

SYDNEY NORTH PLANNING PANEL ADDENDUM TO SUPPLEMENTARY REPORT

Panel Reference	2019SNH026
DA Number	DA/1227/2018
LGA	Hornsby Shire Council
Proposed Development	Demolition of an existing dwelling, construction of a split level, 2 storey early learning child care facility comprising 80 places and site amalgamation
Street Address	Nos. 6-12 Mount Pleasant Avenue and Nos. 91-93 Pennant Hills Road, Normanhurst
Applicant	Ethos Urban
Owner	Loreto Convent Property Association
Date of DA Lodgement	23 November 2018
Number of Submissions	65 submissions to original proposal 48 submissions to amended proposal during notification period
Recommendation	Approval
Regional Development Criteria (Schedule 4A of the EP&A Act)	Community Facility that has a capital investment value of more than \$5 million
List of All Relevant s4.15(1)(a) Matters	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979 • 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 • Hornsby Local Environmental Plan 2013 • Child Care Planning Guideline 2017 • Hornsby Development Control Plan 2013 • Hornsby Shire Section 94 Development Contributions Plan 2014 - 2024

Report prepared by	Matthew Miles (Senior Town Planner)
Report date	10 December 2019

BACKGROUND

A recommendation report for this application was provided to Sydney North Planning Panel on 6 December 2019. Since the submission of this report, Council has identified an error in the wording on Page 8 of the Supplementary report and additional conditions required to address traffic impacts. The purpose of the report is to provide additional information to the Panel to support the supplementary report submitted on 6 December 2019.

MATTERS DISCUSSED IN THIS REPORT

1. No right turn signage and deletion of no 'left turn' signage

The proposed Parking Strategy Plan identifies installation of 'No right turn' restriction at the intersection of Mount Pleasant Avenue during peak periods and removal of the existing signage at the intersection of Osborn Road for 'left permitted on red permitted after stopping'. Council does not support the installation and removal of this signage as part of this application for reasons discussed in the assessment report, accordingly it is recommended that a condition be imposed as follows:

Amendment of Plans

The plans are to be amended as follows:

The approved 'ELC Parking Strategy Plan', prepared by AJ+C, dated 5.12.2019 must be amended by deleting the No right turn' restriction at the intersection of Mount Pleasant Avenue during peak periods and by removal of the existing signage at the intersection of Osborn Road for 'left permitted on red permitted after stopping' from the plans.

2. Update of approved plans

Condition 1 to be amended to reflect the latest revision of the "ELC Parking Strategy Plan", prepared by AJ+C, modifying the date from 12.11.2019 to 5.12.2019.

3. Widen driveway and Vehicular Crossing on Osborn Road

To improve traffic safety, Council's Traffic assessment recommends that the existing 4.7m wide vehicle crossing and driveway to Osborn Road at Gate 01, be widened to a minimum 6m wide to allow for two-way vehicle movements.

4. Modification of Condition 43 to specify AM and PM Parking Restriction hours

Condition 43 be amended to read:

43. Parking Restrictions

- Prior to the installation of 'No parking during peak School periods' signage opposite Gate 03 for an additional 5m to the start of the driveway at 14A Osborn Road, the Local Traffic Committee must approve the increase of the car parking restriction during 8AM to 9:30AM and 2:30AM to 4PM.
- Prior to the installation of 'No parking' signage along the western side of Osborn Street as identified on page 7 of the traffic report prepared by asongroup, reference 0731106v5, the Local Traffic



Committee must approve the increase of the car parking restriction by an additional 25m during 8AM to 9:30AM and 2:30PM to 4PM.

5. Clarification of missing wording on Page 8 of Supplementary Report

The missing wording of the supplementary report is identified in red below:

*Council also observed that Loreto currently has a dedicated pick up and drop off area approximately 90m long inside the School accessed off Osborn Road which enables vehicles to pass and incorporates a dedicated bus zone and at one point in time vehicles queued for approximately 30 seconds on Osborn Road waiting to enter the School. Loreto buses were also waiting within the School grounds in the PM peak separately to the dedicated pick up area to pick up children. Council observed **the existing Pick Up/Drop off area for the School** was working effectively **with** some minor queuing on Osborn Road in the PM Peak for vehicles waiting to enter the **School**.*