

MINUTES OF THE SYDNEY WEST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT THE HILLS SHIRE COUNCIL ON WEDNESDAY 25 SEPTEMBER 2013 AT 4.30 PM

PRESENT:

| | |
|-----------------|-----------------------------|
| Paul Mitchell | Acting Chair |
| Bruce McDonald | Panel Member |
| Stuart McDonald | Panel Member |
| Michael Edgar | Panel Member |
| Dave Walker | Panel Member - (Item 1 & 3) |
| Stewart Searle | Panel Member – (Item 2) |

COUNCIL STAFF IN ATTENDANCE:

Cameron MacKenzie
Paul Osborne
Robert Buckham
Claro Patag
Shannon Butler

APOLOGIES: MARY-LYNNE TAYLOR

1. The meeting commenced at 4.35 pm

2. Declarations of Interest -

Item 1 - 2013SYW007 - The Hills, 658/2013/JP, Proposed Mixed Use Development Including Residential Flat Buildings, Restaurants, Child Care Centre, Business Premises, Shops and parking, Lot 1 DP 136011, 636 Old Northern Road, Dural

- Nil

Item 2 - 2012SYW070 - The Hills, 1363/2012/JP, Demolition of Existing Dwellings and Construction of Four Apartment Buildings Containing 147 units, Lots 7-9 DP 30744, Lot 1 DP 564845, Lot 6 DP 654751, Lots 101-104 DP 1000120 & Lot 1 DP 164096, known as Nos. 404-416 Windsor Road and Nos. 1, 2 & 3 Meryll Avenue, Baulkham Hills

- Mr Dave Walker declared a conflict of interest and retired from the meeting. His position was taken by Mr Stewart Searle.

Item 3 - 2011SYW082 - The Hills, 6/2012/HC, Concept Master plan and Staged Residential Subdivision to Permit the Future Development of 42 Apartment Units, 69 Small Lot Dwellings and 7 Detached Housing, 64 MacKillop Drive, Baulkham Hills

- Mr Alan Zammit is involved in the management of this application and he and Mr Bruce McDonald are both members of the Board of Directors of Evolve Housing, a not for profit community housing organisation. Mr B McDonald stated that despite his personal association, he has not discussed this matter with Mr A Zammit at any time. Mr B McDonald stated that these circumstances would not influence his consideration of this application.

3. Business Items

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4. Public Submissions -

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Addressing the Panel against the item – Nil

Addressing the Panel in favour of the item –

- Architect: Mark Hitchcock - BHI Architects
- Traffic: Terry Lawrence – Trans Urban

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Addressing the Panel against the item –

- Michael Hall (Theiss)

Addressing the Panel in favour of the item –

- Tony Merhi

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Addressing the Panel against the item –

- Doug Neil (adjoining owner)

Addressing the Panel in favour of the item –

- Alan Zammit

5. Panel's Decisions

Item 1 - 2013SYW007 - The Hills, 658/2013/JP, Proposed Mixed Use Development Including Residential Flat Buildings, Restaurants, Child Care Centre, Business Premises, Shops and parking, Lot 1 DP 136011, 636 Old Northern Road, Dural

The Panel by majority of 3:2 (against B McDonald, S McDonald and M Edgar and for D Walker and P Mitchell) is concerned that the application has not taken into account the effects of the planned widening of Old Northern Road on traffic movements, pedestrian safety and presentation of the building.

Consequently the Panel's decision by the above majority is to defer determining the application to enable the applicant to revise the design to ensure functional vehicle movements, and both appropriate pedestrian safety and building presentation for circumstances when Old Northern Road is widened.

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The Panel unanimously approves the application for the reasons given in Council's Town Planning Report, subject to the conditions as discussed and amended at the meeting. The amended conditions are attached to the Minutes.

Item 3 - 2011SYW082 - The Hills, 6/2012/HC, Concept Master plan and Staged Residential Subdivision to Permit the Future Development of 42 Apartment Units, 69 Small Lot Dwellings and 7 Detached Housing, 64 MacKillop Drive, Baulkham Hills

The Panel unanimously approves the application for the reasons given in Council's Town Planning Report, subject to the conditions as discussed and amended at the meeting. The amended conditions are attached to the Minutes.

The meeting concluded at 6.15 pm

Endorsed by:



Paul Mitchell
Acting Chair
Sydney West Region
Joint Regional Planning Panel
Date: 27 September 2013