

MINUTES OF THE SYDNEY WEST JOINT REGIONAL PLANNING PANEL MEETING HELD AT THE HILLS SHIRE COUNCIL ON THURSDAY, 21 OCTOBER 2010 AT 11.00 AM

PRESENT:

Janet Thomson	Chairperson
Bruce McDonald	Panel Member
Paul Mitchell	Panel Member
Dave Walker	Panel Member
Michael Edgar	Panel Member

IN ATTENDANCE

Paul Osborne	Manager - Development Assessment Services
Kristine McKenzie	Principal Executive Planner
Stewart Seale	Manager – Forward Planning
Cameron McKenzie	Group Manager – Environment and Planning Services

APOLOGY:

No Apologies.

The meeting commenced at 11.00 am. The Chair welcomed everyone to the Sydney West Regional Panel Meeting.

1. Business Items

- Item 1 JRPP 2010SYW035 – The Hills Shire Council DA1674/2010/JP – Proposed Supermarket, Specialty Shops and Associated Works, Lot 1 DP 528019 and Lot 37 DP 38439, Nos. 73 – 75 Windsor Road, Baulkham Hills

2. Declarations of Interest

No declarations of interest were made.

3. Public Submissions / Speakers

Mr Aiden Murphy (Applicant - Development Manager)

- Request that the Development Application be approved as a “Deferred Commencement” to resolve identified access issues.

Ms Marion Higgins (Applicant - available for questions)

4. Business Item Recommendations

The resolution moved by Paul Mitchell – seconded by Dave Walker:

The application be refused for the following reasons:

1. The proposed development is unsatisfactory as the non-provision of public road access does not demonstrate the orderly development of the site (Section 79C (a)(i) of the Environmental Planning and Assessment Act, 1979).

2. The proposed development would be prohibited in the R3 zone that is required as a result of the zone swap in Clause 3(c) of schedule 1 of the Department of Planning's Section 65 Certificate for The Hills Draft LEP 2010.

As amendment was moved by Bruce McDonald – seconded by Michael Edgar:

The application be refused for the following reasons:

1. The proposed development is unsatisfactory as the non-provision of public road access does not demonstrate the orderly development of the site (Section 79C (a)(i) of the Environmental Planning and Assessment Act, 1979).
2. The proposed development would be prohibited in the R3 zone that is required as a result of the zone swap in Clause 3(c) of schedule 1 of the Department of Planning's Section 65 Certificate for The Hills Draft LEP 2010.
3. The proposal is unsatisfactory in respect to strategic considerations as the site is identified as being appropriate for a Neighbourhood Centre development as follows:
 - (a) The proposed development is not consistent with the strategic planning framework adopted by Council, including the Balmoral Road Release Area Structure Plan and the Centres Hierarchy that identifies the site as a neighbourhood centre.
 - (b) The proposed development by way of its size, scale beyond and the built form is not representative of a neighbourhood centre and does not facilitate accessibility, connectivity to surrounding development or the creation of a local identity.

The amendment was carried.

The amendment became the proposed resolution and was carried 4 votes in favour and nil votes against David Walker abstained.

MOTION CARRIED

1. Business Items

- Item 2 JRPP 2010SYW056 – The Hills Shire Council DA 279/2011/JP – Conversion of Level 2 Medical Suites to Additional Hospital Beds and Level 1 Storage Area to an Operating Theatre (Norwest Private Hospital), Lot 35 and 37 SP 82294 & Lot 100 DP 1139109, Nos. 9 – 11 Norbrik Drive, Bella Vista

2. Declarations of Interest

No declarations of interest were made.

3. Public Submissions / Speakers

Andreas Dimokopolous (applicant) requested the imposition of Condition No. 16(a) to enable extended hours of work.

4. Business Item Recommendations

The Development Application be approved subject to the imposition of an additional Condition No. 16(a) as follows:-

“16(a). Hours of Work

Work on the project to be limited to the following hours: -

Monday to Saturday -7.00am to 5.00pm;

Sunday and Public Holidays - No work or activity to be carried out

During the period from 7 January 2011 to 28 February 2011 the following additional hours of work are permitted. These works are to be inaudible at any adjoining property.

5pm Friday 7 January – 5am Monday 10 January

5pm Friday 14 January – 5am Monday 17 January

5pm Friday 21 January – 5am Monday 24 January

5pm Friday 28 January – 5am Monday 31 January

5pm Friday 4 February – 5am Monday 7 February

5pm Friday 11 February – 5am Monday 14 February

5pm Friday 18 February – 5am Monday 21 February

5pm Friday 25 February – 5am Monday 28 February

Deliveries/rubbish removal including rubbish being deposited into builders' waste bins for the purpose of construction work shall only be undertaken on Monday to Saturday between the hours of 7.00am to 5.00pm.

If complaints are received regarding impacts on amenity from work between 7 January 2011 to 28 February 2011, the approved hours will revert to 7.00am to 5.00pm Monday to Saturday.

The builder/contractor shall be responsible to instruct and control sub-contractors regarding the hours of work.”

The resolution moved by Dave Walker – seconded by Bruce McDonald

MOTION CARRIED

The meeting concluded at 11.50 am

Endorsed by

Janet Thomson
Chair, Sydney West Region Planning Panel
Date 01 November 2010