

**MINUTES OF THE SYDNEY WEST
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT HORNSBY SHIRE COUNCIL CHAMBERS
ON THURSDAY, 19 DECEMBER 2013 at 6.00 PM**

Present:

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

Council staff in attendance:

Caroline Maeshian
Garry Mahony
Lawrence Nagy

Apologies:

1. The meeting commenced at 6.00pm

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

2. **Declarations of Interest –**

Mr David Smart, in relation to item 2013SYW013: Prior to panel meeting, concern had been raised that the panel member worked at council when the Hornsby Housing Strategy was produced therefore having an interest in seeing greater development. Mr Smart did not agree with this suggestion and did not find any reason not to participate in the panel proceedings.

3. **Business Item -**

Item 1 - 2013SYW002 – Hornsby, DA/1281/2012, Demolition of the existing community centre and residence, construction of a community centre and a child care centre accommodating 72 children, Lot 2 DP 617493 and Lot 2 DP 367716, Nos. 10X & 12 Old Berowra Road, Hornsby

4. Public Submissions –

Addressing the Panel against the item –

Max Lowry addressed the panel against the item.

Addressing the Panel in favour of the item –

Kendal Mackay spoke on behalf of the proponent in favour of the item.

5. Panel Decision

The Panel unanimously agrees to approve the application for the reasons given in the Council Town Planning report subject to the conditions attached to the report and amendment to condition 35 with an additional condition relating to the drop of and pick up parking area for the child care facilities.

Amended Condition 35 to read as follows:

A pedestrian refuge is to be constructed in Old Berowra Road subject to detailed design and approval process by Council.

New additional condition 59:

The car parking area at the front of the child care centre (7 spaces) is to be available before 9:30am and after 2:30pm for drop off and pick up purposes only. This car parking area is not to be used by staff of the child care centre during these times.

6. Business Item -

Item 2 - 2013SYW013 – Hornsby, DA/1370/2012, Construction of 4 five storey residential flat buildings containing 110 units, 7-15 Fisher Avenue and 2-6 Trebor Road, Pennant Hills

7. Public Submissions –

Addressing the Panel against the item –

Peter Waite addressed the panel against the item.

Brian Ash, President – Pennant Hills District Civic Trust addressed the panel against the item.

Kevin Bauer, Principal – St Agatha’s Primary School, addressed the panel against the item.

George Knowles addressed the panel against the item.

Marcia Horvai addressed the panel against the item.

Andrew Wilson, Lawyer and Parent of Pennant Hills Public School P&C Association, addressed the panel against the item.

Addressing the Panel in favour of the item –

Michael Trimh (architect) and Robert Varga (traffic engineer) addressed the panel in favour of the item.

8. Panel Decision

This development application for four residential flat buildings meets the provisions of all relevant Environmental Planning Instruments as set out in the Council planning report, and, in particular, meets the provisions of the recently made Hornsby Local Environmental Plan 2013. It complies with or otherwise successfully addresses the guidelines in the Council Development Control Plan and the Residential Flat Design Code under SEPP 65 –the latter provides guidelines on best practice design.

This proposal has a suitable density and scale for the subject site, which is in close proximity to rail, main road, retail and community facilities infrastructure in Pennant Hills. The scale and density is also consistent with Council's Housing Strategy which envisaged 5 storey housing in this location, and satisfactorily relates to surrounding development, and the planned future character of the area.

The Panel is satisfied, from the traffic reports, analysis and assessment provided by the applicant's traffic engineer and Council's traffic engineer that current levels of traffic flow and pedestrian safety will not be materially affected. Specifically the panel notes there is no coincidence between the peak traffic periods for the development and nearby schools.

The application is consistent with the public interest, in that it assists in meeting the housing target for the North Sub-Regional and provides improved housing choice in the Hornsby Local Government Area.

The proposal will provide an improved landscape outcome both on and off-site with sufficient deep soil planting opportunities being provided within the site.

The proposal, subject to the conditions in the Council planning report, is approved unanimously by the Panel, voting 5-0.

6. Meeting closed at 8.57pm

Endorsed by



Paul Mitchell
On behalf of Panel Chair
Sydney West Joint Regional Planning Panel
Date: 23 December 2013