

MINUTES OF THE SOUTHERN JOINT REGIONAL PLANNING PANEL MEETING HELD AT WAGGA WAGGA CITY COUNCIL ON FRIDAY, 11 APRIL 2014 AT 12:00 PM

PRESENT:

Allen Grimwood	Acting Chair
Mark Grayson	Panel Member
Bob McCotter	Panel Member
Rod Kendall	Panel Member
Kerry Pascoe	Panel Member

IN ATTENDANCE

Phil Pinyon	Wagga Wagga City Council
Andrew Crakanthorp	Wagga Wagga City Council
Colby Farmer	Wagga Wagga City Council
Cameron Collins	Wagga Wagga City Council
Adriaan Stander	Wagga Wagga City Council
Sam Robins	Wagga Wagga City Council
Liz Cox	Wagga Wagga City Council

APOLOGY: PAM ALLAN

The meeting commenced at 12:03pm.

1. Acknowledgement to Country

The chair acknowledged the traditional custodians of the land.

2. Declarations of Interest

Nil

3. Business Items

ITEM 1 - 2013STH026 – Wagga Wagga – DA13/0512 – Rehabilitation & Palliative Care Facility at Calvary Hospital – 20 Hardy Avenue, Wagga Wagga

ITEM 2 - 2013STH011 – Wagga Wagga – DA13/0307 – Extension to Tarcoola Quarry – 2 Gillard Road, East Wagga Wagga

4. Public Submissions

Public submission for ITEM 1 - 2013STH026 – Wagga Wagga – DA13/0512 – Rehabilitation & Palliative Care Facility at Calvary Hospital – 20 Hardy Avenue, Wagga Wagga.

Name	
Chris Hayward-Brown	Speaking for the report

Public Submissions for 2013STH011 - DA13/0307 – Extension to Tarcoola Quarry – 2
Gillard Road, East Wagga Wagga:

Name	
Nick Stephenson on behalf Wagga Floodplain Resident Protection Association and Keith Buchanan	Speaking against the report
John Dawson	Speaking against the report
Ken Tyson	Speaking in favour of the report
Karl Rosen – GHD	Speaking in favour of the report

5. Business Item Recommendations

Moved by Councillor K Pascoe Seconded Mr Bob McCotter

That the Southern Joint Regional Planning Panel approve ITEM 1 - 2013STH026 – Wagga Wagga – DA13/0512 – Rehabilitation & Palliative Care Facility at Calvary Hospital – 20 Hardy Avenue, Wagga Wagga subject to changes to the following conditions:

Insertion of new condition 2 (which will then alter each condition number after this):

- 2. A management plan, to address demolition and construction activity, access and parking for all stages is to be prepared to ensure that suitable provision is available on site for all vehicles associated with the construction of the development. Appropriate signage and fencing is to be installed and maintained to effect this requirement. The plans shall show the location site access for construction vehicles. The access point shall be maintained for the duration of works to ensure safe public access.**

REASON: To enable temporary access to the development site whilst construction works are undertaken and to make provision for any works requiring repair. *Section 79C(1)(C) of the Environmental Planning and Assessment Act 1979*, as amended.

6. The applicant shall submit a detailed or revised landscape plan and legend to be approved by the Director of Planning & Regulatory Services or delegate prior to the release of the Construction Certificate.
- Landscape plan shall be in accordance with Council's Landscape Guidelines and Landscape Application Checklist.
 - A Plant Schedule indicating all plant species, pot sizes, spacings and numbers to be planted within the development shall be submitted with the Landscape Plan. Plant species are to be identified by full botanical name. All plants proposed in the landscape plan are to be detailed in the plant schedule.
 - In accordance with the WWDCP2010, Tree planting is to be provided to all car spaces at a rate of 1 tree per 5 spaces. Each tree is to have a minimum mature height and spread of 5m and be located in a planting bed with minimum width of 1.5m (between back of kerbs) with a minimum area of 3.5m².

REASON: To ensure that landscaping will be provided on the subject land. Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979*, as amended.

7. Prior to the release of the Construction Certificate the applicant shall submit a revised layout plan to the satisfaction of the Director of Planning & Regulatory Services or his delegate which makes provision for the following:
- The provision of on-site car parking, including disabled parking, associated with the subject development must be generally in accordance with approved plans (refer to Condition 1).
 - The off-street car park layout associated with the proposed development including driveway design and location, internal aisle widths, ramp grades, parking bay dimensions and loading bays are to be in accordance with the Austroads Guide to Traffic Management Part 11: Parking and AS 2890.1-2004 "Off-street car parking" and AS 2890.2-2002 "Off-street commercial vehicle facilities".
 - Parking, particularly disabled parking and patient/visitor parking is to be located with convenient pedestrian access to the entry doors of the premises.
 - Facilities are to be provided within the car park to facilitate safe pedestrian movements throughout the car park. Traffic calming devices and raised pedestrian walkways minimise conflict between pedestrians and vehicles. Pedestrian crossing stripes are not to be placed in the site as these resemble pedestrian crossings on the road and creates confusion as to who has priority. No pedestrian walkways are to be provided behind parking spaces.
 - Provision shall be made for the parking of bicycles on site in accordance with AS 2890.3-1993 —Bicycle parking facilities.

