

MINUTES OF THE SYDNEY WEST JOINT PLANNING PANEL MEETING HELD AT CAMDEN CIVIC CENTRE ON THURSDAY, 4 OCTOBER 2012 AT 2.30PM

PRESENT:

Mary-Lynn Taylor	Chairperson
Bruce McDonald	Panel Member
Paul Mitchell	Panel Member
Cr Kylie Powell	Panel Member
Cr Lara Symkowiak	Panel Member

IN ATTENDANCE

Nicole Magurren	Director Development & Health, Camden Council
Jeremy Swan	Manager Development, Camden Council
Mairead O'Connell	Town Planner, Camden Council
Andrew Ison	Town Planner, Camden Council
Michael Brown	Michael Brown Planning Solutions
Reg Hawkins	Reggies Designs

APOLOGY:

1. The meeting commenced at 2.30pm.
2. **Declarations of Interest** - Nil.
3. **Business Items**

ITEM 1 - 2011SYW108 - DA No 181/2011 – Construction of 32 multi dwelling housing units, remediation of contaminated land, internal driveway, drainage, landscaping and associated site works under State Environmental Planning Policy (Affordable Rental Housing) 2009

4. **Public Submissions** - Nil.

Michael Brown addressed the Panel at the meeting and agreed with all amended conditions.

5. **The Panel's Decision**

2011SYW108 - DA No 181/2011 – Construction of 32 multi dwelling housing units, remediation of contaminated land, internal driveway, drainage, landscaping and associated site works under State Environmental Planning Policy (Affordable Rental Housing) 2009

The Panel by a majority 4:1 (ML Taylor, P Mitchell, B McDonald and Cr K Powell and in the descending vote from Cr Lara Symkowiak) approves the application for the reasons given in Council's Assessment Report, subject to the conditions contained therein and the following amendments.

Cr Lara Symkowiak voted against the proposal and stated the reasons for her decision as follows:

- The proposed redevelopment does not meet the rear set back requirement of 6m set out under the Camden Development Control Plan 2011;
- The proposed development does not provide sufficient private open space as set out in the controls of the Camden Development Control Plan 2011;
- Whilst the proposed development provides one parking space per dwelling this is a garage space and may not sufficiently cater for resident car parking provision;
- Access to and from the site will be a significant issue in terms of safety due to the total number of dwellings and trip movements per day;
- The proposed development represents an overdevelopment of the site and is not in keeping with the existing character of the area;

Amended Conditions:

1.0(2) **Amendments to Approved Plans** – The amendments indicated and described below must be incorporated in the overall development and must be reflected in any plans prepared prior to the issue of a Construction Certificate:

- (a) The sitting area on the first floor of units 4,10,12,13 and 15 are to be located at the front of the dwelling and the use of the upper level sitting room in these units is to be modified to a bedroom.
- (b) The sitting area on the first floor of units 3, 6, 7 and 9 are to be located at the front of the dwelling to the north west and the use of the upper level sitting room in this unit is to be modified to a bedroom.
- (c) The study nook located within unit 16 must incorporate opaque glass.
- (d) The 8m³ storage area for units 15 and 16 are to be located outside of the drainage easement.
- (e) The 8m³ storage area for units 17, 20, 23 and 27 are to have a dimension of 3.5m x 1.5m.
- (f) The 8m³ storage area and clothes drying area for unit 23 is to be swapped around.
- (g) The proposed roof structure over the bin storage area is to be removed.
- (h) The upper storey façade of unit 31 on its south eastern elevation fronting Camden Valley Way must include further articulation through the provision of banded brick work.
- (i) Highlight windows must be provided on the south eastern elevation of unit 32 along the bedroom and family room external walls.

2.0(27) **Registration of Re-Located Carriageway Location** – The relevant documentation for the amendment to the s88B instrument and Deposited Plan is to be approved by Council and then registered with Land and Property Information prior to the issue of a Construction Certificate.

A covenant is to be included to state that during the life of this agreement, only vehicles in an emergency situation can use this carriageway to access Council's Works Depot located on 5 Millwood Avenue at the rear of the site.

- 5.0(9) **Section 88E Restriction** – A restriction is to be registered, against the title of the property, in accordance with section 88E of the Conveyancing Act 1919, which ensures that a minimum of 50% of the total dwellings are to be affordable rental housing for a minimum of 10 years from the date of issue of the Occupation Certificate, and that all accommodation that is used for affordable housing will be managed by a registered community housing provider.

The registered community housing provider managing the affordable housing component must submit to Council on an annual basis evidence to illustrate that 50% of the dwellings have been and will continue to be used for affordable housing.

The meeting concluded at 3.07pm.

Endorsed by



Mary-Lynne Taylor
Chair, Sydney West Joint Planning Panel
Date: 9 October 2012