

MINUTES OF THE SYDNEY WEST REGIONAL PANEL MEETING HELD AT WOLLONDILLY COUNCIL ON THURSDAY, 10 MARCH 2011 AT 4.30 PM

PANEL PRESENT:

Janet Thomson	Chairperson
Bruce McDonald	Panel Member
Paul Mitchell	Panel Member
Les McMahon	Panel Member
Michael Banasik	Panel Member

COUNCIL STAFF IN ATTENDANCE

Mark Ruddiman	Development Assessment Planner
Daniel Lukic	Senior Development Assessment Planner
Ally Dench	Assistant General Manager
Michael Brown	Consultant Town Planner

1. The meeting commenced at 4:30pm

2. **Declarations of Interest –**

Nil

3. **Business Items**

ITEM 1 – JRPP 2009SYW030 – Wollondilly Council DA No. 010.2009.00000765.001 – Extension to Tahmoor Town Centre, Lots 73-77 and Part Lot 81-88 DP 8982 and Lot 78 DP 654924, Lot 79 DP 654925 and Lot 80 DP 659107 and Lot 304 DP 1057975.

ITEM 2 – 2011SYW019 Wollondilly 010.2010.00000479.001 – Boundary Adjustment (2 lots into 2 lots); 26-28 Station St, Menangle.

4. **Public Submissions**

ITEM 1 – JRPP 2009SYW030 – Wollondilly Council DA No. 010.2009.00000765.001 – Extension to Tahmoor Town Centre, Lots 73-77 and Part Lot 81-88 DP 8982 and Lot 78 DP 654924, Lot 79 DP 654925 and Lot 80 DP 659107 and Lot 304 DP 1057975.

Daryl Warry addressed the panel in **favour** of the item

Neville Tommy addressed the panel **against** the item.

ITEM 2 – 2011SYW019 Wollondilly 010.2010.00000479.001 – Boundary Adjustment (2 lots into 2 lots); 26-28 Station St, Menangle

- Maurice Blackwood addressed the panel **against** the item.

Paul Hume spoke in **favour** of the proposal and objected to recommended conditions of consent concerning wastewater disposal and access.

Les McMahon addressed issues raised by objectors.

Daniel Lukic explained that the conditions regarding wastewater disposal were required under clause 45 of the LEP and that wastewater disposal needed to be addressed as future development could occur on the land without Council consent under the Infrastructure SEPP.

5. Business Item Recommendations

ITEM 1 – JRPP 2009SYW030 – Wollondilly Council DA No. 010.2009.00000765.001 – Extension to Tahmoor Town Centre, Lots 73-77 and Part Lot 81-88 DP 8982 and Lot 78 DP 654924, Lot 79 DP 654925 and Lot 80 DP 659107 and Lot 304 DP 1057975.

The panel requested the following changes to conditions:

- 1) Stage 2 condition 4 be amended to include the following changes to conditions:
 - A detailed plan shall be prepared to Council's satisfaction setting out vehicle and pedestrian arrangements allowing safe vehicle and pedestrian movements in a shared way concept. The plans should examine paving materials, speed control devices, signage and dedicated pedestrian separation.
 - That the applicant together with Council shall prepare a detailed plan that addresses pedestrian access routes around the complex.
- 2) That a condition be added to the consent regulating the construction noise.
- 3) That the following deferred commencement condition be deleted from the consent:
 - The sale and closure of part of York Street shall be endorsed by Council.

Moved by Paul Mitchell and seconded by Janet Thomson

'That the application be deferred for the following reasons:

1. To enable outstanding traffic issues to be resolved.
2. To enable arrangements to be developed that will allow the concurrence of the NSW Roads and Traffic Authority to be secured.

MOTION CARRIED

ITEM 2 – 2011SYW019 Wollondilly 010.2010.00000479.001 – Boundary Adjustment (2 lots into 2 lots); 26-28 Station St, Menangle.

Moved by Janet Thomson and seconded by Bruce McDonald.

That the application be referred to the Minister of Planning for determination in accordance with the conditions of consent.

MOTION CARRIED

The meeting concluded at: 5:09pm

Additional Notes

The Minister has appointed the South West Joint Regional Planning Panel (JRPP) as the Relevant Planning Authority (RPA) for the purpose of considering the rezoning of employment land in Moreton Park Road Menangle. At this point in time no draft planning proposal for this land has been submitted to the JRPP. As this is the first time a JRPP has been so appointed by the minister to carry out this process in relation to a planning proposal, prior to this meeting the JRPP met with representatives from the Department of Planning, Council and the JRPP secretariat. The purpose of this meeting was to informally discuss the legislation relating to this planning proposal process and the procedures which might be followed should such a proposal be submitted to the JRPP in the future. It was decided any meeting where decisions are taken to make a formal planning proposal are to be held in public and all material and submissions to the panel for discussion be placed on the JRPP website.

Endorsed by

Janet Thomson
Chair, Sydney West Region Planning Panel
21 March 2011