



the bushland shire

creating a living environment

MINUTES OF PLANNING MEETING

Held at COUNCIL CHAMBERS, HORNSBY
on Wednesday, 7 September, 2011
at 6.40pm

PRESENT

Councillors Berman (Chairman), Evans, Hutchence, Martin, McMurdo, Mills, Russell and Smart

NATIONAL ANTHEM

OPENING PRAYER

Rev. Ann Hogan of Hornsby Uniting Church, opened the meeting in prayer.

ACKNOWLEDGEMENT OF RELIGIOUS DIVERSITY

Statement by the Chairman:

"We recognise our Shire's rich cultural and religious diversity and we acknowledge and pay respect to the beliefs of all members of our community, regardless of creed or faith."

ABORIGINAL RECOGNITION

This is page 1 of the Minutes of the Planning Meeting of Hornsby Shire Council held on 7 September, 2011.

GENERAL MANAGER

CHAIRMAN

Statement by the Chairman:

"We acknowledge we are on the traditional lands of the Darug and Guringai Peoples. We pay our respects to elders past and present."

AUDIO RECORDING OF COUNCIL MEETING

Statement by the Chairman:

"I advise all present that tonight's meeting is being audio recorded for the purposes of providing a record of public comment at the meeting, supporting the democratic process, broadening knowledge and participation in community affairs, and demonstrating Council's commitment to openness and accountability. The recordings will be made available on Council's website once the Minutes have been finalised. All speakers are requested to ensure their comments are relevant to the issue at hand and to refrain from making personal comments or criticisms."

APOLOGIES / LEAVE OF ABSENCE

RESOLVED ON THE MOTION OF COUNCILLOR HUTCHENCE, seconded by COUNCILLOR SMART,

THAT the apology and request for leave of absence from Councillor Browne in respect of an inability to attend the Planning Meeting on 7 September, 2011 be accepted and leave of absence be granted and the submission of an apology from Councillor Chopra be noted.

FOR: COUNCILLORS BERMAN, EVANS, HUTCHENCE, MARTIN,
MCMURDO, MILLS, RUSSELL AND SMART

AGAINST: NIL

POLITICAL DONATIONS DISCLOSURE

Statement by the Chairman:

"In accordance with Section 147 of the Environmental Planning and Assessment Act 1979, any person or organisation who has made a relevant planning application or a submission in respect of a relevant planning application which is on tonight's agenda, and who has made a reportable political donation or gift to a Councillor or employee of the Council, must make a Political Donations Disclosure Statement."

If a Councillor or employee has received a reportable political donation or gift from a person or organisation who has made a relevant planning application or a submission in respect of a relevant planning application which is on tonight's agenda, they must declare a non-pecuniary conflict of interests to the meeting, disclose the nature of the interest and manage the conflict of interests in accordance with Council's Code of Conduct."

DECLARATIONS OF INTEREST

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GENERAL MANAGER

CHAIRMAN

Nil

CONFIRMATION OF MINUTES

RESOLVED ON THE MOTION OF COUNCILLOR EVANS, seconded by COUNCILLOR SMART,

THAT the Minutes of the Planning Meeting held on Wednesday 3 August 2011 be confirmed, a copy having been distributed to all Councillors.

FOR: COUNCILLORS BERMAN, EVANS, HUTCHENCE, MARTIN,
MCMURDO, MILLS, RUSSELL AND SMART

AGAINST: NIL

PETITIONS

Nil

MAYORAL MINUTES

Nil

NOTICES OF MOTION

Nil

RESCISSION MOTIONS

Nil

MATTERS OF URGENCY

Nil

ITEMS PASSED BY EXCEPTION / CALL FOR SPEAKERS ON AGENDA ITEMS

THE MAYOR ANNOUNCED his intention to deal with the balance of the Business Paper by the exception method and announced the items.

Item 3 was withdrawn for discussion.

RESOLVED ON THE MOTION OF COUNCILLOR EVANS, seconded by COUNCILLOR MCMURDO,

THAT the recommendations in respect of items 1, 2 and 4 be adopted.

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GENERAL MANAGER

CHAIRMAN

FOR: COUNCILLORS BERMAN, EVANS, HUTCHENCE, MARTIN,
MCMURDO, MILLS, RUSSELL AND SMART

AGAINST: NIL

For the sake of clarity, the above items are recorded in Agenda sequence.

NOTE: Persons wishing to address Council on matters which were on the Agenda were permitted to speak, prior to the item being discussed, and their names are recorded in the Minutes in respect of that particular item.

DEVELOPMENT APPLICATIONS

A WARD DEFERRED

Nil

A WARD

1 PLN65/11 Development Application - Alterations and additions to Mt Wilga Private Hospital 2A Manor Road and 66 Rosamond Street, Hornsby

(DA/224/2011)

RESOLVED ON THE MOTION OF COUNCILLOR EVANS, seconded by COUNCILLOR MCMURDO,

THAT Development Application No. DA/224/2011 for alterations and additions to the existing Mt Wilga Private Hospital on proposed Lot 100 in the re-subdivision of Lots 11 and 12 DP 1079875, No. 66 Rosamond Street and No. 2A Manor Road, Hornsby be approved, subject to the conditions of consent detailed in Schedule 1 of Executive Manager's Report No. PLN65/11, as amended by Late Item Information Memo No. LM12/11.

