

# MINUTES OF THE SYDNEY WEST JOINT REGIONAL PANEL MEETING HELD AT BLACKTOWN CITY COUNCIL ON THURSDAY, 21 JUNE 2012 AT 6.00 PM

## PANEL PRESENT:

Mary-Lynne Taylor  
Bruce McDonald  
Paul Mitchell

Chairperson  
Panel Member  
Panel Member

## COUNCIL STAFF IN ATTENDANCE

Judith Portelli  
Rebecca Gordon

Blacktown Council  
Blacktown Council

1. The meeting commenced at 6:05PM

2. **Declarations of Interest – Nil**

3. **Business Items**

**Item 1 - 2011SYW124 - Blacktown, JRPP-11-2582, Rooty Hill RSL Sport Centre, 55 Sherbrook Street and 12 North Parade, Rooty Hill**

**Item 2 - 2011SYW053 - Blacktown City Council, 11-785, Bunnings Hardware Store Development  
Lot 13, 14 and 15 DP 262886, Hollinsworth Road, Marsden Park**

**Item 3 - 2009SYW013 - Blacktown City Council, 09 2379, Mixed Use - Commercial & Residential, 6 Merriville Rd, Kellyville Ridge**

4. **Public Submissions**

**Item 1 - 2011SYW124 - Blacktown, JRPP-11-2582, Rooty Hill RSL Sport Centre, 55 Sherbrook Street and 12 North Parade, Rooty Hill**  
Applicant - Russell Lee –Architect

**Item 2 - 2011SYW053 - Blacktown City Council, 11-785, Bunnings Hardware Store Development  
Lot 13, 14 and 15 DP 262886, Hollinsworth Road, Marsden Park**  
Glen Cue - Objector  
Applicant - Phillip Drew –Consultant

**Item 3 - 2009SYW013 - Blacktown City Council, 09 2379, Mixed Use - Commercial & Residential, 6 Merriville Rd, Kellyville Ridge**  
**Speaking against the application:**  
Jessica Thomas – McDonalds Restaurant  
Kevin Connolly MP  
Rosie Bonham – resident

Michael Vassili -for the residents  
Peter McNally – President of the Kellyville Ridge Neighbourhood Association  
John Gerdtz – Committee member of the KRNA  
Clr Edmond Atalla – Chairman of the Planning and Development Committee – Blacktown City Council.

**Speaking in favour of the application:**

Applicant - Ray Robinson Consultant and Robert Varga Traffic consultant

**5. Decision**

**2011SYW124 - Blacktown, JRPP-11-2582, Rooty Hill RSL Sport Centre, 55 Sherbrook Street and 12 North Parade, Rooty Hill**

The Panel unanimously approved this application for the reasons outlined in the Council Town Planning Assessment Report subject to the conditions as amended. The approved conditions are attached to the minutes.

**2011SYW053 - Blacktown City Council, 11-785, Bunnings Hardware Store Development, Lot 13, 14 and 15 DP 262886, Hollinsworth Road, Marsden Park**

The Panel unanimously approved this application for the reasons outlined in the Council Town Planning Assessment Report subject to the conditions as amended. The approved conditions are attached to the minutes.

**2009SYW013 - Blacktown City Council, 09 2379, Mixed Use - Commercial & Residential, 6 Merriville Rd, Kellyville Ridge**

The panel believes that the council report on this application has been comprehensive.

The Panel notes that since 2009 an earlier unsuitable application has been redesigned by the applicant in consultation with the council, to adapt the proposal to a point where it is now appropriate in its context, both commercially and residentially.

The bulk and scale now responds to the residential context and its height placed where it is in the middle of the site and at such a height that it is appropriately addressing the height of the buildings to the north of a residential flat nature

As a result, the application does not, in the opinion of the panel, now represent an overdevelopment of the site. This development supplies a need for appropriate housing at an important transport node, and will provide services and amenities to the surrounding developed locality.

The main issue of concerns relating to existing traffic conditions has been met for this application with works that will, in the opinion of the panel improve the traffic flow and safety on this section of Merriville Road. The completion of the works on the connector roads will in the future continue to improve traffic conditions

It is noted that the representative of the adjoining McDonalds' building is now satisfied with the design of the proposed building in its immediate vicinity, and that its concern to be consulted on the future of the development of the road safety conditions around its property will be allowed to it, not as part of this development, but as part of an ongoing consideration by council staff of the wider traffic implications for the intersection.

The application is approved unanimously, subject to conditions in the council report, and for the reasons given above and in what is considered to be a very careful assessment report on the application by Blacktown council staff. The approved conditions are attached to the minutes.

The meeting concluded at 8:35PM

Endorsed by

Mary-Lynne Taylor  
Chair, Sydney West Region Planning Panel  
29 June 2012