

SYDNEY NORTH PLANNING PANEL - REPORT

Panel Reference	PPSSNH-179
DA Number	DA/1015/2020
LGA	Hornsby Shire Council
Proposed Development	The addition of first and second floor levels to an approved single storey cafeteria for use as a general maths and student hub
Street Address	Lot 100 DP 1262386, Barker College, No. 91 Pacific Highway, Hornsby
Applicant	David Porter
Owner	The Council of Barker College
Date of DA Lodgement	20 November 2020
Number of Submissions	Nil
Recommendation	Approval
Regional Development Criteria - Schedule 7 of the SEPP (State and Regional Development) 2011	Private infrastructure and community facilities over \$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 (Educational Establishments and Childcare Facilities) 2017 • State Environmental Planning Policy No.55 Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Koala Habitat Protection) 2020 • State Environmental Planning Policy No. 20 Hawkesbury-Nepean River • Hornsby Local Environmental Plan 2013 • Hornsby Development Control Plan 2013
List all documents submitted with this report for the panel's consideration	<ul style="list-style-type: none"> • Locality Plan • Architectural Plans • Landscape Plan • Clause 4.6 Statement • Decision Statement

	<ul style="list-style-type: none"> • Heritage Impact Statement • Traffic & Parking Report • Arboricultural Impact Assessment • Parking Restrictions Plans
Report prepared by	Thomas Dales
Report date	30 March 2021

SUPPLEMENTARY REPORT AND RECOMMENDATION

Council and the applicant have reviewed the recommended conditions of development consent contained within Schedule 1 of the Planning Report, prepared by Council and submitted to the Panel for consideration on 29 March 2021.

The applicant has proposed to amended Condition No. 16(a) with regard to On-Site Stormwater Detention to be consistent with the requirements of Condition No. 15.

Condition No. 16(a) has been excerpted as follows:

16. On-Site Stormwater Detention

An on-site stormwater detention system must be designed by a chartered civil engineer and constructed in accordance with the following requirements:

- a) *Storage capacity to accommodate volume from up to 50 years ARI (average recurrence interval) storms and a maximum discharge (when full) limited to 5 years pre development rate.*

The applicant's recommended amendments to Condition 16(a) are as follows:

16. On-Site Stormwater Detention

An on-site stormwater detention system must be designed by a chartered civil engineer and constructed in accordance with the following requirements:

- a) *Storage capacity to accommodate volume from up to **20 years** ARI (average recurrence interval) storms and a maximum discharge (when full) limited to 5 years pre development rate.*

Council reviewed the proposed condition amendments put forward by the applicant and supports the proposed changes.

CONCLUSION

The applicant's proposed modifications to Conditions 16(a) is supported by Council. Consequently, it is recommended that the applicant's wording of Condition No. 16(a) supersede the corresponding condition within Schedule 1 of the Planning Assessment Report, prepared by Council, dated 26 March 2021.

Note: At the time of the completion of this planning report, no persons have made a *Political Donations Disclosure Statement* pursuant to Section 10.4 of the *Environmental Planning and Assessment Act 1979* in respect of the subject planning application.

RECOMMENDATION

THAT Council assume the concurrence of the Secretary of the Department of Planning and Environment pursuant to Clause 4.6 of the *Hornsby Local Environmental Plan 2013* and approve Development Application No. DA/1015/2020 for the addition of first and second floor levels to an approved single storey cafeteria for use as a general maths and student hub at Lot 100 DP 1262386, No. 91 Pacific Highway Hornsby subject to the conditions of consent detailed in Schedule 1 of the Assessment Report dated 26 March 2021 with the exception of Condition No. 16(a).