

**MINUTES OF THE SYDNEY WEST
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT FAIRFIELD CITY COUNCIL
ON THURSDAY, 24 OCTOBER 2013 at 5.30 PM**

Present:

Mary-Lynne Taylor - Chair
Bruce McDonald – Panel Member
Paul Mitchell – Panel Member
Councillor Ninos Khoshaba – Panel Member
Robert Cologna – Panel Member

Council staff in attendance:

Thomas Copping – Development Planner
Sunnee Cullen – Development Co-ordinator

Apologies: Nil

1. The meeting commenced at 5.45 pm

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

2. **Declarations of Interest** – Panel Chair – Mary-Lynne Taylor declared that she has non-pecuniary interest, the legal firm with which Mrs Taylor is associated has provided advice to Sydney Western Parklands and did not feel that she had a conflict of interest that would affect her decision making on this application.

3. **Business Item -**

Item 1 - 2013SYW072 - Fairfield, 60.1/2013, Proposed Advertising Signage Adjacent to the M7 motorway, 44 Wallgrove Rd, Cecil Park; 73 Redmayne Rd Horsley Park; 54 Chandos Rd Horsley Park; 372 Wallgrove Rd, Horsley Park

4. **Public Submissions –**

Addressing the Panel against the item –

- Mary Usatti and family
- Elizabeth Workman – Senior Project Officer on behalf of Fairfield City Council

Addressing the Panel on behalf of Sydney Western Parklands in favour of the item –

- Michael Harrison (Director, Urban Design and Planning)
- Jane Fielding – Architect - on behalf of the applicant

5. Panel Decision

In this matter, the Panel has been advised of the opposition of Fairfield Councillors to this application, and of the opposition of the Usatti family to the sign proposed in the vicinity of their residence. The Panel has been provided with all reports filed with this application including visual assessment material supplied by an expert for the parklands. The panel has visited all the proposed sign sites.

The Panel understands that, before a recommendation of this application for approval, it must understand whether or not there will be a social and economic benefit for Western Sydney Parklands in terms of the contribution the signs will make to the management, development and enhancement of the Parklands.

This information has not been supplied and the Panel seeks a response from the applicant. The applicant's representatives informed of a requirement to generate an annual income of at least \$10 million and the Panel requires detailed information of what proportion of that required income would be generated by the proposed advertising structures. Taking into account the stated position of RMS and WSP that tree trimming will not be allowed what impact would there be on the advertising revenue as landscaping grows up in front of the signs. The Panel requires to be fully informed of the landscape analysis that deals with this concern.

As the applicant suggests that it can deal with possible adverse impact of the Usatti residence property by screening, the Panel requires the full measures proposed to screen the structure from that residential property to be supplied. In particular, the Panel seeks to know the full impact of nighttime lighting of the sign.

The Panel directs the Council to obtain legal advice whether the application satisfies the legal requirements of Clause 16 of the SEPP, to ascertain how the provisions of s23e can be refined and enforced and to revise any conditions of consent necessary depending on the applicant's response.

Accordingly the Panel unanimously defers the decision of this application and requests the Council to provide the legal advice as soon as possible and a supplementary report within 14 days from the receipt of the applicant's further response.

The Panel has determined, upon receipt of the additional information, it will re-visit the subject sites and the existing approved sign sites when the matter comes before the Panel at the next meeting.

The Council is asked to advise the Usattis when the information about the screening of the sign near them is available.

6. The chair thanked those present for their assistance to the panel and the meeting closed at 8.15pm.

Endorsed by



Mary-Lynne Taylor
Chair
Sydney West Joint Regional Planning Panel
Date: 6 November 2013