

MINUTES OF THE SYDNEY WEST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT CAMPBELLTOWN CITY COUNCIL ON THURSDAY, 26 MAY 2011 AT 5:00PM

PRESENT:

Paul Mitchell	Chair
John Hely	Panel Member
Bruce McDonald	Panel Member
Rudi Kolkman	Panel Member
Stuart McDonald	Panel Member

IN ATTENDANCE

Jim Baldwin	Manager- 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 5:10 PM

2. **Declarations of Interest -**
No declarations

3. **Business Items**

ITEM 1 - 2010SYW077 Campbelltown 2196/2010/DA-RA - Construction of a six storey apartment building with 76 apartments, basement carparking and the demolition of six dwellings. Campbelltown

5. **Public Submission –**
Frank Mosca addressed the Panel **in favour** of the item

6. **Business Item Recommendations**

ITEM 1 - 2010SYW077 Campbelltown 2196/2010/DA-RA - Construction of a six storey apartment building with 76 apartments, basement carparking and the demolition of six dwellings. Campbelltown

Moved by Stuart McDonald, **seconded** by John Hely, that:

The Development Application be approved subject to the conditions of consent proposed by Campbelltown City Council, amended as follows:

Condition 32 is deleted, as it is identical to 26

Condition 20: the wording be changed from “registered laboratory” to “a suitably qualified geo-technical engineer”
Condition 24: alter the wording to remove the reference to ‘no standing’ signs, as it is no longer applicable
Condition 51: should reference DECCW Interim Noise Construction Guideline 2009, as that is the appropriate criteria.

MOTION CARRIED.

Moved by Bruce McDonald, **seconded** by Stuart McDonald, that:

The Sydney West Region Joint Regional Planning Panel notes and strongly supports Campbelltown City Council’s initiative in examining broader planning and traffic issues in the central 10 B zoned area which includes Tyler Street and Beverley Road. The Panel respectfully recommends to Council that it consider adoption of a specific Section 94 contributions plan to fund the necessary works.

MOTION CARRIED.

7. Business Items

ITEM 2 - 2011SYW042 - Campbelltown City Council, 430/2011/DA-S - Subdivision and associated works for Stage 10 of the Minto Renewal Project Pt Lots 17, 20, 21 & 22 in DP716486; Pt Lot 15 in DP716487; Pt Lot 160 in DP878446 Pendergast Avenue; Lot 23 in DP716484; Pt Lot 127 in DP1034916 Townson Avenue; Pt Lot 26 in DP716484 Townson Avenue; Pt Goodwin Crescent; Pt Scarborough Walk; and Minto Walk and Joseph Redfern Walk

8. Public Submissions -
None

9. Business Item Recommendations

ITEM 2 - 2011SYW042 - Campbelltown City Council, 430/2011/DA-S - Subdivision and associated works for Stage 10 of the Minto Renewal Project Pt Lots 17, 20, 21 & 22 in DP716486; Pt Lot 15 in DP716487; Pt Lot 160 in DP878446 Pendergast Avenue; Lot 23 in DP716484; Pt Lot 127 in DP1034916 Townson Avenue; Pt Lot 26 in DP716484 Townson Avenue; Pt Goodwin Crescent; Pt Scarborough Walk; and Minto Walk and Joseph Redfern Walk

Moved by Rudi Kolkman, **seconded** by Bruce McDonald, that:

The Development Application be approved subject to the conditions of consent proposed by Campbelltown City Council’s planner, amended as follows:

Condition 6: the wording be changed from “registered laboratory” to “an appropriately qualified geo- technical engineer”
Condition 19: the second paragraph of this condition be deleted
Condition 31 replace “Environment Protection Authority” with ‘Office of Environment and Heritage’.
Condition 46: Suggest just adding the following sentence to the current condition “All of this work is to be conducted in accordance with the remediation action plan required in Clause 19” rather than the words suggested below

Prior to the PCA issue of the sub-division certificate the applicant shall ensure that the land is free from contamination in accordance with the requirements of Condition 19. Upon completion of any required remediation works, the site validation report, completed by a suitably qualified engineer, shall be submitted to the PCA or Council indicating that the soil in there complies with the requirements for use of the site as proposed.

Condition 26: wording changed: the site shall be protected by suitable fencing during construction so as to prevent unauthorised entry. Site fencing shall be extended to protect existing dwellings during embellishment works.

Advice 9: A new advice be added titled "Consultation with local bus service provider" as follows:

It is recommended that the proponent present subdivision plans and road designs elopment to local bus service providers. This consultation should occur prior to civil works commencing to allow the bus service providers to view and comment on road patterns and dimensions, and confirm their suitability for bus usage..

Consultation with the bus service providers should also address the provision of a suitable bus service during construction of civil works.

MOTION CARRIED.

The meeting concluded at 5:30 PM

10. Post Meeting Electronic Discussion and Agreement:

Housing NSW, which is a Crown Authority, requested a change to the Conditions as amended by the Sydney West JRPP, being the deletion of the second sentence of Condition 26 "Site security fencing shall be extended to protect existing dwellings that are undergoing embellishment, for the duration of the building works", as embellishment will be part of a separate Development Application.

This request was emailed to Panellists for their discussion and consideration. After discussion between Panellists, and consultation with the applicant and Campbelltown City Council's Development Assessment staff, the Condition was amended as follows:

Condition 26: During construction temporary fencing shall be provided around neighbouring un-occupied dwellings to protect them from unauthorised access.

Endorsed by

Paul Mitchell
Acting Chair, Sydney West Region JRPP
3 June 2011