

MINUTES OF THE SYDNEY WEST REGIONAL PANEL MEETING HELD AT HORNSBY COUNCIL ON MONDAY, 20 DECEMBER 2010 AT 6.00 PM

PANEL PRESENT:

Janet Thomson	Chairperson
Bruce McDonald	Panel Member
Lindsay Fletcher	Panel Member
Felicity Findlay	Panel Member
Janelle McIntosh	Panel Member

COUNCIL STAFF IN ATTENDANCE

Scott Phillips	Executive Manager - Planning Division
Cassandra Williams	Team Co-ordinator

1. The meeting commenced at 6.00 pm. The Chair welcomed everyone to the Sydney West Regional Panel Meeting.

2. Declarations of Interest

No declarations of interest were made.

3. Business Items

ITEM 1 - JRPP 2010SYW042 – Hornsby Council DA No. 832/2010 - Seniors Living development comprising 78 dwellings, community centre and associated infrastructure, 392 Galston Road and 5 Mid-Dural Road, Galston

4. Public Submissions

Michael Gheorghiu (applicant's town planner) addressed the panel **in favour of** the Item

Paul Scuglia addressed the panel **in favour of** the Item.

John Inshaw (Galston Area Resident's Assoc) addressed the panel **against** the item.

Ted Shade addressed the panel **against** the item.

Jean Bolton (Association for Berowra Creek Inc) addressed the panel **against** the item.

Ray Stuart addressed the panel **against** the item.

Csaba Kaposi (applicant's project manager) addressed the panel **in favour of** the item.

5. Business Item Recommendations

JRPP 2010SYW042 – Hornsby Council DA No. 832/2010 - Seniors Living development comprising 78 dwellings, community centre and associated infrastructure, 392 Galston Road and 5 Mid-Dural Road, Galston

Moved by Lindsay Fletcher, **seconded** by Bruce McDonald that the application be refused for the following reasons:

1. Pursuant to the provisions of Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the consent authority is not satisfied that the site is compatible with the surrounding land uses.
2. Pursuant to the provisions of Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979, and notwithstanding the issued site compatibility certificate by the Director General of the Department of Planning, it is considered that the proposal does not comply with the Site Compatibility Criteria contained within State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, in particular the impact of the development on the natural environment, the impact of the development on future uses of the land, the lack of services and infrastructure to service the development and the cumulative impact of the development on the character of Galston Village.
3. Pursuant to the provisions of Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979, it is considered that the proposed development fails to satisfy any of the objectives of the Rural BA (Small Holdings - Agricultural Landscapes) Zone under Hornsby Shire Local Environmental Plan 1994.
4. Pursuant to the provisions of Section 79C(1)(b) of the Environmental Planning and Assessment Act 1979, it is considered that the proposal is excessive in size and population and would consequently have an adverse implication on the character of Galston Village.
5. Pursuant to the provisions of Section 79C(1)(b) of the Environmental Planning and Assessment Act 1979, it is considered that the proposal would adversely impact upon the agricultural viability of the land and the locality.
6. Pursuant to the provisions of Section 79C(1)(c) of the Environmental Planning and Assessment Act 1979, the consent authority is not satisfied that the site is suitable for the development having regard to the constraints on the disposal of sewage.
7. Pursuant to the provisions of Section 79C(1)(c) of the Environmental Planning and Assessment Act 1979, the consent authority is not satisfied that the site is suitable for the development having regard to Council's strategic housing strategy which seeks to limit urban growth in the Galston Village and provide more appropriate locations for seniors housing that are sewerred and have access to better public transport services.
8. Pursuant to the provisions of Section 79C(1)(e) of the Environmental Planning and Assessment Act 1979, it is considered that the proposal would set an undesirable precedent for similar inappropriate development and is therefore not in the public interest.

MOTION CARRIED.

The meeting concluded at 7.10pm.

Endorsed by

Janet Thomson
Chair, Sydney West Region Planning Panel
DATE 22 December 2010