REASON: To adequately provide for the parking and access to the development. To provide for all modes of transport and safe pedestrian movements. Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979*, as amended.

8. Prior to the release of the Construction Certificate the applicant shall submit a Traffic and Parking Management Plan for the Calvary Hospital Complex for approval by the Director Planning or delegate. The management plan must consider providing the majority patient/visitor parking along the main driveway of the hospital and staff parking at areas which are less accessible or more difficult for patients/visitors to park.

NOTE: The Traffic and Parking Management Plan shall make suitable reference to existing and future developments on the hospital site.

REASON: To adequately provide for the parking and access to the development. To provide for all modes of transport and safe pedestrian movements. Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979*, as amended.

15. Prior to the release of Construction Certificate the applicant is to obtain a compliance certificate under s306 of the *Water Management Act 2000* in respect of the development relating to water management works that may be required in connection with the development.

NOTE1: 'Water management work' is defined in s283 of the *Water Management Act* to mean a 'water supply work', 'drainage work', 'sewage work' or 'flood work'. These terms are defined in that Act.

NOTE 2: Riverina Water is responsible for issuing compliance certificates and imposing requirements relating to water supply works for development in the Council's area - please contact Riverina Water to ascertain compliance certificate water supply related requirements. A copy of such a compliance certificate is required prior to release of Construction Certificate.

NOTE 3: The Council is responsible for issuing compliance certificates and imposing requirements relating to sewerage, drainage and flood works for development in its area.

NOTE 4: Under s306 of the *Water Management Act 2000*, Riverina Water or the Council, as the case requires, may, as a precondition to the issuing of a compliance certificate, impose a requirement that a payment is made or works are carried out, or both, towards the provision of water supply, sewerage, drainage or flood works.'

NOTE 5: The Section 64 Sewer contribution required is \$79,251.14 in accordance with the provisions of the Wagga Wagga Development Service Plan – Sewer.

NOTE 6: The Section 64 Stormwater contribution required is \$9,657.31 in accordance with the provisions of the Wagga Wagga Development Service Plan - Stormwater

NOTE 7: Section 64 contributions shall be indexed in accordance with CPI.

REASON: It is in the public interest that Council maintain the ability to provide adequate water and sewer reticulation services. Section 79C(1)(c) and (e) of the *Environmental Planning and Assessment Act 1979*, as amended).

36. Prior to the issue of Occupation Certificate, the building must comply with the Fire Safety Schedule.

NOTE: The Fire Safety Schedule supersedes any earlier Fire Safety Schedule and will cease to have effect when any subsequent Fire Safety Schedule is issued.

REASON: It is in the public interest that the building provides an adequate level of fire protection. Section 79C (1)(e) of the *Environmental Planning and Assessment Act 1979*, as amended.

37. The owner must submit to Council a final Fire Safety Certificate stating that each essential fire safety measure specified in the current Fire Safety Schedule for the building to which the certificate relates:

- a) has been assessed by a properly qualified person; and
- b) was found, when it was assessed, to be capable of performing to a standard not less than that required by the current Fire Safety Schedule for the building.

Further, the assessment must be carried out within a period of three (3) months of the date on which the final Fire Safety certificate was issued. The owner of the building must forward a copy of the certificate to the New South Wales Fire Brigades and must prominently display a copy in the building.

NOTE: A final Fire Safety Certificate must be provided before a final Occupation Certificate can be issued for the building and must be provided if a Fire Safety Order is made in relation to the building premises.

REASON: To ensure the development complies with the requirements imposed under clause 153 of the Environmental Planning and Assessment Regulation 2000, as amended. Section 80A(11) of the *Environmental Planning and Assessment Act 1979*, as amended.

Deletion of Condition 45 (which will then alter each condition number after this)

MOTION CARRIED UNANIMOUSLY 5:0

Recommendation:

Moved by Councillor R Kendall and

Seconded Mr Bob McCotter

That the Southern Joint Regional Planning Panel defer ITEM 2 – Development Application - 2013STH011 – Wagga Wagga – DA13/0307 – Extension to Tarcoola Quarry – 2 Gillard Road, East Wagga Wagga in order to allow for further consideration of :

- 1. the traffic impact on the local road network, specifically the intersection of Gillard Road and the Sturt highway by way of independent review commissioned by WWCC;**
- 2. a coordinated approach to the ongoing management of the environmental performance of the proposed development application;**
- 3. details of historical compliance with the current conditions of consent;**
- 4. details of all current and proposed activities taking place on site;**
- 5. further information verifying predictions on air quality and noise impact on surrounding residences.**

MOTION CARRIED UNANIMOUSLY 5:0

- 6. The meeting concluded at 1:26pm.**

Endorsed by



Allen Grimwood
Acting Chair, Southern Joint Regional Planning Panel
16 April 2014