4 residual lots with associated works; 239 Richardson Road, Spring Farm

ITEM 2 – 2010SYW028 Camden DA No. 290/2010 – Alterations and additions to existing retirement village; 49 Lodges Road, Narellan

4. **Public Submission – Nil**

5. **Business Item Recommendations**

ITEM 1 – 2011SYW014 Camden DA No. 393/2010 – Staged subdivision to create 277 residential lots, 1 open space lot and 4 residual lots with associated works; 239 Richardson Road, Spring Farm

The Chair noted a memo prepared by Council Staff, dated 2 September 2011. This memo stated that the subject DA is now being classified as Crown development application in accordance with Division 4; Crown Developments, pursuant to the Environmental Planning and Assessment Act, 1979 (the Act) as the land owner (being Landcom) is defined as a public authority under the said Act.

It was therefore noted that:

- a. pursuant to Section 89(1)(b) of the Act, verbal concurrence has been received to the draft development consent conditions; and
- b. pursuant to Clause 13B(1)(c) of the SEPP (Major Development) 2005, the Determination Authority continues to be the JRPP as the development has a Capital Investment Value greater than \$5 million.

Mr Richard Wood, Development Director of Landcom stated at the meeting that he has the appropriate delegation to act on behalf of Landcom in accordance with Section 89 of the Environmental Planning and Assessment Act 1979 and concurs to the development consent conditions subject to the following amendment to condition Subdivision Certificate Release No. 1.c contained within Section 5.0 Subdivision Certificate;

‘the acoustic attenuation barrier and associated landscaping shall be constructed within the property boundary as required by condition; Requirements for a noise barrier No. 9(a) contained within Section 1.0 General Requirements’.

Moved Lindsay Fletcher, **seconded** Fred Anderson, that:

The Panel approve the development application for the reasons listed in the Council Assessment Report, subject to the conditions recommended by that report, amended as follows:

Section 5.0 – Subdivision Certification, (1) (c) to be changed to the following wording:

The acoustic attenuation barrier and associated landscaping shall be constructed within the property boundary as required by condition; Requirements for a noise barrier No. 9(a) contained within Section 1.0 General Requirements.

MOTION CARRIED.

ITEM 2 – 2010SYW028 Camden DA No. 290/2010 – Alterations and additions to existing retirement village; 49 Lodges Road, Narellan

Mr Chris Lalor joined the panel for this item.

Mr Peter McFadyen of McFadyen Architects was available to address the panel.

Moved Chris Lalor, **seconded** Bruce McDonald

1. That the matter be deferred until such time that the applicant provides an additional SEPP 1 objection to State Environmental Planning Police (Housing for Seniors or People with a Disability) 2004; Clause 40 (4) (a), (b) and (c).
2. In the event that the Panel determines to grant consent at a future meeting, any such consent should include the following additional conditions:

- a. Under section Construction Certificate Requirements the following

Additional landscaping requirements – Prior to the issue of a Construction Certificate for Stage 2, the plans shall be amended to provide landscaping and a 2.5m wide footpath within the land area between the subject site and vacant land area adjoining Sirius Circuit; and

Revised Staging Plan – Prior to the issue of the Construction Certificate for Stage 1 the staging plan shall be revised so that the internal drive way along Stage 2 and the road named 'The Way' be constructed as part of Stage 1.

- b. Under section General Requirements the following:

Dedication of Land – No future development or subdivision shall occur until the vacant land at the south eastern corner of the subject adjoining Sirius Circuit has been dedicated to Council.

MOTION CARRIED.

The meeting concluded at 5.10pm

Endorsed by

Bruce McDonald
Acting Chair, Sydney West Region Planning Panel
23 September 2011