



Independent Hearing and Assessment Panel

Minutes

15 May 2018

**Camden Council
Administration Centre
70 Central Avenue, Oran Park**



INDEPENDENT HEARING AND ASSESSMENT PANEL MEETING

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PRESENT

Stuart McDonald (Chairperson), Grant Christmas (Expert Member), Rachel Harrison (Expert Member), Dean Boone (Community Member – North Ward).

ALSO IN ATTENDANCE

Governance Officer Panel and Committees, Team Leader DA Assessment West, Senior Planner

ACKNOWLEDGEMENT OF COUNTRY

The Chair acknowledged the traditional Custodians of the Land:

I would like to acknowledge the traditional custodians of this land on which we meet and pay our respect to elders both past and present.

RECORDING OF MEETING

The Chair stated that the meeting is being audio recorded as this is a requirement for all local panels and stated that no other recording of this meeting is permitted.

APOLOGIES

There were no apologies to be noted.

DECLARATIONS OF INTEREST

Mr Dean Boone declared a non-significant non-pecuniary conflict of interest in relation to a professional association with a public address speaker for IHAP01 - DA/2012/464/2 - Deletion of Condition 4(c) to Permit Articulated and Heavy Rigid Vehicles – 19a Little Street Camden, and advised that he intended to remain on the Panel and consider the matter.

The Chair accepted the declaration of Mr Boone and ruled that the interest was non-pecuniary and non-significant.

PUBLIC ADDRESSES

Mrs Kylie Farrugia addressed the Panel in relation to IHAP01 - DA/2012/464/2 - Deletion of Condition 4(c) to Permit Articulated and Heavy Rigid Vehicles - 19a Little Street Camden

Ms Lorraine Iddon addressed the Panel in relation to IHAP01 - DA/2012/464/2 - Deletion of Condition 4(c) to Permit Articulated and Heavy Rigid Vehicles - 19a Little Street Camden.

Ms Dianne Fernance addressed the Panel in relation to IHAP01 - DA/2012/464/2 - Deletion of Condition 4(c) to Permit Articulated and Heavy Rigid Vehicles - 19a Little Street Camden.

Mr Vito D'Onofrio and Mr Anthony Rees addressed the Panel in relation to IHAP01 - DA/2012/464/2 - Deletion of Condition 4(c) to Permit Articulated and Heavy Rigid Vehicles - 19a Little Street Camden.

Mr David Brett and Mr Lorenzo Paolieri addressed the Panel in relation to IHAP02 - Alterations and Additions to an Existing Building for use as a Childcare Centre for 70 Children and Parking for 18 Vehicles Subject to DA/2017/1238/1 at 85 Richardson Road, Narellan.

The Panel adjourned the meeting at 2.54pm to consider matters raised regarding the items.

The Panel reconvened at 3.23pm to announce the determinations on all reports.

IHAP01 DA/2012/464/2 - DELETION OF CONDITION 4(C) TO PERMIT ARTICULATED AND HEAVY RIGID VEHICLES - 19A LITTLE STREET CAMDEN

SUMMARY

The Panel has considered the officer's report and inspected the site of the proposed development.

DETERMINATION OF PANEL

The Panel resolved to refuse DA/2012/464/2 for the deletion of condition 4(c) under Section 6 Operational Conditions, to permit articulated or heavy rigid vehicles in excess of 11 metres in length to service the site at 19A Little Street, Camden for the reasons outlined in the officer's report at page 24.

VOTING NUMBERS

The Panel voted 4-0 in favour of the determination.

IHAP02 ALTERATIONS AND ADDITIONS TO AN EXISTING BUILDING FOR USE AS A CHILDCARE CENTRE FOR 70 CHILDREN AND PARKING FOR 18 VEHICLES SUBJECT TO DA/2017/1238/1 AT 85 RICHARDSON ROAD, NARELLAN.

SUMMARY

The Panel has considered the officer's report and inspected the site of the proposed development.

