

**MINUTES OF THE SYDNEY WEST REGIONAL PLANNING PANEL MEETING
HELD AT BANKSTOWN CITY COUNCIL ON
THURSDAY 22 JULY 2010**

Panel Present:

Janet Thomson
Bruce McDonald
Paul Mitchell
Tania Mihailuk
Glenn Brookes

Chair
Panel Member
Panel Member
Panel Member
Panel Member

Council Staff in Attendance:

Scott Pedder
Ian Woodward
Nick Aley
Ray Lawlor
Charmaine Robertson
Leanne Mariani

Director - City Planning & Environment
Acting Coordinator - Development Services
Senior Development Assessment Officer
Development Assessment Officer
Tree Management Officer
Environment Protection Officer

The meeting commenced at 1.35pm

1. Declarations of Interest

There were no declarations of interest.

2. Business Items

Item 1 JRPP 2010SYW003 - Bankstown City Council DA No. 1149/2009 - Proposed Supermarket, Retail Shop (Cafe) & Liquor Outlet with Basement Parking - 13-19 Boronia Road, Greenacre

3. Public Submissions

Nil

4. Business Item Recommendations

Moved by Paul Mitchell seconded by Tania Mihailuk that:-

The panel resolve to approve the Development Application 1149/2009, subject to the conditions attached to the Development Application assessment report (as set out in Attachment A).

Motion Carried

Item 2 2010SYW026 Bankstown City Council DA No. 361/2010 - Warehouse and Distribution Centre - 24 Muir Road, Chullora

5. Public Submissions

Andrew Mead from Commercial & Industrial Property Pty Ltd (the Applicant) gave a brief overview of the project and provided a copy of the concept design for the project

There were no objections to the application.

6. Business Item Recommendations

A memo dated 21 July 2010 was prepared by Council's Development Assessment Officer with amended conditions. Following today's site inspection, further changes have been made to these conditions as follows:

Condition 55A - new condition to follow condition 55

55A Any new information which comes to light during construction or remediation works which has the potential to alter previous conclusions about site contamination, shall be provided to Council immediately. Works are to cease until the new information is evaluated and an appropriate response determined by the independent EPA/DECCW Accredited Auditor.

Condition 82 - amended to read:-

82 A Site Management Plan (SMP) shall be prepared following the completion of the Site Condition and Validation Report (SCVR). This Plan shall be prepared in accordance with the relevant DECCW guidelines and National Occupational Health and Safety Commission (NOHSC) Guidelines, as well as the information provided in the letter submitted to Council by AECOM titled "Development Documentation Relating to Soil Contamination - 24 (Lot 38 in DP1031735)", dated 18 June 2010.

Prior to issue of a final occupation certificate, or within two weeks of the issue of an interim occupation certificate, the SMP shall be reviewed and certified by a NSW EPA/DECCW accredited site auditor and a copy submitted to Bankstown City Council.

Additional paragraph added at end of conditions to read:-

It is recommended that an accredited site auditor is engaged at the commencement of site works to provide expert advice and guidance, to ensure straight forward implementation of site works in accordance with the RWP and EMP.

Moved by Glenn Brookes seconded by Tania Mihailuk that:-

The panel resolve to approve the Development Application 316/2010, subject to the amended conditions attached to the memo dated 21 July 2010 (as set out in Attachment B) and further amended as set out above.

Motion Carried

The meeting concluded at 2.00pm

Endorsed by:



Janet Thomson
Chair, Joint Regional Planning Panel
22 July 2010

ATTACHMENT A - DA No. 1149/2009 (JRPP 2010SYW003) - Conditions of Consent

ATTACHMENT B - DA-361/2010 (JRPP 2010SYW026) - Amended Conditions 21/7/2010

