

**MINUTES OF THE SYDNEY WEST REGION
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT CAMPBELLTOWN CITY COUNCIL ON
WEDNESDAY 25 SEPTEMBER 2013 AT 9.30 AM**

PRESENT:

Bruce McDonald	Chair
Bruce Clarke	Panel Member
Stuart McDonald	Panel Member
Paul Hawker	Panel Member
Paul Lake	Panel Member

COUNCIL STAFF IN ATTENDANCE:

Jim Baldwin
Scott Lee

APOLOGIES: NIL

1. The meeting commenced at 9.40 am

2. **Declarations of Interest** - Nil

3. **Business Items**

Item 1 - 2012SYW089 – Campbelltown - 1610/2012/DA-RS - Airds Bradbury Renewal Project Stage 1 subdivision to create 184 residential lots and 1 open space lot, with associated subdivision works including construction of new roads, drainage, site regrading and retaining, utility services and landscaping.

5. **Public Submission -**

Item 1 –

- Jeff Lawrence - Council Director Planning and Environment

6. **The Panel's Decision**

Item 1 - 2012SYW089 – Campbelltown - 1610/2012/DA-RS - Airds Bradbury Renewal Project Stage 1 subdivision to create 184 residential lots and 1 open space lot, with associated subdivision works including construction of new roads, drainage, site regrading and retaining, utility services and landscaping.

The Panel noted that the execution of the Voluntary Planning Agreement required by the condition 5 of the concept approval relating to Airds Bradbury Renewal Project has not

been executed and is being amended to allow the Works In Kind Agreement referred to in the Council Assessment report to be installed.

As condition 5 remains unaltered since this matter was last considered, the Panel unanimously agreed that it was not legally able to approve the application at this time.

The Panel unanimously agreed that the application merited approval subject to the conditions contained in the Council Assessment Report with the following amendments:

Condition 6 to read -

Biodiversity

Prior to the issue of a subdivision certificate for any lot within Stage 1, the proponent shall demonstrate to the satisfaction of Council that the measures in the biodiversity offset package have been permanently secured via an approved legal mechanism.

Condition 27 to be replaced with the following condition –

Fill Compaction Requirements – Any lot filling operations are to be carried out in accordance with AS3798 – Guidelines for Commercial and Residential Developments.

Condition 37 to be replaced with the following condition –

Contaminated Land – Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall ensure by way of soil testing by a N.A.T.A. registered laboratory that the land and any imported filling are free from contamination in accordance with SEPP 55 Remediation of Land (1988) and a copy of the laboratory report shall be submitted to Council with an end statement (certification) that the land is suitable for the proposed end use.

The Panel unanimously agreed that the application be determined by electronic meeting upon advice being provided –

- That the amendment to condition 5 of the Concept Plan required to facilitate the proposed Works In Kind Agreement has occurred.
- That the applicant has agreed to the proposed conditions as amended.

The meeting concluded at 9.50 am

Endorsed by:

Bruce McDonald
Acting Chair
Sydney West Region
Joint Regional Planning Panel
Date: 25 September 2013