

**MINUTES OF THE SYDNEY WEST REGION
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT THE HILLS SHIRE COUNCIL ON
THURSDAY 12 DECEMBER 2013 AT 10.00 AM**

PRESENT:

Paul Mitchell	Acting Chair
Bruce McDonald	Panel Member
Stuart McDonald	Panel Member
Michael Edgar	Panel Member
Dave Walker	Panel Member

COUNCIL STAFF IN ATTENDANCE:

Cameron MacKenzie
Paul Osborne
Robert Buckham

APOLOGIES: NIL

1. The meeting commenced at 10.00 am

2. **Declarations of Interest - Nil**

3. **Business Item -**

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

4. **Public Submissions -**

Addressing the Panel against the item – Nil

Addressing the Panel in favour of the item – Nil

5. **Panel Decision**

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 unanimously approves the application for the reasons given below and subject to conditions as amended during the meeting:

In addition the Panel noted that the proposed development:

1. Is compatible with the relevant objectives of all applicable environmental planning instruments.
2. Meets or otherwise satisfactorily addresses applicable development standards.
3. Will have no adverse impacts on the natural or built environments.
4. Will have positive socio-economic effects because of the improved range of locally available facilities and services it will provide.
5. Is orderly development and is therefore in the public interest.
6. As amended and conditioned, will address previously identified concerns about traffic movement, pedestrian safety and building presentation. .

The amended conditions are attached to the Minutes.

The meeting concluded at 10.15 am

Endorsed by:



Paul Mitchell
Acting Chair
Sydney West Joint Regional Planning Panel
Date: 20 December 2013