

MINUTES OF THE SYDNEY WEST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT CAMPBELLTOWN CITY COUNCIL ON THURSDAY 29 AUGUST 2013 AT 12.00 PM

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
Rad Blagojevic
Scott Lee

APOLOGIES: MARY-LYNNE TAYLOR AND PAUL MITCHELL

1. The meeting commenced at 12.10 pm

2. **Declarations of Interest** - Nil

3. Business Items

Item 1 - 2013SYW060 – Campbelltown - 1170/2013/DA-SL - Construction of a residential aged care facility, demolition works, landscaping and ancillary works, 81 Belmont Road, Glenfield

Item 2 - 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 –

- Dan Brindle

Item 2 –

- Jeff Lawrence

- Paul Hourigan

6. The Panel's Decision

Item 1 - 2013SYW060 – Campbelltown - 1170/2013/DA-SL - Construction of a residential aged care facility, demolition works, landscaping and ancillary works, 81 Belmont Road, Glenfield

The Panel unanimously approves the application, for the reasons given the Council report and subject to the Council's proposed conditions with the following amendments:

Condition 12 is now to read –

- The existing 36 car parking spaces adjacent to the western boundary and south of the Sir David Martin Memorial Building shall be demolished as part of Stage 1 of this development.

73 new car parking spaces (in conjunction with the development works pertaining to this consent) shall be designed, constructed, sealed, line marked and made available to all users of the site in accordance with AS 2890.1 and 2 (as amended).

In addition, the applicant shall prepare an Internal Parking Management Plan) to the satisfaction of Council) demonstrating the distribution and provision of equitable access to staff and visitors to the site prior to the issue of a Construction Certificate by either Council or an accredited certifier.

Condition 44 – deleted

Condition 47 is to read –

- Prior to the principal certifying authority issuing an occupation certificate for each stage, all external works, repairs and renovations detailed in the schedule of treatment/finishes, landscaping, driveways, fencing and retaining walls to be completed to the satisfaction of the principal certifying authority for this particular stage.

Condition 51 is to read –

- Prior to the principal certifying authority issuing an occupation certificate for each stage, the applicant shall obtain written confirmation from Council that all applicable Council fees and charges associated with the particular stage development have been paid in full. Written confirmation will be provided to the applicant following Council's final inspection and satisfactory clearance of the public area adjacent the site.

Item 2 - 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 unanimously defers the application for the following reasons:

- The consent of Campbelltown City Council as landowner to the lodging of the application has not been received.

- The execution of the VPA required by condition 5 of the Concept Approval has not been finalised.

Further the Panel considers the proposal has considerable merit and conforms otherwise with the Concept Approval.

The Panel requires when the matter is again considered by the panel the assessment report should provide –

- Clear advice of the issue of Council's consent as owner of land subject of the application.
- Clear advice on legally binding arrangements to secure the measures identified in the proposed VPA for Stage 1 of the development.
- Discussion of means of permanently securing the proposed biodiversity offset arrangements.
- Advice on whether the applicant, been a Crown Agency accepts the condition that would be recommended in the report.

The meeting concluded at 12.38 pm

Endorsed by:

Bruce McDonald
Chair
Sydney West Region
Joint Regional Planning Panel
Date: 2 September 2013