

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSNH-283
DA Number	DA/484/2011/k
LGA	Hornsby Shire Council
Proposed Development	Section 4.56 modification to Villas 26 to 46 to change villa layouts, amend internal driveway areas and amend community centre design
Street Address	392 Galston Road Dural (Lot 1 DP 1211969)
Applicant/Owner	Vigor Master / 392 Galston Investment Pty Ltd
Date of DA lodgement	22 November 2021
Total number of Submissions Number of Unique Objections	Zero
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Section 4.56 Modification
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Hornsby Local Environmental Plan 2013 • State Environmental Planning Policy No. 55 Remediation of Land • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Statement of Environmental Effects prepared by Vigor Master. • Architectural Plans prepared by Vigor Master (as Amended).
Clause 4.6 requests	<ul style="list-style-type: none"> • N/A
Summary of key submissions	<ul style="list-style-type: none"> • Landscaping • Acoustics
Report prepared by	Hornsby Shire Council
Report date	30 March 2022

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Not applicable

Conditions

Have draft conditions been provided to the applicant for comment?

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

No