

**MINUTES OF THE SYDNEY WEST REGION
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT BLACKTOWN CITY COUNCIL (BOWMAN HALL)
ON TUESDAY, 13 DECEMBER 2011 AT 6.30 PM**

PRESENT:

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

IN ATTENDANCE

Glennys James	Director, City Strategy & Development
Judith Portelli	Manager, Development Services & Administration
Rebecca Gordon	Town Planner
Nadeem Shaikh	Co-ordinator of Traffic Management Services
Dan Woods	Senior Environmental Health Officer
Tony Merrilees	Senior Drainage Engineer

APOLOGY: NIL

1. The meeting commenced at 6.40 pm

2. **Declarations of Interest - Nil**

3. **Business Items**

ITEM 1 - JRPP 2011SYW045 – Blacktown City Council, JRPP-11-650, 7 multi level residential flat buildings with associated basement parking, Lot 42, DP 1004176 H/N 8 Myrtle Street, Prospect

5. **Public Submission -**

The following residents addressed the Panel against the item –

- Paul Wynn
- Martin O'Reilly
- Richard Desa
- Mark Smith
- Andrew Barrs
- Greg Warters
- Charles Bonnici
- Sandy Benson

Councillor Cathy Collins and Councillor Russel Dickens addressed the Panel on behalf of the residents.

Lee Hughes and Roberta Ryan addressed the Panel in favour of the item.

6. The Panel's Decision

The Panel Chair thanked all the speakers for their presentation of the issues of concern.

The Panel found the council report to be thorough.

The Panel unanimously deferred the decision because the Panel remains unconvinced by the Urban Design arguments that the development is suitable in its context. The Panel has decided to require a further urban design report from an independently chosen acknowledged expert in Urban Design to provide advice about the SEPP 65 assessment especially about matters of context, bulk and scale and built form and a report from an independently chosen acknowledged expert traffic engineer for comment on the cumulative effect on existing traffic, of the traffic from this development and the proposed Department of Housing estate in Flushcombe Road and the effect, in particular on the intersection of Flushcombe Road and Myrtle Street.

These additional reports, when received, are to be published on the JRPP website and the applicant and members of the public may comment in writing or to the next JRPP meeting when this will be reconsidered.

The meeting concluded at 9.20 pm.

Endorsed by:

Mary-Lynne Taylor
Chair
Sydney West Region
Joint Regional Planning Panel
Date: 20 December 2011