

DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	2 June 2021
PANEL MEMBERS	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Ross Walker, David White
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 25 May 2021.

MATTER DETERMINED

PPSSNH-182 – Hornsby – DA/1062/202 at 669 Old Northern Road Dural for consent to construct a place of public worship and associated site works (as described in Schedule 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined below and in Council's Assessment Report.

The application involves the demolition of a shed and the construction of a place of public worship including ancillary development, basement car parking, associated site and external landscaping works at No. 669 Old Northern Road Dural.

The proposal includes on grade and basement parking for 238 cars (including 8 accessible spaces), 7 motorcycles and 33 bicycles. The building will include a 350 seat main church, 20 seat choir loft, media room, 70 seat chapel, multi function room, kitchen and other spaces. The proposed Ancillary Building houses offices, meeting rooms, reception, kitchen, staff dining room and rooms for administration and counselling.

The site is surrounded to the north, east and south by large lot rural-residential lands with lots to the west in the neighbouring Hills Shire being currently undeveloped, business and medium density zoned land. The maximum permissible height for the site is 10.5m under Hornsby's Local Environmental Plan 2013 and the proposed building height of 10m complies with the requirement.

The proposed development also complies with the requirements of the relevant environmental planning instruments, including State Environmental Planning Policy (Infrastructure) 2007, the Hornsby Local Environmental Plan 2013 and the Hornsby Development Control Plan 2013. It does not create unreasonable environmental impacts to the adjoining residential development with regard to visual bulk, overshadowing, solar access, traffic, parking, amenity or privacy.

The development generally meets the desired outcomes of Council's planning controls and is satisfactory having regard to the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979.

The Panel concurs with Council that approval of the application is in the public interest.


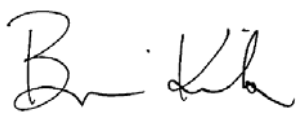



CONDITIONS

The development application was approved subject to the conditions in Council's Assessment Report and amended as follows:

- Condition 51b) amended to read as follows:
The Acoustic Compliance Certificate must provide details of the noise limits and setting of the Entertainment sound monitor device required by Condition 50 of this consent and of any ongoing maintenance/servicing requirements needed to maintain the ongoing effective operation of this device at all times.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered three written submissions (two in support and one objecting) made during public exhibition and noted the issue of concern raised was privacy. The Panel considers the privacy concern was adequately addressed in Council's Assessment Report.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-182 – Hornsby – DA/1062/2020
2	PROPOSED DEVELOPMENT	Place of public worship including ancillary development, basement car parking, associated site and external works.
3	STREET ADDRESS	669 Old Northern Road, Dural (Lot 1 DP 231126)
4	APPLICANT/OWNER	Ms Emily Hou - Calibre Group / Ms Rosanna Frasca
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. 55 Remediation of Land State Environmental Planning Policy No. 64 Advertising and Signage State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 Sydney Regional Environmental Plan No. 20 Hawkesbury-Nepean River 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: 24 May 2021 Written submissions during public exhibition: 3 Unique submissions received by way of objection: 3
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 21 April 2021 <ul style="list-style-type: none"> <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, David White, Ross Walker <u>Council assessment staff</u>: Ben Jones, Rodney Pickles Final briefing to discuss council's recommendation: 2 June 2021 <ul style="list-style-type: none"> <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, David White, Ross Walker <u>Council assessment staff</u>: Ben Jones, Rodney Pickles <u>Applicant representatives</u>: Jeff Younis, Emiliy Hou, Peter Lee
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report