

DATE OF DEFERRAL	Wednesday 17 March 2021
PANEL MEMBERS	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Ross Walker, David White
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held by teleconference on 17 March 2021, opened at 10.05am and closed at 11.50am.

MATTER DEFERRED

PPSSNH-122 – Hornsby – DA509/2020 at 423-521 Old Northern Road Castle Hill for the development of a new “innovation Hub” at Oakhill College (as described in Schedule 1)

REASONS FOR DEFERRAL

The majority of the Panel resolved to defer the determination of the matter for urgent advice on a range of issues.






The application involves the demolition of two education buildings and construction of an “innovation hub” building within an existing educational establishment known as Oakhill College.

During the public meeting, the Panel noted the Clause 4.6 written request to vary the height of buildings was inadequate and the Applicant requested a deferral of the determination to submit a further Clause 4.6 written request. The Panel also noted a number of other issues required clarification and resolved to defer the matter so the Applicant could urgently provide the following information to Council:

1. Revised Clause 4.6 written request;
2. Review of plans to indicate the verandah on the northern edge of the building is either non trafficable or a landscaped planted roof;
3. Revision of plans to show the horizontal shelf angles on the windows on the northern edge of the building to be increased to a height of 1.6m from FFL to protect the privacy of residential properties to the north;
4. Revision of plans to include roof plant details;
5. Visual Impact analysis of the new building from surrounding streets;
6. Revised Landscape Plan along the northern boundary of the site to reduce the width of the access way, increase the width of the garden bed, increase canopy tree planting and ensure maximum screening of the built form;
7. Consideration of options which may increase the northern setback of the top level of the building;
8. Revised construction conditions to include a monthly tree health report to Council; and
9. Revised conditions to ensure the building’s internal lights are extinguished by 10pm daily.

The Panel requests the above information be provided to Council by 31st March 2021. Once received, Council is asked to urgently prepare a Supplementary Assessment Report. The Panel will then determine the matter electronically as soon as possible.

The decision to defer the matter was a majority decision with Ross Walker and David White dissenting. Ross Walker and David White insisted that the top floor should be setback from the northern boundary as the building exceeds the maximum height limit that impacts on the adjoining properties to the north. Also the Clause 4.6 request is considered inadequate.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Julie Savet Ward
 Brian Kirk	 Ross Walker (OAM)
 David White	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-122 – Hornsby – DA1015/2020
2	PROPOSED DEVELOPMENT	Demolition of two educational buildings and construction of an “innovation hub” educational building within an existing educational establishment.
3	STREET ADDRESS	423-521 Old Northern Road, Castle Hill
4	APPLICANT/OWNER	Trustees of the De La Salle Brothers Australia
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 (Educational Establishments and Child Care Facilities) 2017 ○ State Environmental Planning Policy No. 55 Remediation of Land ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ Sydney Regional Environmental Plan No. 20 Hawkesbury-Nepean River ○ Biodiversity Conservation Act 2016 ○ Hornsby Local Environment Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Hornsby Development Control Plan 2013 ○ Section 7.12 Development Contributions Plan • 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: 3 March 2021 • Clause 4.6 Variation Request – Height of Building • List any council memo or supplementary report received: Select Date • Written submissions during public exhibition: 58 • Unique submissions received by way of objection: 58 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Members of community – Jayantha Sellahewa, Jan Primrose on behalf of Protecting Your Suburban Environment Inc, Tom Lancaster on behalf of residents of Brosnan Place, Luke Shang, Fiona Herlihy ○ Council assessment officer – Ben Jones ○ On behalf of the applicant – Andrew Hobbs, Phillip Rossington
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 7 October 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Ross Walker, David White ○ <u>Council assessment staff</u>: Ben Jones • Final briefing to discuss council’s recommendation: 17 March 2021

		<ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Ross Walker, David White ○ <u>Council assessment staff</u>: Ben Jones
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report