

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at The Hills Shire Council on Thursday 18 December 2014 at 11.00 am

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell, Dave Walker and Michael Edgar

Apologies: Nil - Declarations of Interest: Nil

### Determination and Statement of Reasons

**2014SYW121 – The Hills Shire Council – DA658/2013** – Section 96(2) Modification to an approved mixed use development including shop top housing, restaurants, child care centre, business premises, shops, indoor recreation, parking and landscaping. The modification includes but is not limited to an increase in residential units from right to seventeen and a decrease in retail/commercial floor space, Lot 1 DP 136011 – 636 Old Northern Road, Dural.

**Date of determination:** 18 December 2014

#### Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

#### Panel consideration:


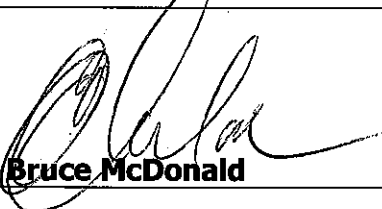

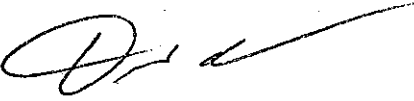

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

#### Reasons for the panel decision:

1. The proposal is substantially the same as the approval given by this Panel on 12 December 2013.
2. The benefits and impacts of this development and substantially similar to those associated with the previously approved development.

Panel Member Michael Edgar does not agree with the decision to approve this amended application for the same reason he opposed the original application and this amendment does not address his previous concerns but he does agree that this application is substantially the same.

#### Panel members:

 <b>Mary-Lynne Taylor (Chair)</b>	 <b>Bruce McDonald</b>	 <b>Paul Mitchell</b>
 <b>Dave Walker</b>	 <b>Michael Edgar</b>	