

**MINUTES OF THE SYDNEY WEST REGION JOINT REGIONAL
PLANNING PANEL MEETING
HELD AT WOLLONDILLY SHIRE COUNCIL
ON THURSDAY, 14 JULY 2011 AT 11.00 AM**

PRESENT:

Bruce McDonald	Chairperson
Paul Mitchell	Panel Member
Lindsay Fletcher	Panel Member
Michael Banasik	Panel Member
Les McMahon	Panel Member

IN ATTENDANCE:

Grant Rokobauer	Senior Development Assessment Planner
Virginia Fairley	Assistant Development Assessment Officer

APOLOGY:

1. The meeting commenced at 11.00am
2. **Declarations of Interest -**
Paul Mitchell declared an interest in that the firm for whom he works has Boral as a client. He advised that he has never worked on any project on this site including the current application. He elected to remain in the meeting and to participate and vote.

3. **Business Items**

ITEM 1 - 2011SYW070 – Wollondilly, 010.2010.00000455.002, Modification to Development Consent - 337 Lot Residential Subdivision; 165-289 Appin Road, Appin

ITEM 2 - 2011SYW017 – Wollondilly, 010.2010.00000921.001 - Rail Terminal Facility; 40 Maldon Bridge Road, Maldon

5. **Public Submission -**

Rod Wallace addressed the panel on Item 2 on behalf of the applicant.
Greg White and Glen Cairn addressed the panel on Item 1 as resident objectors.
Gerry Beasley addressed the panel on Item 1 on behalf of the applicant.

6. **Business Item Recommendations**

RESOLUTION 1

RESOLVED:

That the application be determined by approval subject to conditions in accordance with the recommendation of the assessment report with the following amendments:

- A. The deferred commencement conditions be deleted.
- B. Condition 1(1) be amended by substituting (*aggregate*) with (*quarry products*)
- C. Condition 1(3) be amended by adding the word *generally* before the words *in accordance with...*
- D. That condition 1(6) be amended to read:

(6) Prior to commencement of any construction activity on the site or the issue of any Construction Certificate for works within the site the applicant shall prepare a detailed phase 2 site contamination report to the satisfaction of the Principal Certifying Authority. If this report recommends a remediation action plan (RAP) then the applicant shall provide a site audit statement under the Contaminated Land Management Act, 2008, to both the Council and the PCA following completion of the remediation and prior to the release of any Construction Certificate.

- E. That Conditions 1(7), (8) and (9) be added to read:

(7) The development shall at all times comply with an Operation Environmental Management Plan approved by Council. This plan shall incorporate all recommendations from the reports annexed to the Environmental Impact Assessment prepared by AECOM and submitted in respect of Development Application No. 010.2010.00000921.001.

(8) The Principal Certifying Authority shall not issue any Construction Certificate for this development unless it has received a copy of an Operation Environmental Management Plan endorsed by Council.

(9) A compliance audit of the development shall be undertaken by an independent environmental scientist or town planner and a report submitted to Council. The compliance audit shall assess the development's compliance with the conditions of this consent and shall be prepared no less than 12 months after the issue of the first Occupation Certificate for the development and no more than 18 months after the issue of this Certificate. The audit report is to be provided to both the Principal Certifying Authority and Council's senior development assessment officer within one week of its completion.

- F. Condition 9(9) be added to read:

(9) A road safety audit of the proposed roundabout at the intersection of Maldon Bridge Road and Picton Road shall be prepared to the satisfaction of the RTA and Council. Any deficiencies in the design shall be corrected at the full cost of the applicant.

- G. Condition 9(10) be amended to read:

(10) A road safety audit of the intersection between Menangle Road and Picton Road shall be prepared to the satisfaction of the RTA and Council prior to the release of any Occupation Certificate for the development. This audit shall consider both the existing situation and the projected situation resulting from the development. Where the audit identifies that works are required to bring the intersection to an acceptable standard the applicant shall either undertake those works at their own cost or make a monetary contribution to the Council equal to the proportion of the agreed cost of undertaking those works that can be attributed to traffic from the development. The applicant shall undertake those works or make the relevant contribution prior to the release of an Occupation Certificate for this development.

H. Condition 15(6) be modified by replacing the number 380 with 472.

I. Condition 15(7) be deleted.

Moved: Paul Mitchell
Seconded: Michael Banasik

Unanimously Carried

RESOLUTION 2
RESOLVED:

The Panel notes and shares the Council's concerns regarding the regional traffic issues at the intersection of the Hume Highway and Picton Road. The panel suggests to the Council that it write to the Roads and Traffic Authority of NSW expressing the shared concerns of the panel and the Council.

Moved: Lindsay Fletcher
Seconded: Michael Banasik

Unanimously Carried

2011SYW070 – Wollondilly, 010.2010.00000455.002, Modification to Development Consent - 337 Lot Residential Subdivision, 165-289 Appin Road, Appin

That the application be determined by approval and the conditions of the development consent be modified in accordance with the recommendation of the assessment report with the following amendments:

The modified Condition 3(1) be amended by the deletion of Proposed Lots 3095, 3096, 3097 and 3098 from the condition.

Moved Lindsay Fletcher
Seconded Les McMahon

Unanimously Carried

The meeting concluded at 12:05pm

Endorsed by

Bruce McDonald
Acting Chair, Sydney West Region JRPP
20 July 2011