FOR: COUNCILLORS BERMAN, EVANS, HUTCHENCE, MARTIN,
MCMURDO, MILLS, RUSSELL AND SMART

AGAINST: NIL

B WARD DEFERRED

Nil

B WARD

2 PLN30/11 Development Application - Alterations and additions 7 Webbs Terrace, Westleigh

(DA/724/2011)

RESOLVED ON THE MOTION OF COUNCILLOR EVANS, seconded by COUNCILLOR

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GENERAL MANAGER

CHAIRMAN

MCMURDO,

THAT Council assume the concurrence of the Director-General of the Department of Planning and Infrastructure pursuant to State Environmental Planning Policy No. 1 and approve Development Application No. DA/724/2011 for alterations and additions to the dwelling-house at Lot 50, DP 788767, No. 7 Webbs Terrace, Westleigh, subject to the conditions of consent detailed in Schedule 1 of Executive Manager's Report No. PLN30/11.

FOR: COUNCILLORS BERMAN, EVANS, HUTCHENCE, MARTIN,
MCMURDO, MILLS, RUSSELL AND SMART

AGAINST: NIL

C WARD DEFERRED

Nil

C WARD

3 PLN64/11 Development Application - Seniors Living Development Comprising 18 Self-Contained Dwellings 49A, 51 and 51A Copeland Road, Beecroft

(DA/109/2011)

Mr Hitesh Patel, of Beecroft, addressed Council regarding this item.

Mr Robert Brew, of Beecroft, addressed Council regarding this item.

Mrs Elizabeth Brew, of Beecroft, addressed Council regarding this item.

Mr Ian Glendinning, on behalf of the applicant, addressed Council regarding this item.

Mr Paul Selig, of Cheltenham, on behalf of the applicant, addressed Council regarding this item.

MOVED ON THE MOTION OF COUNCILLOR HUTCHENCE, seconded by
COUNCILLOR RUSSELL,

THAT Development Application No. DA/109/2011 for the construction of a seniors living development comprising 18 self-contained dwellings at Lot 3 DP 509429, Lot 2 DP 509429 and Lot 1 DP 509429, Nos. 49A, 51 and 51A Copeland Road, Beecroft be approved subject to the conditions of consent detailed in Schedule 1 of Executive Manager's Report No. PLN64/11, as amended by the following requirements:

1. Modify Condition No. 7 to read:

A "Dilapidation Report" is to be prepared by a "chartered structural engineer" detailing the structural condition of all buildings including swimming pools within 10m of the site.

2. Add new condition, to be inserted as Condition No. 38 with remaining conditions to be renumbered accordingly, which reads:

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GENERAL MANAGER

CHAIRMAN

38. Screen Planting Neighbouring Property

To mitigate the impact of the development on 7 Cardinal Avenue, the applicant shall provide screen landscaping comprising fast growing native trees and shrubs to a value up to \$1,000 to be planted by the applicant or the owners of 7 Cardinal Avenue.

In the event that the applicant and the owners of 7 Cardinal Avenue do not agree on the number, species or value of the landscaping, the applicant shall submit a proposed schedule of plantings to Council for approval.

A FORESHADOWED MOTION WAS MOVED BY COUNCILLOR MILLS,

THAT Development Application No. DA/109/2011 for the construction of a seniors living development comprising 18 self-contained dwellings at Lot 3 DP 509429, Lot 2 DP 509429 and Lot 1 DP 509429, Nos. 49A, 51 and 51A Copeland Road, Beecroft be refused.

THE MOTION MOVED BY COUNCILLOR HUTCHENCE, seconded by COUNCILLOR RUSSELL WAS PUT AND CARRIED.

FOR: COUNCILLORS BERMAN, EVANS, HUTCHENCE, MARTIN,
MCMURDO, RUSSELL AND SMART

AGAINST: COUNCILLOR MILLS

GENERAL BUSINESS

4 PLN62/11 Reporting Variations to Development Standards

(F2004/07599)

RESOLVED ON THE MOTION OF COUNCILLOR EVANS, seconded by COUNCILLOR MCMURDO,

THAT the contents of Executive Manager's Report No. PLN62/11 be noted.

FOR: COUNCILLORS BERMAN, EVANS, HUTCHENCE, MARTIN,
MCMURDO, MILLS, RUSSELL AND SMART

AGAINST: NIL

QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

SUPPLEMENTARY AGENDA

Nil

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GENERAL MANAGER

CHAIRMAN

CONFIDENTIAL ITEMS

Nil

QUESTIONS WITHOUT NOTICE

Nil

NOTE: At 7.36pm the Mayor adjourned the meeting. The meeting resumed at 8.40pm with the following Councillors present:

Councillors Berman (Chairman), Evans, Hutchence, Martin, McMurdo, Mills, Russell and Smart

THE MEETING terminated at 8.41pm.

These Minutes were confirmed at the meeting held on Wednesday, 5 October, 2011, at which meeting the signature hereunder was subscribed.

CONFIRMED

CHAIRMAN

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GENERAL MANAGER

CHAIRMAN