

**MINUTES OF THE SYDNEY WEST REGION
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT BLACKTOWN CITY COUNCIL
ON THURSDAY, 08 DECEMBER 2011 AT 2.30 PM**

PRESENT:

Mary-Lynne Taylor	Chair
Paul Mitchell	Panel Member
Bruce McDonald	Panel Member
Suzie Jattan	Panel Secretariat

IN ATTENDANCE

Judith Portelli	Manager Development Services
Eltin Miletic	Town Planner

APOLOGY: Nil

1. The meeting commenced at 2.55 pm.
The Chair welcomed everyone to the Sydney West Regional Panel Meeting.

2. **Declarations of Interest –**
No declarations of interest were made.

3. **Business Items**

Item 1 - JRPP 2011SYW084 - Blacktown City Council, JRPP-11-1414, Reedy Creek Unit Estate Warehouse Development, Lot 552, DP 1110447, 2 Southridge Street, Eastern Creek

Item 2 - JRPP 2011SYW092 - Blacktown City Council, JRPP-11-1496, Rochford Place Retirement Village Extension, Lot 142, DP 1163474; Beston Drive, Ropes Crossing

5. **Public Submission - Nil**

6. **The Panel's Decision**

Item 1 - JRPP 2011SYW084 - Blacktown City Council, JRPP-11-1414, Reedy Creek Unit Estate Warehouse Development, Lot 552, DP 1110447, 2 Southridge Street, Eastern Creek

The Panel unanimously approved this application for the reasons outlined in the Council Planning Assessment Report and subject to the proposed conditions therein except for the following conditions which have been amended:

Condition 4.4.1 is amended in the following manner:

Prior to the issue of any Construction Certificate the following matters shall be addressed:

- a) *Prior to dewatering of the dam, the dam water and sediment from the dam wall is to be sampled and tested by a suitably qualified consultant to ensure the appropriate method of draining and breaching the dam;*

- b) *Existing stockpiles are to be sampled and tested by a suitably qualified consultant as suitable for industrial development or nominated for disposal off site at an accredited land fill.*

Should any remediation works be required, then a Remediation Action Plan (RAP) shall be prepared by a suitably qualified environmental consultant and be submitted to Council for approval. Any required remediation works shall be undertaken during the course of the engineering work. Final validation of the site for every aspect of these works shall be submitted for Council's approval prior to release of the Occupation Certificate under this consent.

Condition 11.8.2.5 is deleted and replaced with the following new Condition 11.8.2.5:

New Condition 11.8.2.5:

"A drainage easement is to be provided for overflow weir drainage pipe from the existing dam.

A Surveyor's Certificate is to be lodged with Council prior to the issue of any Occupation Certificate that certifies that all pipes are located wholly within the property, and within appropriate easements. An interim Occupation Certificate shall not be issued until the Section 88E and/or Section 88B instrument creating the easements and covenants required by this consent has been endorsed by Council.

Prior to the issue of the final Occupation Certificate, copies of the registered easements are to be submitted to the Certifying Authority and Blacktown City Council, if Council is not the Certifying Authority."

Conditions 12.4.1 and 12.4.7 are deleted.

Item 2 - JRPP 2011SYW092 - Blacktown City Council, JRPP-11-1496, Rochford Place Retirement Village Extension, Lot 142, DP 1163474; Beston Drive, Ropes Crossing

The Panel unanimously approved this application for the reasons outlined in the Council Planning Assessment Report and subject to the proposed conditions therein except for the following conditions which have been amended:

Condition 5.2.2 was deleted.

Stormwater drainage from the site shall be designed to satisfactorily drain rainfall intensities of 159mm per hour over an average recurrence interval of 20 years. The design shall:

- (a) be in accordance with Australian Standard 3500.3, and*
- (b) provide drainage discharge to an existing Council drainage system, and*
- (c) ensure that the development, either during construction or upon completion, does not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties.*

Condition 6.8.4.2 was amended as with additions in red.

The construction of path paving is to be provided to the following nominated roads:

Name	Side	Paving Width
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Condition 9.4.1 was amended as outlined below

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

Condition 9.4.2 was amended as outlined below

The hours of any development works shall be limited to between 7.00am to 6.00pm, Mondays to Fridays: 8.00am to 1pm, Saturdays; and no such work to be undertaken at any time on Sundays or public holidays.

Condition 9.5.1 was amended as with additions in red.

Stormwater, surface water and sub-surface seepage (other than natural flows) shall be prevented from entering the building or being diverted onto any adjoining land (as applicable) by:

- (a) the floor level being a minimum 225mm above the adjoining finished ground level, or*
- (b) being drained to an effective drainage system, with the finished slab height above external finished ground level being in accordance with the Building Code of Australia.*

Condition 12.11.3 was amended as with additions in red.

A restriction as to user shall be registered against the title of the property, in accordance with section 88E of the *Conveyancing Act 1919*, limiting the use of any accommodation to the following only:-

- (a) seniors or people who have a disability,*
- (b) people who live within the same household with seniors or people who have a disability,*
- (c) staff employed to assist in the administration of and provision of services to housing provided under this approval,*

And the word “seniors” shall be in accordance with the definition of *Seniors* under the provisions of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

The meeting concluded at 3.35 pm.

Endorsed by

Mary-Lynne Taylor

Chair

Sydney West Region

Joint Regional Planning Panel

Date: 20 December 2011