



DATE OF DETERMINATION	18 August 2020
PANEL MEMBERS	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, David White, Ross Walker
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 18 August 2020.

MATTER DETERMINED

PPSSNH-56 – Hornsby – DA1041.2019 at 412 Glaston Road, Glaston for alterations and additions to an existing community swimming pool (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 the application for the reasons outlined in the council assessment report.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report with the following amendment:

- Condition 2 amended to read as follows:



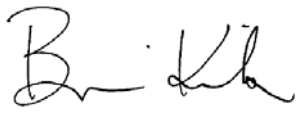


Removal of Trees

This development consent permits the removal of tree(s) numbered 1-7, 11-13, 15, 17, 18, 21, 24, 31- 34, 43-48, 51-56, 59-60, 62-63, 67A-70, 72-80, 200-220, 223-225, 227, 231, 301 and 302 as identified on page Tree location plan prepared by Fiona Robbe dated December 2019. All trees to be removed must be identified with a ribbon, or similar, and verified by the Project Arborist, prior to their removal.

Note: The removal of any other trees from the site requires separate approval by Council in accordance with Part 1B.6 Tree and Vegetation Preservation of the Hornsby Development Control Plan, 2013 (HDCP).

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-56 – Hornsby – DA1041/2019
2	PROPOSED DEVELOPMENT	comprising a new roof over the existing 24m pool and learn to swim pool, a new learn-to-swim change room comprising toilets and showers, new accessible sanitary compartments, and a new proposed club room and canteen.
3	STREET ADDRESS	No. 412 Galston Road, Galston
4	APPLICANT/OWNER	Applicant - Mohammad Mamum, Hornsby Shire Council Owner – Corwn Land with Council as Trustee
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. 19 Bushland in Urban Areas State Environmental Planning Policy No. 44 Koala Habitat Protection State Environmental Planning Policy No. 55 Remediation of Land Sydney Regional Environmental Plan No. 20 Hawkesbury Nepean River Biodiversity Conservation Act 2016 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: 27 July 2020 Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 13 May 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>: Stephen Dobbs, Rodney Pickles, James Farrington
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report