The Panel raised concerns in relation to the vacant southern triangle and the pedestrian access to building and, as a result, the panel were provided with additional conditions prepared by Council's officers dated 15 May 2018.

DETERMINATION OF PANEL

The Panel resolved to grant development consent to DA/2017/1238/1 for alterations and additions to an existing building for use as a childcare centre for 70 children and parking for 18 vehicles at 85 Richardson Road, Narellan subject to the conditions attached to the officer's report, with the subsequent renumbering of the conditions due to the deletion of condition 1(4) as this was a duplication of 1(2), and with the addition of the following three conditions:

2.0 Prior to the Issue of the Construction Certificate

(17) Accessible Pedestrian Access Pathway Within the Site

An accessible pedestrian access pathway compliant with the National Construction Code and AS1428 is to be constructed separate to vehicular access and car parking area and extend along the frontage of the building to provide accessible access to and within the site to the building entry. Details are to be provided with the Construction Certificate plans and documentation.

(18) Public Domain Works

An accessible pathway compliant with AS1428 is to be constructed from the existing bus stop within Richardson Road Narellan across the entire frontage of 85 Richardson Road Narellan ensuring that the pathway does not impact or undermine the existing and proposed street trees. Details are to be shown within the landscaping plan and associated documentation to be provided with the Construction Certificate.

(19) Landscaping and Fencing within the southern portion of the site

The area of the site to the south of the proposed car parking area is to be landscaped and is to contain a combination of White Correa and Native Rosemary and the ground cover is to be a combination of Tanika and Little Jess to be consistent with the landscaping works proposed to the north/western portion of the site.

Within the triangular southern portion of the site Water Gums are to be planted at 5m centres within the space.

The fencing proposed along the frontage of the site is to be extended for the full frontage to the southern boundary.

Details are to be provided within a revised landscape plan accompanying the Construction Certificate.

The panel adopts the reasons for the determination as contained in the Council officer's report at pages 54 and 55.

VOTING NUMBERS

The Panel voted 4-0 in favour of the determination.

IHAP03 CONSTRUCTION OF 2 X TWO STOREY DWELLINGS WITH ASSOCIATED TORRENS TITLE SUBDIVISION AT 30 BEGA STREET, GREGORY HILLS

SUMMARY

The Panel has considered the officer's report and inspected the site of the proposed development.

DETERMINATION OF PANEL

The panel resolved to:

- i. support the written request lodged pursuant to Clause 4.6 of Camden Local Environmental Plan 2010 to minimum subdivision lot size, and
- ii. approve DA/2017/1675/1 for two double storey dwellings with Torren's title

subdivision at 30 Bega Street, Gregory Hills, subject to the conditions attached to the officer's report.

The Panel adopts the reasons for the determination as contained in the Council officer's report at page 114, subject to an amendment to reason 2.

Amendment to reason 2.

The Panel has considered and accepted the applicant's written request to vary the minimum lot size development standard under Camden Local Environmental Plan 2010 and considers this acceptable in the particular circumstances of this case due to the anomaly of two environmental planning instruments applying to two different portions of the site.

VOTING NUMBERS

The Panel voted 4-0 in favour of the determination.

IHAP04 CAMDEN LOCAL PLANNING PANEL OPERATIONAL PROCEDURES

SUMMARY

The Panel tabled the Local Planning Panel Operational Procedures that were adopted at the IHAP meeting of 17 April 2018 for the amendment of item 16 which currently states:

16. After hearing all submissions on all applications in the public the panel will close the public meeting for deliberation and determination. The panel minutes including the determination of matters will be published on Council's website within 48 hours of the panel meeting.

DETERMINATION OF PANEL

The panel resolved to amend point 16 of the operational procedures to:

16. After hearing all submissions on all applications in the public the panel may close the public meeting for deliberation and determination. The panel minutes including the determination of matters will be published on Council's website within 48 hours of the panel meeting.

VOTING NUMBERS

The Panel voted 4-0 in favour of the determination.

THE MEETING CLOSED AT 3.36PM