

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 7 December 2022, 9:00am to 9:25am
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSNH-320 – Hornsby - DA/394/2015/E - 35 Pacific Highway, Wahroonga. Section 4.55(2) - modifications to Independent Living Units (Buildings A and B).

PANEL MEMBERS

IN ATTENDANCE	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Sue Weatherly, Mark McCrindle
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Madeleine Bayman and Cassandra Williams
APPLICANT	David Krakowszky, Lisa-Maree Carrigan, Naimul Huq and Ross Shepherd
DEPARTMENT STAFF	Carolyn Hunt and Jordan Clarkson

KEY ISSUES DISCUSSED

- Council's Briefing Report noted, including the following identified key issues:
 - Urban design
 - Building height
 - Permissibility
 - Tree preservation
 - Traffic and parking
 - Waste management
 - Stormwater management
 - Consistency with planning controls
- Design review outcomes addressed and amended plans received
- Internal referrals
 - Engineering – recently received
 - Traffic – outstanding – car parking numbers to be finalised
 - Engineering, Tree, Waste and DEP - resolved
- 1 submission received with issues relating solar access, privacy and amenity impacts, building height, construction noise and dust

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- No outstanding matters noted (with the exception of traffic referral comments)

Panel

- Clarification of markings on ground floor plans identified as previous approved envelope for modification (red) upper floors (blue)
- Plans to be amended plans to outline the original application floor area
- Assessment report is to include a detailed assessment of the following:
 - Analysis of proposal with the original approval, to be provided (drawing and table format) and outlining the compliance of the proposed modification with the legislation requirements
 - Site Capability Certificate consistency, noting the increased GFA
- Urban Design Review Panel noted reconsideration of landscaping and the inclusion of blue gum trees into the design – amended landscaping plans have been provided that enables the existing canopy to be incorporated into the design. Replacement and replenishment planting proposed, with the internal street to include extra street trees.
- Social amenity and interaction facilitation within the entrance and foyer areas – amended plans have been provided where planter boxes have been removed, additional seating proposed, areas widened and connection to common areas provided.

TENTATIVE DETERMINATION DATE SCHEDULED FOR: Early February 2023 – electronic

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