

MINUTES OF THE SYDNEY WEST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT BLACKTOWN CITY COUNCIL ON THURSDAY, 21 JULY 2011 AT 1:00 PM

PRESENT:

Paul Mitchell	Chair
Bruce McDonald	Panel Member
Lindsay Fletcher	Panel Member

IN ATTENDANCE

Glennys James	Director, City and Strategy Development, Blacktown City Council
Judith Portelli	Manager, Development Services, Blacktown City Council
Sara Smith	Assistant Team Leader – South Team, Blacktown City Council
Larry Adams	Council Architect, Blacktown City Council

APOLOGY:

1. The meeting commenced at 1:21 PM

2. **Declarations of Interest - None**

3. **Business Items**

ITEM 1 - 2010SYW082 Blacktown City Council JRPP-10-2502 - Stage 1 Redevelopment of Blacktown Showground; 64 Richmond Rd, Blacktown

Two documents were tabled at the meeting by Rudi Svarc, Manager City Projects, Blacktown City Council, on behalf of the applicant:

New South Wales Government Gazette No. 70 (Appendix A)

An email to the applicant, from Railcorp, waiving the requirement for Condition 6.2.4 (Appendix B)

The Panel noted that the removal of Cumberland Plain Woodland trees from had not been assessed under the TSC Act in the Officer's report. Following questioning, additional material was provided demonstrating that an ecologist had reviewed this aspect and concluded that, due to the degraded condition of the 'woodland' it would not be classified as an EEC.

5. **Public Submission - None**

6. **Business Item Recommendations**

MOVED by Lindsay Fletcher, **SECONDED** by Bruce McDonald, that:

The Panel approved the development application, subject to the conditions recommended by Blacktown City Council, amended as follows:

Advisory Condition 1.4.10 to be inserted as follows:

Advisory notice boards be placed on parts of the site that will be subject to future redevelopment for benefit of the community using the reserve.

Condition 6.2.5 to be deleted as per Appendix A

Condition 6.2.4 to be deleted as per Appendix B

Condition 10.3.1 to be amended and to read as follows:

Any objectionable noise, dust, concussion, vibration or other emission from the development works shall not exceed the limits prescribed in the Protection of the Environment Operations Act 1997.

Condition 13.3.5 to be inserted to read as follows:

The applicant is to undertake a road safety audit of the Community Garden car park access to Richmond Road six (6) months after completion of works and any recommendations from the audit for works are to be undertaken at full cost to the applicant.

Condition 8.12.1 to be amended to read as follows:

Ancillary works shall be undertaken to make the engineering works required by this consent effective. Such works shall include but are not limited to the following:

- (a) the relocation of underground services where required by the positioning of new drainage and road infrastructure.
- (b) the relocation of above ground power and telephone services.
- (c) removal of redundant services
- (d) the matching of new infrastructure into existing or future designed infrastructure.

Condition 8.15.5.1 to be amended to read as follows:

Finished levels of all internal works at the road boundary of the property must be at a 4% grade above the top of the kerb.

Condition 9.5.4 to be amended to read as follows:

Traffic Control Signals:

- (a) Traffic control signals shall be designed and constructed at the main access point to the showground on Richmond Road. The signalised intersection is to be designed in accordance with the RTA's Road Design Guide, relevant Austroads Guidelines and Australian Standards, to RTA/Council requirements, and at full cost to the developer and no cost to the RTA. The following shall be included:

- a separate right turn and left turn slip lane shall be provided in Richmond Road in the Showground entrance. An opposing right turn lane is to be provided for vehicles turning right into the retail premises driveway on the north eastern side of Richmond Road.
 - the intersection shall be designed to ensure that the latest design vehicle is able to enter and exit the Showground entrance and retail premises and exit safely to and from the south eastern and western intersection approached on Richmond Road.
 - Pedestrian crossings are to be provided on all legs.
 - provision shall be made for off road cyclists through the intersection.
 - street lighting shall be provided at the intersection to Australian Standards.
 - the intersection shall be designed to allow opposing right turn movements to operate concurrently.
 - any road widening required shall be provided at no cost to the RTA. This would include any plans of subdivision and associated survey/legal costs.
- (b) If a 4 way intersection is proposed the proponent is required to negotiate with land owners of the retail premises at the fourth leg of the intersection to dedicate 15 metres of land as road within the retail development site for signal maintenance purposes.
- (c) the Traffic Control Signals (TCS) plan shall be drawn by a suitably qualified practitioner.
- (d) the design of the intersection is to be incorporated into the existing central turning median along Richmond Road with the turning median being removed and replaced with raised concrete medians where appropriate.

The provision of traffic signals at the main car park access on Richmond Road be subject to final approval by the RTA.

Condition 12.8.2 to be inserted and to read as follows:

If the intersection proposed in Condition 9.5.4 (b) is implemented, then the proponent is required to dedicate 15m of land as road within the retail development for signal maintenance purposes.

All numbering of Conditions is to be made consistent.

MOTION CARRIED.

The meeting concluded at 2:07 PM.

Endorsed by

Paul Mitchell
Acting Chair, Sydney West Region JRPP
28 July 2011

SYDNEY METROPOLITAN OFFICE
Level 12, Macquarie Tower, 10 Valentine Avenue, Parramatta 2150
(PO Box 3935, Parramatta NSW 2124)
Phone: (02) 8836 5300 Fax: (02) 8836 5365

APPOINTMENT OF TRUST BOARD MEMBERS

PURSUANT to section 93 of the Crown Lands Act 1989, the persons whose names are specified in Column 1 of the Schedule hereunder, are appointed for the term of office specified, as members of the trust board for the reserve trust specified opposite thereto in Column 2, which has been established and appointed as trustee of the reserve referred to opposite thereto in Column 3 of the Schedule.

