Minutes of the Ordinary Meeting of Wollondilly Shire Council held in the Council Chamber, 62-64 Menangle Street, Picton, on Monday 19 November 2012, commencing at 6.32pm

Wollondilly Shire and Its Planning and Economy

## PE5 Planning Proposal – North Silverdale Commercial, Industrial & Residential Lands 249JSEL TRIM 6454

250/2012 Resolved on the Motion of Crs Hannan and Gibbs:

1. That Council supports the planning proposal for 'North Silverdale Commercial, Industrial and Residential Lands' with the following amendments:

The boundary of the E2 Environmental Conservation zone to protect the remnant native vegetation on the site being determined following the completion of a flora and fauna study.

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- 2. That Council only submit the Planning Proposal to the Minister for Planning and Infrastructure for Gateway determination following written agreement from the poultry farm to the north of the land that they will cease operations by an agreed date. This may be detailed either by letter or by a separate planning proposal for their land. The land occupied by the Poultry Farm shall not be incorporated into this planning proposal.
- 3. That the proponents be advised that Council's support is on the basis that kerb and gutter, road shoulder widening and a pedestrian footpath will be provided along the frontage of the development and any other infrastructure required and that this shall be detailed in a Voluntary Planning Agreement exhibited at the same time as the revised version of the planning proposal.
- 4. That the following recommendations be made for consideration in the Gateway process:
  - a. Supporting studies required:
    - Stormwater Management Plan
    - On-site Waste Water Package Treatment Plant design details (unless confirmation from Sydney Water that sewer is available to the whole of the proposed development is provided)
    - Flora and Fauna Assessment (in accordance with the requirements specified by the Office of Environment and Heritage)
    - Aboriginal Archaeological and Cultural Assessment
    - Transport and Movement Assessment

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- Commercial Impact Assessment that details any commercial services that could be potentially lost to Warragamba as a result of the expansion of the Silverdale Commercial Centre and potential measures to mitigate this
- Traffic Assessment
- Bushfire Hazard Management Plan
- Phase 1 Contamination Assessment
- Salinity Assessment.
- b. Consultation required with the following agencies and departments
  - Office of Environment and Heritage
  - Hawkesbury Nepean Catchment Management Authority
  - Rural Fire Service
  - Roads and Maritime Services
  - Sydney Water Corporation
  - Sydney Catchment Authority.
- 5. That community engagement take the form of a 28 day public exhibition of the Planning Proposal, supporting studies and other relevant documentation.
- 6. That the proponent and those who made a written submission in response to the preliminary notification be informed in writing of Council's resolution.

On being put to the meeting the motion was declared CARRIED

Vote: Crs M Banasik, Amato, Mitchell, B Banasik, Terry, Law, Landow, Hannan and Gibbs



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