

MINUTES OF THE SYDNEY WEST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT HAWKESBURY CITY COUNCIL ON THURSDAY, 31 MARCH 2011 AT 2.30 PM

PRESENT:

Janet Thomson	Chairperson
Bruce McDonald	Panel Member
Paul Mitchell	Panel Member
Peter Jackson	Panel Member
Matthew Owens	Panel Member

IN ATTENDANCE

Shari Hussein	Manager Planning
Colleen Haron	Senior Town Planner
Nicole Spies	Acting Manager Corporate Services and Governance
Kylie Wade-Ferrell	Administration Support Team Leader (Minutes)

APOLOGY:

1. The meeting commenced at 2:33pm. The Chair welcomed everyone to the meeting of the Panel.

2. **Declarations of Interest** - Nil

3. **Business Items**

**ITEM 1 - 2011SYW018 Hawkesbury DA0710/09A - Free Air CO2 (F.A.C.E)
Enrichment Experiment - Section 96(2) Modification - Additional
tower infrastructure; Lot 181 DP39768 Blacktown Road Richmond
NSW 2753**

**ITEM 2 - 2010SYW050 Hawkesbury DA0538/10 – Continued Operation of
Quarry and Sandstone Sawing Plant – Lot 111 DP 1069071, 21A Bull
Ridge Road, and Lot 4 DP 556534, 940 Putty Road, East Kurrajong**

5. **Public Submission**

Bill Sneddon addressed the Panel against the application for a quarry (DA0538/10).

6. Business Item Recommendations

ITEM 1 - 2011SYW018 Hawkesbury DA0710/09A - Free Air CO2 (F.A.C.E) Enrichment Experiment - Section 96(2) Modification - Additional tower infrastructure; Lot 181 DP39768 Blacktown Road Richmond NSW 2753

Motion Carried, Moved by Bruce McDonald, Seconded by Paul Mitchell

That development consent DA0710/09 at Lot 181 DP 39768, Blacktown Road, Richmond for Free Air CO2 Enrichment experiment be amended in the following manner:

Condition 1 be amended to read:

1. The development shall take place in accordance with the stamped plans (Drawing No. 5A dated January 2011 & Drawing No. S06 Rev P5 prepared by Taylor Thomson Whitting), specifications and accompanying documentation submitted with the s.96 Modification Application DA0710/09A and the stamped plans (Drawing No. 3, 4 & 7 dated November 2009), specifications and accompanying documentation submitted with Development Application DA0710/09 except as modified by these further conditions, including the recommendations within:
 - (a) The Report titled 'Environmental Assessment for the Climate Change and Energy Research Facility Project', Reference 100071, dated February 2010, prepared by Australian Museum Business Services; and
 - (b) The 'Aboriginal Heritage Management Strategy for Aboriginal Sites within Driftway Forest, University of Western Sydney, NSW'

Condition 3 be amended to read:

3. The maximum height of the ring towers and tower cranes shall not exceed 35.75m to ensure that the Department of Defence requirements are not breached and visual impact is minimised.

MOTION CARRIED.

2010SYW050 Hawkesbury DA0538/10 – Continued Operation of Quarry and Sandstone Sawing Plant – Lot 111 DP 1069071, 21A Bull Ridge Road, and Lot 4 DP 556534, 940 Putty Road, East Kurrajong

Motion Carried, Moved by Matt Owens, Seconded by Janet Thomson (Chair)

That development application DA0538/10 at Lot 111 DP 1069071, 21A Bull Ridge Road, and Lot 4 DP 556534, 940 Putty Road, East Kurrajong for the purposes of a quarry and sandstone sawing plant be approved subject to the following conditions:

General Conditions

1. The development shall take place in accordance with the stamped plans, specifications and accompanying documentation submitted with the application except as modified by these further conditions, including the recommendations within this consent. The maximum level of extraction is to be RL 63AHD.
2. A copy of a Water Licence for the development issued by NSW Office of Water, or written evidence from the NSW Office of Water that a water licence is not required, is to be submitted to Council within three (3) months of the date of this Consent.

