

# MINUTES OF THE SYDNEY WEST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT HAWKESBURY CITY COUNCIL ON THURSDAY, 2 JUNE 2011 AT 6:00 PM

## PRESENT:

Bruce McDonald	Chairperson
Paul Mitchell	Panel Member
Lindsay Fletcher	Panel Member
Peter Jackson	Panel Member
Matthew Owens	Panel Member

## IN ATTENDANCE

Shari Hussein	Manager Planning
Colleen Haron	Senior Town Planner
Laurie Mifsud	Director Support Services
Abbey Rouse	Manager Corporate Services and Governance
Kylie Wade-Ferrell	Administration Support Team Leader (Minutes)

**APOLOGY:** Janet Thomson

1. The meeting commenced at 6:05pm. The Chair welcomed everyone to the meeting of the Panel.

2. **Declarations of Interest - Nil**

3. **Business Items**

***ITEM 1 - 2010SYW073 Hawkesbury DA0657/10 - Poultry Farm; 89 Boundary Road Glossodia***

5. **Public Submission -**

Mr Alan Sadleir, Ms Dianne Lanham, Councillor Whelan, Mrs Janice Booth, Ms Janette Robinson, Ms Nadia Frischknecht and Ms Alex Roache addressed the Panel FOR the Recommendation.

Mr John Cordina (of Cordina Chicken Farms), Mr Tony Griffiths (RGH Consulting Engineers), Ms Lorelle Fitzpatrick (Aconsult on behalf of the owner) and Mr Dick Benbow addressed the Panel AGAINST the Recommendation.

Mr Paul Alyeth (Manager of Cordina Chicken Farms) addressed the Panel to respond to Panel queries.

## 6. Business Item Recommendations

### **2010SYW073 Hawkesbury DA0657/10 - Poultry Farm: 89 Boundary Road Glossodia**

*Motion Carried, Moved by Peter Jackson, Seconded by Matthew Owens.*

That development application DA0657/10 at Lot 7 DP 7571, 89 Boundary Road, Glossodia for a poultry farm ("intensive agriculture") be refused for the following reasons:

1. The application does not adequately address the criteria as specified in S79C of the Environmental Planning and Assessment Act 1979.
2. The application and the accompanying Environmental Impact Statement do not adequately address the criteria under Schedule 2 of the Environmental Planning and Assessment Regulations 2000.
3. The information submitted is contradictory and prevents the General Terms of Approval to be provided from the Office of Water from being applied in this case in relation to water supply and impacts on watercourses.
4. The proposed development is inconsistent with the planning considerations, policies and recommended strategies of Sydney Regional Environmental Plan No. 20 - Hawkesbury Nepean River with respect to total catchment management, water quality and quantity and management of agriculture.
5. The proposed development is inconsistent with the objectives of Draft Hawkesbury Local Environmental Plan 2009 as:
  - a. the proposed development will contribute to landuse conflicts; and
  - b. the proposal may have an adverse impact on the water quality of the watercourses and dams within the locality.
6. The proposed development is inconsistent with the objectives of Hawkesbury Local Environmental Plan 1989 in that it does not constitute orderly and economic development of the land, will have an unreasonable impact on the rural character and scenic quality of the area and will have an adverse impact on the water quality on waterbodies and watercourses in the locality.
7. The proposed development is inconsistent with objective (b), (e), (f) and (g) of the Mixed Agriculture zone contained within Hawkesbury Local Environmental Plan 1989 with respect to rural land use conflicts, water quality, clearing of native vegetation and visual impact.
8. The proposed development is likely to have an adverse impact on the amenity of residents in the immediate locality in regard to noise, visual impact and water quality.
9. The proposed development does not satisfactorily demonstrate that the development will have no adverse impact on the natural or built environment with respect to traffic generation, odour and biosecurity.
10. The site is unsuitable for the proposed development given the extent of cut and fill required, clearing of native vegetation, location of access, inadequate setbacks from boundaries and waterbodies/watercourses, and the proximity to residences, residential areas and other poultry farms in the locality.
11. In the circumstances, approval of the development would not be in the public interest.

The meeting concluded at 7:15 pm

Endorsed by

Bruce McDonald  
Chair, Sydney West Region Planning Panel  
08 June 2011