

DATE OF DEFERRAL	Wednesday 11 September 2019
PANEL MEMBERS	Peter Debnam (Chair), Sue Francis, John Roseth, Ross Walker, David White
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Hornsby Council Chambers, 296 Peats Ferry Road Hornsby, on 11 September 2019, opened at 4.05pm and closed at 6.18pm.

MATTER DEFERRED

2019SNH026 – Hornsby – DA1227/2018 at Nos. 6-12 Mount Pleasant Avenue and Nos. 91-93 Pennant Hills Road, Normanhurst for construction of an early learning child care facility (as described in Schedule 1).

REASONS FOR DEFERRAL

The Panel heard from residents that there was concern in respect of the operation of the current school facilities on the road safety of the immediately adjoining road network.

This was not disputed by the applicant.

The Panel acknowledges that the proposed Early Learning facility may, in and of itself, comply with the required parking requirements and that it operates in a wider morning and evening peak than the school. However, the Panel is concerned that any additional impact on the operation of the road network, even if only minimal, may be unacceptable and that the cumulative affect of the existing and any proposal needs to be addressed.

Further the Panel believes there may be works that could be undertaken by the applicant which could assist the legitimate traffic concerns.






Accordingly, the Panel agreed to defer the determination for the applicant to submit a Traffic Management Plan which addresses, but not limited to, the following:

1. Consideration of widening of Osborn Road to ease traffic flow and safety.
2. Consideration of widening the existing or altering the access points to the school in both Osborn Road and Mount Pleasant Avenue.
3. Assessing the traffic issues for the full length of both Mt Pleasant Avenue and Osborn Road.
4. Consider introducing the 'masterplan' solutions as part of the subject proposal.
5. Notwithstanding the above, any matters which would go to improving the existing and future traffic impact in the vicinity of which the school has a significant impact on.

The Panel request that the applicant and Council meet in the coming weeks to discuss solutions to these issues.

This information should be submitted to Council by the end of September 2019 and a supplementary report prepared by Council to the Panel by the end of October 2019. When this information has been received, the Panel will hold another public determination meeting.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Sue Francis
 John Roseth	 David White
 Ross Walker	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2019SNH026 – Hornsby – DA315/2019
2	PROPOSED DEVELOPMENT	Demolition of existing dwelling, construction of a split level, 2 storey early learning child care facility comprising 80 places, an increase in the school student cap from 1150 to 1230 students and site amalgamation.
3	STREET ADDRESS	Nos. 6-12 Mount Pleasant Avenue and Nos. 91-93 Pennant Hills Road, Normanhurst
4	APPLICANT/OWNER	Loreto Convent Property Association
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No. 44 Koala Habitat Protection State Environmental Planning Policy No. 55 Remediation of Land State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Rural Fire Act 1997 Child Care Planning Guideline 2017 Hornsby Local Environmental Plan 2013 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Hornsby Development Control Plan 2013 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 28 August 2019 Written submissions during public exhibition: 65 Submissions made at public meeting 11 September 2019: <ul style="list-style-type: none"> David Wilkins, Michael Wensley Verbal submissions at the public meeting: <ul style="list-style-type: none"> In objection – Phil Tucker, Lindsay Spooner, Marian Webb, Colin Watson, Frank Hutchinson, David Wilks, Michael Wensley, Victoria Wensley, Nenad Miletick, Suzanne Shields, Susan Cornish, Brian Cornish, Elke Wagener, Brian Swanepoel, Jan Cowell Council assessment officer – Rodney Pickles On behalf of the applicant – Marina Ugonotti, Michael Rowe, Rebeca Butler Madden, Andrew Johnson
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection: 5 June 2019 <ul style="list-style-type: none"> <u>Panel members</u>: Peter Debnam (Chair), Sue Francis, Ross Walker, David White

		<ul style="list-style-type: none"> ○ <u>Council assessment staff</u>: Matthew Miles, Alan Yang, Rodney Pickles • Briefing: 5 June 2019 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Sue Francis, Ross Walker, David White ○ <u>Council assessment staff</u>: Matthew Miles, Alan Yang, Rodney Pickles • Final briefing to discuss council's recommendation, 11 September 2018 at 3.30pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Sue Francis, John Roseth, David White, Ross Walker ○ <u>Council assessment staff</u>: Cassandra Williams, Matthew Miles, Alan Yang, Rodney Pickles
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report