3. An Operational Management Plan shall be submitted and approved by Council within three (3) months of the date of this Consent. This Plan shall detail the quarry practices to minimise impacts on the locality from dust, noise, traffic, water pollution etc. This plan is to be reviewed and submitted to Council for approval every five (5) years from the date of this Consent.
4. A Rehabilitation Management Plan shall be submitted to, and approved by Council within twelve (12) months of the date of this Consent. The Plan shall incorporate, but not be limited to the following:
 - The recommendations contained within the 'Flora and Fauna Assessment, Sydney Sandstone Quarry, East Kurrajong - NSW', Reference J/No 07002, dated 21 December 2007 and prepared by ASC Environmental Consulting.
 - The recommendations contained within the A Flora Assessment and Rehabilitation Plan, Sydney Sandstone Quarry, East Kurrajong, NSW dated 8 August 2010, prepared by Grey Gums Bushland Management.
 - A Landscaping plan:
 - Identifying area and location of pasture and biodiversity conservation areas;
 - Detailing the planting regime and the methods of revegetation (such as brush matting).
 - using seeds that are locally sourced to maintain genetic integrity of the site
 - providing plans for the progressive revegetation of each stage (or part stage);
 - A Vegetation Management plan:
 - proposing methods for protecting existing vegetation and revegetated areas from quarry activities;
 - including weed management;
 - including maintenance and monitoring of revegetated areas;
 - replacement planting;
 - Irrigation.
 - Timeframe and staging for rehabilitation;
 - Plan showing areas to be revegetated with native vegetation and areas for pasture/future development.
 - Proposed rehabilitation works for the quarry floor once operation of the quarry has ceased
 - Proposed landscaping of the dams
 - Safety measures during rehabilitation and post rehabilitation – stabilisation; how long each measure will be required, maintenance of measures.

- Measures to maintain viability of topsoil over time and its use in rehabilitation
- Erosion control in accordance with the guidelines in “Urban Erosion and Sedimentation Control” Handbook (1992)
- Stormwater drainage plan

The revegetation of the land is to be supervised by a suitably qualified and experienced person, such as a bush regenerator. This person is also to be consulted in respect to the compilation of the Landscape Plan and the Vegetation Management Plan. The Rehabilitation Plan shall be updated every five (5) years, commencing from the date of this Consent. A copy is to be provided to Council.

5. A compliance certificate for each stage, to indicate that works have been satisfactorily completed, is to be obtained from Council prior to the commencement of the subsequent stage. A works as executed plan for the completed stage is to be submitted prior to the issue of the compliance certificate.
6. Following the quarry and sandstone sawing activity ceasing, the removal of all buildings and structures, and the rehabilitation of the site shall be carried out in accordance with the approved Rehabilitation Management Plan.
7. No native vegetation shall be lopped or cleared outside the proposed limits of excavation as shown in the approved plan titled Appendix B.
8. A registered surveyor, will, within two (2) months from the date of this consent becoming effective, survey the outer limit of the quarry (to which extraction is permitted in accordance with this consent and which is shown in the approved plan titled Appendix B) and will furnish a report thereon, including a survey plan to the Council. The outer limit so surveyed will be marked with pegs no further than 50 metres apart and such pegs will remain in place for the duration of the consent.
9. Excavation and processing of material shall be limited to 16,000 tonnes per year. Any intensification or modification of the approved use will require separate approval from Council.

Use of the Development

10. The quarry is to be operated in accordance with the approved Operational Management Plan.
11. The rehabilitation and revegetation of the quarry is to be carried out in accordance with the approved Rehabilitation Plan, under the supervision of a suitably qualified person/s.
12. Water shall not be discharged from the sedimentation dams unless, following testing, the Total Suspended Solids are less than 50mg/L.
13. Measures shall be implemented to prevent vehicles tracking sediment, debris, soil and other pollutants onto any road.
14. To ensure sanitary facilities are provided for the occupants of the site, suitable facilities shall be provided in the form of the following:
 - One closet pan and one washbasin as a portable structure, which is to be serviced and cleaned regularly
 - Sanitary disposal facilities

