

# MINUTES OF THE SYDNEY WEST REGIONAL PANEL MEETING HELD AT THE HILLS SHIRE COUNCIL ON THURSDAY, 18 AUGUST 2011 AT 1:30 PM

## PRESENT:

Bruce McDonald	Chair
Lindsay Fletcher	Panel Member
Stuart McDonald	Panel Member

## IN ATTENDANCE

Simon Turner	Senior Subdivision Planner, The Hills Shire Council
Andrew Brooks	Manager, Subdivisions and Development, The Hills Shire Council
Mark Colburt	Senior Co-ordinator, Environmental Health and Sustainability, The Hills Shire Council
Cameron McKenzie	Group Manager, Environment & Planning Services, The Hills Shire Council
Althea Kannane	Office of Environment and Heritage
Lucian McElwain	Office of Environment and Heritage

## APOLOGY:

1. The meeting commenced at 1:34 PM

### 2. Declarations of Interest -

Dave Walker and Michael Edgar have declared a Conflict of Interest due to Council involvement and did not participate in the consideration or determination of these items.

### 3. Business Items

**ITEM 1 - 2010SYW033 The Hills Shire Council DA No. DA1357/2010/JPZ – 45 lot subdivision (Lots 1 – 45 – Stage 3); Proposed Lot 1020 DP 1149731 (unregistered) in a plan of subdivision of Lot 102 DP 1140711 Withers Road, Kellyville NSW 2155**

**ITEM 2 – 2010SYW034 The Hills Shire Council DA1356/2010/JPZ – 46 Lot subdivision (Lots 1-46 – Stage 4); Proposed Lot 1022 in an unregistered plan (DP 1149731) in a subdivision of Lot 102 DP 1140711 Withers Road, Kellyville NSW 2155**

### 5. Public Submission –

**Brian Powyer, on behalf of The 355 Bushland Conservation Committee**, addressed the Panel **against** the item

**Peter Ridgeway** addressed the Panel **against** the item  
**Daniel Williams, on behalf of the applicant,** addressed the Panel **in favour of** the item

**6. Presentation by the Office of Environment and Heritage**

Officers from the Office of Environment and Heritage described the Bio-banking process.

**7. Business Item Recommendations**

**ITEM 1 - 2010SYW033 The Hills Shire Council DA No. DA1357/2010/JPZ – 45 lot subdivision (Lots 1 – 45 – Stage 3); Proposed Lot 1020 DP 1149731 (unregistered) in a plan of subdivision of Lot 102 DP 1140711 Withers Road, Kellyville NSW 2155**

**Moved by Lindsay Fletcher, seconded by Stuart McDonald,** that:

The Panel approve the development application subject to the Conditions recommended by The Hills Shire Council's report, amended as follows as per the request of Council:

**Condition 25**, to be amended to read as follows:

**25. Engineering Works and design**

**iii. Bus Zones – Withers Road**

*As part of the above works, the applicant is responsible for the placement of bus zone signs and widened concrete footpath aprons in the location generally illustrated on the Kellyville/Rouse Hill DCP map (sheet 1). The exact location of the bus zones are to be determined in consultation with Council's Manager – Infrastructure Planning at the detailed design stage.*

**Condition 11**, to be deleted and the wording to be used as an advisory note in the appropriate section.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 2 – 2010SYW034 The Hills Shire Council DA1356/2010/JPZ – 46 Lot subdivision (Lots 1-46 – Stage 4); Proposed Lot 1022 in an unregistered plan (DP 1149731) in a subdivision of Lot 102 DP 1140711 Withers Road, Kellyville NSW 2155**

**Moved by Lindsay Fletcher, seconded by Stuart McDonald,** that:

The Panel approve the development application subject to the Conditions recommended by The Hills Shire Council's report, amended as follows as per the request of the Council:

**Condition 49**, to be amended to read as follows:

**49. Prior or Concurrent Registration of Preceding Subdivision**

*A Subdivision Certificate cannot be issued for this subdivision unless:-*

- a) *The Subdivision Certificate for the preceding stage/ subdivision pursuant to Development Consent DA 1357/2010/ZB has been registered with the NSW Land and Property Management Authority unless the two are issued and registered concurrently; or*

- b) *Access to the development site has been provided via construction and dedication of the necessary section of road and the roundabout at the intersection of Withers Road/Mungerie Road/Proposed Road 5 extension under Development Consent DA 1357/2010/ZB. Further, alternative emergency egress arrangements are to be provided to the satisfaction of the RFS.*

**Condition 11**, to be deleted and the wording to be used as an advisory note in the appropriate section.

**MOTION CARRIED UNANIMOUSLY**

Moved by Lindsay Fletcher and Seconded by Stuart McDonald, that:

The Office of Environment and Heritage be encouraged to meet with the Bushland Conservation Committee and any other concerned residents to discuss and explain the Bio-banking process.

**MOTION CARRIED UNANIMOUSLY**

The meeting concluded at 2:40 PM.

Endorsed by

Bruce McDonald  
Acting Chair, Sydney West JRPP  
22 August 2011