

MINUTES OF THE SYDNEY WEST JOINT REGIONAL PLANNING PANEL MEETING HELD AT BLACKTOWN CITY COUNCIL ON THURSDAY, 24 OCTOBER 2013 AT 11.00 AM

PRESENT:

Mary-Lynne Taylor	Chair
Paul Mitchell	Panel Member
Bruce McDonald	Panel Member

COUNCIL STAFF IN ATTENDANCE

Judith Portelli – Blacktown Council - Manager Development Service & Administration
Melissa Parnis – Assistant Team Leader, Planning (North)
Christopher Wahbe – Development Services Engineer
Robert Marshall – Co-ordinator Engineering Approvals
Nadeem Shaikh – Acting Manager, Traffic and City Projects

APOLOGIES: NIL

1. The meeting commenced at 12.25 pm

The Chair welcomed everyone to the Sydney West Regional Panel Meeting.

2. **Declarations of Interest - Nil**

Business Item - 2013SYW037, Blacktown - JRPP-13-369, The Ponds High School and Public School, Hambledon Road, The Ponds

3. **Public Submissions**

- Nick Chipizubov – Senior Project Manager – Department of Public Works
- John Pogson – Project Manager - Department of Public Works
- Julia Carras – Architect on behalf of the applicant – Department of Education
- Penny Golding – Manager of Planning - Department of Public Works
- Craig McLaren – Traffic Engineer Consultant

4. **Panel Decision**

"This is an application by the Department of Education and Community – Care of Public Works, a crown application for the development of a new Junior and senior school at The Ponds, in a new part of the suburb and adjoining an urban Growth developed residential subdivision. There were no objections received by council or the Panel secretariat at the time of public notification, and no objectors attended the Panel meeting. Council prepared an assessment report to which was attached council's proposed conditions of consent, and in particular, traffic conditions requiring the provision of roundabouts, a signalised intersection (apparently), and other traffic devices.

The applicant informed the council and the panel by letter the day before the public meeting that most of the traffic conditions were not acceptable and objecting to a number of other conditions as well. The objections were so considerable the Panel was unable to deal with them at the meeting and it has had to be deferred.

The difference between the parties was so great that the panel was unable to have any certainty in understanding traffic management and provision of proper facilities for the school and the adjoining residential subdivision. The applicant is refusing to undertake or to provide traffic works which the council believes is necessary for traffic safety and the applicant alleges that the works are unnecessary or perhaps, that they will or should be carried out by Urban Growth or the Council. The Panel understands that the applicant agreed that most of the works required by the council conditions arise from the school development.

The council advises that none of these works are planned in the council's contributions plan and have not been planned for in the council budget.

As this is a crown application, the Panel cannot refuse the application or impose conditions unacceptable to the applicant without the consent of the Minister.

The panel therefore unanimously defers the application and directs the council to meet with the applicant and Urban Growth to resolve the outstanding council concerns about traffic safety and management resulting from the application for the new school and the residential developments in this area, together with a considered response to the other unacceptable conditions. The panel then requires after that meeting or series of meetings, that council prepare a supplementary report dealing with the traffic impacts and proposing a final set of conditions."

The meeting concluded at 12.40 pm

Endorsed by



Mary-Lynne Taylor
Chair
Sydney West Joint Regional Planning Panel
Date: 4 November 2013