KATRINA HODGKINSON, M.P.,
 Minister for Primary Industries

SCHEDULE

Column 1	Column 2	Column 3
Peter HAMMOND (new member). Heather Lesley RICHMOND (new member).	Katandra Bushland Sanctuary (R86487) Reserve Trust.	Reserve No.: 86487. Public Purpose: Promotion of the study and the preservation of native flora and fauna. Notified: 27 October 1967. File No.: MN80 R 251/4.

Term of Office

For a term commencing the date of this notice and expiring 18 July 2014.

APPOINTMENT OF CORPORATION TO MANAGE RESERVE TRUST

PURSUANT to section 95 of the Crown Lands Act 1989, the corporation specified in Column 1 of the Schedule hereunder, is appointed to manage the affairs of the reserve trust specified opposite thereto in Column 2, which is trustee of the reserve referred to in Column 3 of the Schedule.

KATRINA HODGKINSON, M.P.,
 Minister for Primary Industries

SCHEDULE

Column 1	Column 2	Column 3
The Hills Shire Council.	Kenthurst Boy Scouts (R88161) Reserve Trust.	Reserve No.: 88161. Public Purpose: Boy Scouts. Notified: 5 March 1971. File No.: MN84 R 196.
The Hills Shire Council.	Kenthurst Girl Guides (R91608) Reserve Trust.	Reserve No.: 91608. Public Purpose: Girl Guides. Notified: 7 December 1979. File No.: MN80 R 53.

For a term commencing the date of this notice

AUTHORISATION OF ADDITIONAL PURPOSE

IT is hereby notified pursuant to section 121A of the Crown Lands Act 1989, that the purpose specified in Column 1 of the Schedule hereunder, is applied to the whole of the reserve specified opposite thereto in Column 2.

KATRINA HODGKINSON, M.P.,
 Minister for Primary Industries

SCHEDULE

Column 1	Column 2
Community purposes.	Part Blacktown Showground (D500057). Public Purpose: Showground. Notified: 16 December 1927. Part Blacktown Showground (D500411). Public Purpose: Showground. Notified: 16 January 1931. Francis Park (R65994). Public Purpose: Showground. Notified: 22 May 1936. File No.: 11/048095.

**PLAN OF MANAGEMENT AND MASTERPLAN
 FOR YARRANABBE PARK DARLING POINT
 UNDER PART 5, DIVISION 6, OF THE CROWN
 LANDS ACT 1989 AND CROWN LANDS
 REGULATION 2006**

A draft plan of management and master plan has been prepared for the Crown reserve described below, which is under the trust management of Woollahra Municipal Council.

The draft plan can be viewed at Woollahra Municipal Council Offices, 536 New South Head Road, Double Bay; Woollahra Library and Council's website www.woollahra.nsw.gov.au.

The public are invited to make representations on the draft plan. The plan will be on exhibition from 8 July 2011 to 5 August 2011. Submissions will be received until Friday, 5 August 2011 and should be sent to Paul Fraser, Team Leader – Open Space and Recreation Planning, Woollahra Municipal Council, 536 New South Head Road, Double Bay NSW 2028 or by email Paul.Fraser@woollahra.nsw.gov.au.

KATRINA HODGKINSON, M.P.,
 Minister for Primary Industries

Description of Land

*Land District – Metropolitan; L.G.A. – Woollahra;
 Parish – Alexandria; County – Cumberland*

Crown Reserve No. 76319, notified 23 October 1953, for the public purpose of public recreation, being Lot 7329, DP 1161999; Lot 7042, DP 1073879; Lot 7328, DP 1161999; Lot 7330, DP 1161999; Lot 208, DP 752011 and Lot 1666/752011.

Location: Darling Point.

File No.: 11/07347.

201084W082.

Page 1 of 2

Tony Napoli - RE: Blacktown Showground Redevelopment

From: "Yalda, Sarkis" <Sarkis.Yalda@railcorp.nsw.gov.au>
To: Tony Napoli <Tony.Napoli@blacktown.nsw.gov.au>
Date: 15/07/11 10:29 AM
Subject: RE: Blacktown Showground Redevelopment
CC: "Tsirimiagos, Jim" <Jim.Tsirimiagos@railcorp.nsw.gov.au>, "McKellar,Kelly" <Kelly.McKellar@railcorp.nsw.gov.au>

Morning Tony,

After further review of your documentation, RailCorp DA Conditions, concerning Electrolysis, Noise & Vibration RailCorp is prepared to waive this requirement for Stage 1 works only.

However, it is in Council's interest to undertake some level of investigations to ensure that the proposed works won't be impacted on as a result of RailCorp operations.

Regards

Sarkis Yalda

From: Tony Napoli [mailto:Tony.Napoli@blacktown.nsw.gov.au]
Sent: Thursday, 14 July 2011 5:27 PM
To: Yalda, Sarkis
Subject: Blacktown Showground Redevelopment

Hi Sarkis,
 As discussed, attached is a copy of the proposed Stage 1 works for the Blacktown Showground Redevelopment.

In the DA conditions there is a requirement for an electrolysis report and an acoustic assessment near rail corridors.

Could you please provide an email or correspondence that the above DA conditions are not required.

Thanks
 Regards
 Tony

Tony Napoli
 Manager Asset Design Services
 Blacktown City Council
 Ph 02 9839 6335
 Fax 02 9672 3381

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