

MINUTES OF THE SYDNEY WEST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT HORNSBY SHIRE COUNCIL ON THURSDAY, 15 SEPTEMBER AT 11.00 AM

PRESENT:

Mary-Lynne Taylor	Chairperson
Janelle McIntosh	Panel Member
Felicity Findlay	Panel Member
Bruce McDonald	Panel Member
Paul Mitchell	Panel Member

IN ATTENDANCE

Scott Phillips	Executive Manager - Planning Division
Rod Pickles	Manager – Assessment Team 2
Aditi Coomar	Senior Town Planner
Garry Mahoney	Senior Town Planner
Debbie Johnson	Administrator

APOLOGY - NIL

1. The meeting commenced at 5pm.
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 2011SYW054 - Hornsby Shire Council, DA/421/2011 - Affordable rental housing comprising twenty-four townhouses with associated basement carpark for thirty-eight cars and landscaping, Pt Lot 1, Pt Lot 2, Pt Lot 3 and Lot 4 DP 200513, Pt Lot 1 and Pt Lot 2 DP 214167 Nos.173-179A Pennant Hills Road, Thornleigh.

4 Public Submissions –

Mr Ian Dencker addressed the panel **in favour** of the item.
Mr Steve King addressed the panel **in favour** of the item.
Mr Tony Jreige addressed the panel **in favour** of the item.

5. Business Item Recommendations

The Panel believes this site can suitably accommodate affordable housing, but the Panel is concerned about some features of the design which affect streetscape presentation and amenity for future residents of the subject site.

The Panel has unanimously resolved to allow a modification of the proposal to be submitted and reassessed:

1. The setback of the dwellings in Nelson St, from the driveway and extending to the South, to be 6m.
2. The massing of the proposal to Nelson Street to be addressed to respond better to the residential character of Nelson Street (on the western side) by providing a stepped façade and recessed upper levels.
3. The boundary fence to Pennant Hills Road shall be constructed of masonry to a height of 1.8m, acoustically treated to provide an acoustic buffer for the residences behind, and articulated to improve the presentation to Pennant Hills Road.
4. A redesign of the Pennant Hills dwellings to ensure each dwelling can directly access the communal open space and the basement carpark.
5. Removal of the tree mid-site allowed if it prevents an improved design.
6. If these changes are presented to Council within 4 weeks, and are reassessed by Council, the Panel will meet again to resolve the application.

VOTE: 4 - 0

6. Business Items

2011SYW066 - Hornsby Shire Council, DA/484/2011 – Seniors Living Development comprising seventy six Dwellings and Community Centre, 392 Galston Road and 5 Mid-Dural Road Galston

7. Public Submission –

Mrs Jean Bolton (local resident) addressed the panel **against** of the item.
 Mr John Inshaw (local resident) addressed the panel **against** of the item.
 Mrs Beverley Hobbs (local resident) addressed the panel **against** of the item.
 Mr Phil Harris (local resident) addressed the panel **in favour** of the item.
 Mr Nick Juradoch of Ingham Planning addressed the panel **in favour** of the item.
 Mr Csaba Kaposi (Project Manager) addressed the panel **in favour** of the item.

8. Business Item Recommendations

The Panel unanimously resolves to refuse the application based on the assessment in the Council Planning Report and for the reasons outlined in that report but particularly because:

1. The Panel agrees with the Council report that the site is not suitable for this development having regard to Council's Strategic Housing Strategy which seeks to limit urban growth in Galston Village and provide more appropriate locations for seniors housing on sites that are sewered and with better access to public transport services.
2. There is inadequate infrastructure as there is no reticulated sewer available to the site and the Panel believes this is fatal to this application. It is noted that there is no firm date for any sewerage connection.
3. The Panel does not agree that the site is within a safe and convenient distance to Galston Village as there is necessity to cross two heavily trafficked roads. The Panel does not find that Galston Village has the full range of specialist services necessary for seniors and is not convinced that public transport will be available at relevant times.

4. The size, density and location of the proposed development relative to the context of the rural setting will adversely impact on the rural village character of Galston Village.
5. Approval of this application is likely to be a precedent for similar inappropriate development.

VOTE: 4 - 0

The meeting concluded at 7.50pm

Endorsed by

Mary-Lynne Taylor
Chair, Sydney West JRPP
Date: 20 September 2011