

# MINUTES OF THE SYDNEY WEST REGION JOINT REGIONAL PANEL MEETING HELD AT CAMPBELLTOWN ART GALLERY ON WEDNESDAY, 22 DECEMBER 2010 AT 12.30 PM

## PANEL PRESENT:

Janet Thomson	Chairperson
Bruce McDonald	Panel Member
Lindsay Fletcher	Panel Member
Clr. Rudi Kolkman	Panel Member
John Hely	Panel Member

## COUNCIL STAFF IN ATTENDANCE:

James Baldwin	Manager Development Services
Chris Hammersley	Senior Planning Officer
Andrew MacGee	Senior Planning Officer

## INTERESTED PARTIES IN ATTENDANCE:

James Belford	Development Coordinator Landcom
Paul Hourigan	Development Director Landcom
Jeff Lawrence	Director Environment and Planning Campbelltown City Council

The meeting commenced at 12:40pm

### 1. Declarations of Interest

John Hely – family member involved in consultancy used by applicant. Noted by the Panel and agreed that the interest was minor and Mr Hely could participate in the meeting.

### 2. Apologies

Paul Mitchell and Paul Hawker

### 3. Business Items

**ITEM 1 - JRPP 2009SYW019 – Campbelltown City Council DA No - 2165/2009/DA-DE - Sand and Soil Extraction and Processing Facility, Menangle Road, Menangle Park.**

#### 4. Public Submissions

None

#### 5. Business Item Recommendations

JRPP 2009SYW019 – Campbelltown City Council DA No - 2165/2009/DA-DE - Sand and Soil Extraction and Processing Facility, Menangle Road, Menangle Park.

That DA No - 2165/2009/DA-DE – for Sand and Soil Extraction and Processing Facility, Menangle Road, Menangle Park be approved subject to conditions.

**Moved**, Bruce McDonald, **seconded** Janet Thomson that JRPP 2009SYW019 – Campbelltown City Council DA No - 2165/2009/DA-DE for Sand and Soil Extraction and Processing Facility, Menangle Road, Menangle Park be approved subject to the following conditions.

**Condition 10** – delete “for a 24 hour period”.

The condition now reads:

##### 10. Log Book

In the event of any complaints being lodged with the company relating to the site or the operations of the plant, a log book must be kept on site clearly recording any information and reasons for the complaint. Additionally, the log book must be kept to record when the plant operates. The log book must be made available to Council or DECCW at any time on request.

**Condition 26** – RTA would need to assess and endorse proposal for intersection prior to Council's Traffic Committee. Recommend that Traffic Committee be replaced with “RTA”.

##### 26. Traffic Committee

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit plans and obtain approval from the RTA for any proposals for the construction of prescribed traffic control devices and traffic control facilities and all associated line marking and/or sign posting.

**Condition 34** – the word land has been left out of the sentence.

##### 34. Access to the Site

The applicant shall provide documentary evidence that legal access to the site over Council Land and the Harness Racing NSW land has been obtained prior to commencement or works.

**Condition 37** – delete as it is a duplicate of Condition 22.

**Condition 38** (as per report, would change in consent with deletion of Cond. 37 see above) – during operations should be added to condition title and condition to ensure that the access remains suitable during excavation works. The condition now reads:

38. Vehicular Access During Construction and Operation

Prior to the commencement of any works on the land and during the operation of the development, a single vehicle/plant access to the site shall be provided and maintained to minimise ground disturbance and prevent the transportation of soil onto any public road system. Single sized aggregate, 40mm or larger placed 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement.

**Condition 40** (as per report, would change in consent with deletion of Cond. 37, see above) – condition should also include damage to public property during the excavation operations. The condition now reads:

40. Public Property

Prior to the commencement of, and during any works on site, the applicant shall advise Council of any damage to property which is controlled by Council which adjoins the site, including kerbs, gutters, footpaths, and the like. Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.

**Condition 57** (as per report, would change with deletion of Cond. 37, see above) – remove the first paragraph as it is only detail for Council in DI&I's response, not intended to be part of any consent. Sub-condition 4 – delete "*it is recommended that*" and add the words "*shall be*" in order to reinforce the terms of the condition. The condition now reads:

57. Department of Industry and Investment (I&I NSW)

1. A Controlled Activities Approval under the *Water Management Act* is to be obtained from the NSW Office of Water prior to these works commencing.
2. The proposed Erosion and Sediment Control Plan (Harvest Scientific Services, 2/10/2009) for this activity is implemented. Mitigation measures are to be established prior to excavation as required, monitored daily and maintained as detailed in the Erosion and Sediment Control Plan. Sediment fencing is to be installed where there is a risk of soil loss to waters.
3. No extraction within the zone of land on the riverbank of the Nepean River between elevation 59.2 AHD and the low-bank water level of the river at 56.2 AHD is to occur.
4. To minimise the period of soil exposure, vegetation within each cell shall be removed just prior to the excavation of that cell and that rehabilitation activities are commenced within 14 days after the extraction of available resource within a cell is complete.
5. Bank extraction along the Nepean River is to be conducted according to the staged approach outlined in the EIS for this proposal. To further minimise bank slumping during this process, the vegetation on the bank of the Nepean River to be excavated is to be removed shortly prior to the excavation of that portion of the riverbank. This will result in a staged approach to the removal of bank vegetation in each extraction cell along the Nepean River.
6. Riparian zones are revegetated with local native species and subsequently monitored to ensure successful establishment, in accordance with the Vegetation Management Plan for these works. Erosion and sediment controls implemented during rehabilitation works are to be maintained until ground cover is well established.

7. Rehabilitation activities in the buffer zone adjacent to the Nepean River are to include measures to manage any erosion within this zone so that the long term stability of the adjacent regraded and restored river bank following excavation is not compromised.

**All in favour – Motion Carried**

The meeting concluded at 1.15pm.

Endorsed by

Janet Thomson  
Chair, Sydney West Region Planning Panel  
6 January 2011