

**MINUTES OF THE SYDNEY WEST
JOINT REGIONAL PLANNING PANEL MEETING
FRANCIS GREENWAY CENTRE
ON FRIDAY, 28 NOVEMBER 2014 AT 11.00 AM**

Present:

Bruce McDonald – Acting Chair
Stuart McDonald – Panel Member
Lindsay Fletcher – Panel Member
Councillor Gus Balloot – Panel Member
Councillor Tony Hadchiti – Panel Member

Council staff in attendance to assist the JRPP

Lina Kakish
Shannon Rickersey

Apologies: None

1. The meeting commenced at 11.50 am

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

2. Declarations of Interest – None

3. Business Items –

Item 1 - 2014SYW073 – Liverpool Council, DA183/2014, Construction of 132 bed residential aged care facility with basement car park, landscaped gardens and associated signage, Lot 50 DP 1126740, 9 Melaleuca Place, Prestons

4. Public Submissions – The Panel considered the following submissions made at the meeting of the Panel on 28 November 2014:

Verbal submissions at the panel meeting:

- Debi Buttigieg
- Simon Thorn from IDG architects, Laurie Kresner and Michael Kondilios from Advantaged Care (The applicant), Michael Kresner - Advantaged Care.

5. Panel Decision

At its meeting on 28 November 2014 the Sydney West JRPP took the following decision on this application:

The majority of the Panel (B McDonald, L Fletcher, G Ballott) determined that the application be deferred to allow the Council assessment staff to report to the Panel on the issues relating to Section 94 raised in the submission by BBC Consulting Planners. That report will also examine the Panels legal authority in regard to Section 94 requirements.

Further the Panel determined that it favours the application and conditions recommended with the following amendments:

Delete condition 12;

Amend condition 23 to read:

- Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that vehicular access, circulation, manoeuvring, pedestrian and parking areas associated with the subject development are in accordance with *where relevant* AS 2890.1, AS2890.2, AS2890.6 and Liverpool City Council's Development Control Plan.

Amend condition 73 to delete reference to subdivision;

An additional condition requiring the provision/upgrading of the footpath between this site and the relevant bus stops to provide an accessible sealed footpath of a minimum 1.2 metres in width.

Additional conditions requiring:

- the use to be limited to high care residents;
- imposition of an 88E restriction being imposed on title of the land to that affect.

S McDonald and Councillor T Hadchiti determined they would approve the application subject to the conditions recommended in the Council Assessment Report amended as outlined above.

The Panel seeks the response to these matters as soon as is practical.

Meeting closed at 1.25 pm

Endorsed by

A handwritten signature in black ink, appearing to read 'Bruce McDonald', with a stylized, cursive script.

Bruce McDonald
Acting Chair
Sydney West Joint Regional Planning Panel
Date: 28 November 2014