

MINUTES OF THE SYDNEY WEST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT BLUE MOUNTAINS CITY COUNCIL ON THURSDAY, 13 DECMEBER 2012 at 6.00 PM

PRESENT:

Mary-Lynne Taylor	Chair
Paul Mitchell	Panel Member
Bruce McDonald	Panel Member
Clr Chris Van Der Kley	Panel Member
Clr Mick Fell	Panel Member

IN ATTENDANCE

Will Langevad	Manager, Development and Planning Services, BMCC
Paul Koen	Executive Principal, Environmental and Engineering Services, BMCC
Kim Barrett	Senior Town Planner, Development Planning, BMCC
Deborah Friedewald	Environmental and Landscape Officer, BMCC
Rochelle Mackay	Principal Environmental Health and Building Surveyor, BMCC

APOLOGY: NIL

1. The meeting commenced at 6.10pm

The Chair welcomed everyone to the Sydney West Regional Panel Meeting.

2. Declarations of Interest – Nil

3. Business Item

ITEM 1 - 2012SYW068 - Blue Mountains - X/423/2012 - Part demolition of existing civic centre building, construction of new civic centre and upgrading of existing library and car park, 102-104 Macquarie Road Springwood

4. Public Submission

Addressing the Panel against the item

- Dr David Tomkins, on behalf of himself and of Dr. Glen Tomkins
- Helene Bartleson
- Vince Hardy, on behalf of Mr. And Mrs. V Morgan

Addressing the Panel on behalf of the applicant

- Simon Barr – Associate, Francis-Jones Morehen Thorp Architecture
- Richard Harris – Program Leader, Project Management, BMCC
- Janne Yardy – Program Leader, Specialist Planning, BMCC

5. Panel Decision

The decision of the panel was to approve the application, subject to conditions, by a majority decision of four (4) votes to one (1) for the reasons given in the council town planning report. The dissenting member, (Mary-Lynne Taylor) would not approve the application because of the removal of so many mature trees, the closeness of the new building to the heritage item and the failure to provide a landscaped setting to soften the impact of the new building against the old building setting to an unsatisfactory heritage outcome.

The following conditions are amended –

5.1 Condition 7 (Noise Mitigation General): is to be amended, such that the final sentence of the condition reads, *“All recommendations of both reports are to be implemented prior to the issue of an Occupation Certificate.”*

5.2 Condition 22 (Selection of Plant Materials): is to be amended such that in the final paragraph commencing *“All such details...”* the words *“Determining Authority”* are replaced with *“consent authority”*.

Condition 22c is to be amended to read:

- c *“The species selected for use as boundary hedge planting within the landscape setting of the heritage item ‘Braemar’ shall be such that the planting in combination with the masonry wall , achieves a minimum overall height of 1.2 metres, measured from the base of the wall at any point. Acmena smithii ‘Allyn Magic’ is not suitable.”*

Condition 22d be amended to read:

- d *“To ameliorate the visual impact of the library and plant room on the heritage item ‘Braemar’ and in order to create a clear physical separation and maintain distinct visual demarcation between Braemar and the rest of the site planting of an appropriate evergreen tree species is to be part of an amended landscape plan. This planting is to commence midway between the Macquarie Road frontage and the verandah of Braemar and continue to the frontage of the library.*

5.3 Condition 23 (Assessment of street tree on Macquarie Road): is to be amended to, in the first paragraph, replace the word *“consulting arborist”* with *“qualified arborist”*.

5.4 Condition 33 (Dilapidation Report): is to be amended to replace the words *“issue of Construction Certificate”* with *“commencement of works”*.

5.4 Condition 42 (Conservation and Protection of Trees): is to be amended, in the second and final paragraph, to replace the words *“determining authority”* with *“consent authority”*.

5.5 Condition 43 (Site Management): Condition 43b is to be amended to read *“Alteration to these hours may be possible for safety reasons or where proposed works are not offensive or to cause nuisance outside the development site, but only on the written approval of Council.”*

5.6 Condition 46 (Accidental Damage to Trees and Vegetation to be Retained): is to be amended in the final paragraph, to replace the words *“determining authority”* with *“consent authority”*.

5.7 Condition 63 (Fire Safety Upgrading Occupation): is to be amended in the first paragraph, to replace the reference to *“Condition 14”* with *“Condition 15”*.

5.8 Condition 72 (Car park and Loading areas Occupation): is to be amended to include Condition 72f as follows:

"Waste generated from the library and Braemar is to be collected from Macquarie Road, and the bins when stored on the site, must be screened from adjoining properties and made secure."

5.9 Condition 77 (Operational Management Plan): is to be amended as follows:

- Include the words *"prior to occupation"* at the end of the first sentence;
- At Condition 77d, the word *"supplementary"* is to be deleted such that the sentence reads *"Recommendations from the acoustic reports..."*.
- The final paragraph of the condition is to read:
"The Operational Management Plan is to be reviewed after a period of twelve (12) months from the first day of operation. If the review identifies particular noise and/or crime concerns, the recommendations of the review are to be implemented."

Meeting closed at 8:36 pm

Endorsed by



Mary-Lynne Taylor
Chair
Sydney West Region
Joint Regional Planning Panel
Date: 21 December 2012