

SYDNEY WEST REGIONAL PLANNING PANEL MEETING HELD AT BANKSTOWN CITY COUNCIL ON 20 DECEMBER 2013 AT 10.30 AM

PANEL PRESENT:

Bruce McDonald	Acting Chair
Paul Mitchell	Panel Member
Lindsay Fletcher	Panel Member
Khal Asfour	Panel Member
Ian Stromborg	Panel Member

COUNCIL STAFF IN ATTENDANCE:

Scott Pedder	Director City Planning & Environment
Ian Woodward	Manager - Development Services
Steve Arnold	Team Leader - Development Assessment
Nicholas Aley	Senior Development Assessment Officer
Leanne Mariani	Contaminated Lands Officer
Terry Andrews	Team Leader – Environmental Protection

APOLOGIES: NIL

1. The meeting commenced at 10.35 am

2. **Declarations of Interest** - Nil

3. **Business Item –**

2010SYW071 Bankstown City Council, DA-840/2010, Retail Plant Nursery and Associated Retail Uses, including Trade Shop, Café, Pet Shop, Pool Shop, Offices, Fitness Centre and associated Car Parking, 479 Henry Lawson Drive, Milperra.

4. **Public Submission**

- Mr Laurie Wynn addressed the panel against the item.
- Mr. Gerard Tuirri from Gat & Associates – the applicant addressed the Panel in favour of the item.
- Mr Chris Urie addressed the Panel on behalf of the applicant in favour of the item.

5. The Resolution of the Panel

The majority of the Panel (B McDonald, P Mitchell, L Fletcher, K Asfour) agrees to approve the application for the following reasons –

1. Considers the proposal would be in the public interest in that it provides for the productive use of land that is zoned 6(a) Open Space under Bankstown Local Environmental Plan (BLEP) that is not required to meet the needs of residents and for which there are no plans for its incorporation into the public open space lands of Bankstown City.
2. Considers remediation of the land as a consequence of the proposed use would be in the public interest.
3. Considers the proposal adequately addresses stormwater drainage and flooding issues.
4. Considers the proposal provides satisfactory arrangements for the management of traffic generated by the proposed development.
5. Considers the impact of the proposed development on the occupation and use of adjoining and nearby premises would be reasonable and acceptable.
6. Considers the proposal adequately addresses issues relating to the protection and conservation of environmentally sensitive lands and bushfire protection.
7. The Panel is satisfied the site can be made suitable for the purposes of the proposed development and will be remediated before it is used for that purpose, thereby satisfying Clause 12 of BLEP.
8. The Panel is satisfied that the submitted Remedial Action Plan will appropriately manage Acid Sulphate Soils on the site thereby satisfy the requirements of Clause 22 of BLEP 2001 and Clause 9 of Greater Metropolitan Region Plan No.2 – Georges River Catchment.

The Panel's decision by a majority of 4 votes to 1 agreed that the application merited approval subject to the conditions contained in the Council Assessment Report with the amendments to Conditions 5, 29, 57, 87 and 88. The amended conditions (Attachment C) are attached to the minutes.

The member who opposed the proposal considered that the whole site should be fully remediated to ensure that there is no risk for contamination escaping from the site, given the potential impact on adjoining and nearby lands and waterways should that occur.

The meeting concluded at 11.45 am

Endorsed by:-

A handwritten signature in black ink, appearing to read 'Bruce McDonald', with a stylized, cursive script.

Bruce McDonald
Acting Chair
Sydney West Joint Regional Planning Panel
Date: 23 December 2013