

**RECORD OF PUBLIC MEETING  
SYDNEY WEST JOINT REGIONAL PLANNING PANEL  
HELD AT WOLLONDILLY SHIRE COUNCIL  
28 July 2016**

**Members:**

Mary-Lynne Taylor	Chair
Bruce McDonald	Panel Member
Lindsay Fletcher	Panel Member
Col Mitchell	Panel Member
Peter Wright	Panel Member

**Apology:** None

The meeting commenced at 4.30 pm.

**Declaration of Interest:** Mr Lindsay Fletcher declared that he knows Brett McLennan as Brett previously worked for GSA Planning at a time when he was a Director of that firm about 17 years ago. He has not had any discussions with Brett McLennan in relation to this matter and does not consider that there is any conflict of interest in regards to this proposal.

**Business Item:** Planning Proposal to amend Wollondilly Local Environmental Plan 2011, proposed rezoning of land for residential and business purposes, Station Street, Menangle

**Public Submissions:**

- Michel Colnar
- Lesley Traverso
- Laura Egan Burt
- Matthew Deeth on behalf of the Menangle Community Association
- Ann Blackwood
- Dan Robins

**On behalf of the applicant:**

- Brett McLennon
- Mark Tooker
- Katie Whiting
- Gareth Bird
- Dr Richard Lamb

**On behalf of Wollondilly Shire Council:**

- David Smith – read the submission on behalf of the Council including Council resolutions.

**On behalf of the Department of Planning & Environment:**

- Catherine Van Laeren
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**Panel Recommendation:**

At this stage, the Panel's role as relevant planning authority (RPA) is to update or vary the subject planning proposal (if deemed necessary) and/or make a request to the Greater Sydney Commission to make the Local Environmental Plan (LEP) or determine that it not proceed. This is in accordance with sections 58 and 59 of the *Environmental Planning and Assessment Act 1979*.

The Panel finds that this proposal for the expansion of Menangle Village is generally satisfactory and will present an opportunity to restore and celebrate the important cultural and historic elements of the State Heritage items of Menangle Village. However, the Panel is not yet prepared to determine the proposal on merit as it is not satisfied about the following matters:

- Arrangements be made to provide certainty that the necessary infrastructure required to support the development will be available in a timely manner;
- The Flood Study needs to be upgraded to the satisfaction of the Office of Environment and Heritage so as to meet the requirements of the Ministers S117 Direction;
- The proponent is required to update the ecological assessment in accordance with the NSW Office of Environment and Heritage and it is noted that the Department of Planning and Environment will facilitate these discussions.
- In relation to Coal Seam Gas, the Panel requires a risk assessment to be undertaken for any proposed residential development within 200m of any existing operating gas well; and
- the Panel requests the Department of Planning & Environment to confirm that residential development may proceed on this land that will not be adversely affected by mine subsidence.

Upon receipt of this further information the Panel requests a further report from the department before any final meeting.

Endorsed by



Mary-Lynne Taylor  
Chair  
Sydney West Joint Regional Planning Panel  
Date: 28 July 2016

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