

MINUTES OF THE SYDNEY WEST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT CAMPBELLTOWN ART GALLERY ON THURSDAY, 30 JUNE 2011 AT 1:00 PM

PRESENT:

Bruce McDonald	Chair
Paul Mitchell	Panel Member
Lindsay Fletcher	Panel Member
Rudi Kolkman	Panel Member
Paul Hawker	Panel Member

IN ATTENDANCE

Jim Baldwin	Manger, Development Services, Campbelltown City Council
Andrew Macgee	Senior Development Officer, Campbelltown City Council
Adam Coburn	Senior Development Officer, Campbelltown City Council

APOLOGY:

1. The meeting commenced at 1:18 PM

2. Apologies

Ms Janet Thomson

3. Declarations of Interest -

None

4. Business Items

ITEM 1 - 2011SYW030 Campbelltown City Council 348/2011/DA-RA - Construction of a 71 unit residential building, six stories residential and two basement levels; 12-20 Tyler Street, Campbelltown

5. Public Submission –

No members of the public addressed the Panel

6. Business Item Recommendations

ITEM 1 - 2011SYW030 Campbelltown City Council 348/2011/DA-RA - Construction of a 71 unit residential building, six stories residential and two basement levels; 12-20 Tyler Street, Campbelltown

Moved by Paul Mitchell, seconded by Lindsay Fletcher, that:

The Panel approve the development application, subject to the conditions proposed by Campbelltown City Council and amended as follows:

- Condition 36 be amended to read as follows:

Construction Vehicle Control

Prior to the commencement of any works on the land, the applicant shall meet with Council's Traffic Officers and Compliance Officers to discuss the management of the various stages of the development and the management of construction and workers vehicles in and around the site.

No works shall commence until Council have issued written approval to the Construction Traffic Management Plan.

In order to limit the impact of continued construction activities on the local neighbourhood, construction traffic and construction activities within Tyler Street, Beverley Road and Chamberlain Street shall be monitored to ensure compliance with the approved Construction Management Plan. Where as a result of the monitoring of the ongoing construction activities it is identified (by either Council or the applicant) that additional or varied traffic and construction control measures need to be imposed, a revised Construction Management Plan incorporating all additional measures and management procedures shall be submitted by the applicant to Council for its written approval.

- The addition of the following condition:

Construction of On-Road Parking Area

Prior Council or an accredited certifier issuing a construction certificate, the applicant shall, design and construct a car park within the central island of Tyler Street where it has frontage to the development site in accordance with Council's Campbelltown (Sustainable City) Development Control Plan Volume 2 – Engineering Design Guide for Development (as amended). The car park design shall provide information regarding drainage (including a future connection to the pipe required under Condition 27) and details of tree planting using a selection of locally indigenous, low water demand species.

A separate construction certificate shall be obtained for the construction of the car parking area. A compliance certificate or other form of official notification from Council is to be obtained by the applicant prior to the issue of a construction certificate for the construction of the development. All design and construction works shall be approved by Council.

- Condition 48 to be amended to read as follows:

Unreasonable Noise and Vibration

The development, including operation of vehicles, shall be conducted so as to avoid unreasonable noise, dust or vibration and cause no interference to adjoining or nearby occupants. The works shall be undertaken in accordance with the recommendations of the Office of Environment and Heritage's publication 'Interim Construction Noise Guideline'. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

In the event of a noise, dust or vibration problem arising at the time, the person in charge of the premises shall when instructed by Council, cause to be carried out an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to Council's satisfaction.

Amendment moved by Bruce McDonald, that:

The Panel defer the development application to allow further assessment of practicality of development of 22 Tyler St, Campbelltown.

Amendment not seconded, amendment lapsed.

Original motion put to vote.

MOTION CARRIED (4-1, CR KOLKMAN AGAINST).

Moved by Paul Mitchell, seconded by Lindsay Fletcher, that:

The Panel notes the cumulative impact study on traffic and stormwater issues in Tyler Street being undertaken by Council, and encourages Council to consider the appropriate scale of development in the central Campbelltown City area during their preparation of Campbelltown City Council's LEP Review, in light of this study of capacity.

The Panel recommends that applicants seeking to develop in the area are informed of existing capacity concerns.

MOTION CARRIED

The meeting concluded at

1. Post-meeting discussion and determination:

Endorsed by

Bruce McDonald
Acting Chair, Sydney West JRPP
18 July 2011