- Potable water to be provided to hand basins and drinking purposes
 - Canteen facilities are to be provided in accordance with Work Cover requirements
 - A contract is to be signed with a waste contractor and details are to be
 - Sent to Council.
15. Trucks entering or leaving the quarry shall be required not to travel along the section of Bull Ridge Road which is located east of the access road to the quarry, apart from trucks delivering material for works associated with Bull Ridge Road or with properties fronting or accessible only from that road.
 16. The sedimentation dams shall be cleaned out whenever their capacity is reduced by 25%.
 17. Stormwater runoff from all buildings shall be directed through oil and grease separators.
 18. Fuel spills on the site shall be cleaned up immediately. Any contaminated area shall be rehabilitated to the satisfaction of the Council. The contaminated ground shall be removed from the site and deposited at Council's waste depot.
 19. No sandstone partly finished or finished products are to be imported to the site.
 20. The sandstone sawing/cutting operation, associated activities and maintenance and repair to plant and equipment shall be limited to 7:00am to 5:00pm Monday to Friday and 7:00am to 12:00 noon Saturdays. No work to be carried out on Sundays and public holidays.
 21. All necessary steps are to be taken to suppress dust, generated as a result of the development, to the satisfaction of the Director City Planning.
 22. Sedimentation control devices shall be maintained during the development, to the satisfaction of the Director City Planning.
 23. The development shall be limited to the area shown on the submitted plans.
 24. All waste material shall be regularly removed from the property.
 25. Proposed development is to be carried out in accordance with acoustic report titled, *"Sydney Sandstone Quarries Pty Ltd Kurrajong Quarry, Acoustical Impact Statement, Report 4387. Prepared for Sydney Sandstone Pty Ltd August 2009, by Rodney Stevens, Principal Consultant for RSA Acoustics"*.
 26. Any activity carried out in accordance with this approval shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
 27. All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
 28. In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that Occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.

29. Upon receipt of a justified complaint in relation to noise pollution emanating from the premises, an acoustical assessment is to be carried out in accordance with the requirements of the Department of Environment and Conservation's Environmental Noise Management - NSW Industrial Noise
- Policy and provide recommendations to mitigate the emission of offensive noise from the premises. The report shall be prepared by an appropriately qualified acoustic consultant that is a member of the Association of Australian Acoustic Consultants and shall be submitted to Council for consideration.
30. Potential dust sources on the land shall be minimised through the maintenance of vegetation cover and the use of water sprays to suppress dust from exposed areas during periods of dry and/or windy weather.
31. Noise generated as a result of the development in the day and evening (defined by the NSW Industrial Noise Source Policy) shall be managed so that the L_{Aeq} noise levels, measured at any point in accordance with the NSW DECCWs' *Industrial Noise Source Policy*, do not exceed 5dB(A) (L_{Aeq}) above background levels (L_{A90}) with respect to noise amenity of other properties and associated outdoor areas.
32. An audit of compliance with the conditions of this Consent is to be undertaken at the applicant's expense and submitted to Council every five (5) years from the anniversary of this Consent. The Audit is to be undertaken by a suitably qualified independent expert approved by Council prior to the audit commencing.

Advisory Notes

- *** The applicant shall make themselves aware of the Discrimination Against People with Disabilities Act (DDA) and assess their responsibilities and liabilities with regards to the provision of access for all people.
- *** Should any Aboriginal site or relic be disturbed or uncovered during the construction of this development, all work should cease and the National Parks and Wildlife Service consulted. Any person who knowingly disturbs an Aboriginal site or relic is liable to prosecution under the National Parks and Wildlife Act 1974.
- *** The applicant is advised to consult with:
- (a) Sydney Water Corporation Limited
 - (b) Integral Energy
 - (c) Natural Gas Company
 - (d) A local telecommunications carrier regarding their requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on site or on the adjacent public roads.
- *** The developer is responsible for all costs associated with any alteration, relocation or enlargement to public utilities whether caused directly or indirectly by this proposed subdivision. Such utilities include water, sewerage, drainage, power, communication, footways, kerb and gutter.
- *** All works and regulatory sign posting associated with the development are to be at no cost to the Roads and Traffic Authority.
- *** The subject property is affected by proposed road widening. Any new buildings or structures must be erected clear of the land required for road widening and the quarrying of sandstone must be carried out clear of the land required for road widening.

MOTION CARRIED.

The meeting concluded at 2:55pm.

Endorsed by:

Janet Thomson
Chair, Sydney West Regional Planning Panel
Date: 08 April 2011