

MINUTES OF THE SYDNEY WEST JOINT PLANNING PANEL MEETING HELD AT THE HILLS SHIRE COUNCIL ON THURSDAY, 20 SEPTEMBER 2012

PRESENT:

Mary-Lynne Taylor	Chair
Bruce McDonald	Panel Member
Paul Mitchell	Panel Member
Dave Walker	Panel Member
Stewart Seale	Panel Member

IN ATTENDANCE

Cameron McKenzie	The Hills Shire Council
Gavin Cherry	The Hills Shire Council
Paul Osborne	The Hills Shire Council
Simon Turner	The Hills Shire Council

1. The meeting commenced at 12.10 pm.
2. **Declarations of Interest** - Nil for both items
3. **Business Item**

ITEM 1 - 2012SYW005 - The Hills, 717/2012/JPZ, Community title subdivision & integrated housing development comprising 127 dwellings & 1 community lot over 4 stages, 1 Hector Court & 16 Memorial Avenue, Kellyville NSW 2155

4. **Public Submission -**

Stuart Gordon Addressed the panel on behalf of applicant

5. **The Panel's Decision**

The Chair adjourned the meeting to allow the applicant and council to discuss a change to Condition 99 (n).

Applicant and council representative rejoined the meeting, and having resolved the differences regarding condition which in its amended form is satisfactory to both parties.

The panel unanimously approved the application for the reasons given in The Hills City Council's town planning assessment report subject to the amended conditions (attached).

6. **Business Item**

ITEM 2 – 2012SYW030 - The Hills, 870/2012/JP, Demolition of Existing Structures, Construction of Apartment Building Development and Four (4) Townhouses, 40 - 52 Barina Downs Road, Baulkham Hills

7. Public Submission -

William Johnston	Addressed Panel against the development application
Norman Jevons	Addressed Panel against the development application
Stephen McMahon	Addressed Panel in favour of development application

8. The Panel's Decision

The decision is to defer the application for submission of amended plans that will replicate the design of the northern portion of buildings A & F, specifically in relation to the number of stories and setbacks, to deal with the panel concerns about the impact of bulk and scale. These plans are also to deal with appropriate window treatment and balcony screening to ensure adequate privacy for the neighbouring properties. The plans to be changed are for buildings B & E and the southern portion of A & F. The plans are to be submitted within 14 days of the panel's notification of its determination.

The panel requests the council to attend to the matter urgently upon receipt of the plans and to report back to the panel with their assessment of the plans. Panel also asks that the residents who have objected will have all the amendments explained to them.

The voting 5 nil of application for deferral for the change of plans.

The meeting concluded at 1.46pm.

Endorsed by



Mary-Lynne Taylor
Chair, Sydney West
Joint Planning Panel
Date: 26 September 2012