

**MINUTES OF SYDNEY WEST REGION
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT HORNSBY SHIRE COUNCIL
ON THURSDAY, 18 APRIL 2013 AT 3.30 PM**

PRESENT:

Mary-Lynne Taylor	Chair
Bruce McDonald	Panel Member
Paul Mitchell	Panel Member
David White	Panel Member
Michael Smart	Panel Member

IN ATTENDANCE:

James Farrington	Group Manager – Planning Division, Hornsby Shire Council
Rodney Pickles	Manager – Development Assessments
Garry Mahony	Senior Town Planner, Hornsby Shire Council
Isabel Azzopardi	Divisional Administrator, Hornsby Shire Council

APOLOGY: NIL

- 1.** The meeting commenced at 3.43 pm .

The Chair welcomed everyone to the Sydney West Regional Panel Meeting.

2. Declarations of Interest

David White declared that he was a student architect working on Bowden Brae Retirement Village in 1974.

3. Business Item 1

ITEM 1 2012SYW069 – Hornsby, DA/544/2012, Staged Development – Redevelopment Bowden Brae Retirement Village Normanhurst, 40 – 50 Pennant Hills Road and 1 – 17 Frith Avenue, Normanhurst

4 Public Submissions -

Addressing the Panel against the item –

- William Blunt

Addressing the Panel in favour of the item –

- David Ryan – City Plan Strategy and Development
- Diane Jones – Principal at PTW Architects

5. The Panel's Decision

This application has come before the JRPP and was deferred for partial redesign. At the previous meeting there were a number of local residents who addressed the Panel and Council had received 10 objections.

Since the deferral, the applicant has amended its plans in the manner suggested by the JRPP a lowering of the height of Building A to reduce impact to a satisfactory level for residential dwellings in the vicinity and to conceal otherwise exposed parts of the basement level of this building with an more detailed landscaping.

This amended application received three objections and one of the objectors addressed the Panel meeting. Although the written letter of this objector dealt with wider matters (all written objections have been made available to the Panel), the address at the meeting was primarily about legality of the development, i.e., the matter of permissibility of such a use within the relevant zoning. The matter of the permissibility was dealt with on the previous occasion when the Panel was provided with the legal advice. At the panel meeting the applicant's planner, David Ryan, also provided advice about the permissibility of the proposed use.

Both the applicant and the Council have received legal advice in relation to the concern about permissibility. The Council has consistently applied this legal advice in a similar development.

The Panel finds that the amended plans for Building A, have responded satisfactorily to the Panel's previously expressed concern, by reducing the height of the building by two storeys, which the Panel now accepts that together with a suitable landscaping treatment, and the proposed street setback will be acceptable in terms of the development's interface with the residential areas.

The landscape plan is to be completed after consultation with the Council's landscape officers and approved by the director of planning. It must address additional species to be planted in the frontage between Building A and the street boundary, which, in the opinion of the Panel can be either native or exotic species and of a style that will soften and screen the building without affecting appropriate winter sunlight to the building or the private open space.

The Panel finds that the development as amended provides additional well designed seniors living accommodation, in an appropriate setting, and with upgraded services and the Panel now believes it to be in the public interest.

The Council planning report proposes appropriate conditions for a concept Stage 1 plan – which are satisfactory to the applicant, but the Panel believes that there should be additional conditions relating to control of the demolition [the only construction work to be carried out on the site in this stage]. Appropriate conditions will be attached to the Minutes.

Having found the application to be in the public interest, the Panel unanimously approves the application for the reasons given in the Council's Town Planning Report and also as set out above, and subject to the conditions in the Council report.

The meeting concluded at 5.00 pm

Endorsed by



Mary-Lynne Taylor
Chair
Sydney West Joint Regional Planning Panel
Date: 23 April 2013