

MINUTES OF LOCAL PLANNING PANEL MEETING

Held at COUNCIL CHAMBERS, HORNSBY
on Wednesday 19 December 2018

at 6:30pm



PRESENT

Chairperson – Garry Fielding

Expert Panel Member – Linda McClure

Expert Panel Member – Steven Layman

Community Member – Jerome Cox (Item 1 & 3)

Community Member – Brian Scarsbrick (Item 2)

Staff Present

Group Manager, Planning – James Farrington

Manager, Development Assessments – Rod Pickles

Senior Town Planner – Caroline Maeshian

Senior Town Planner – Matthew Miles

Acting Senior Town Planner – Stephen Dobbs

The Meeting commenced at 6.30pm.

RECORDING OF LOCAL PLANNING PANEL MEETING

Statement by the Chairperson:

"I advise all present that tonight's meeting is being video streamed live via Council's website and also 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 audio and video recordings of the non-confidential parts of the meeting 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. No other persons are permitted to record the Meeting, unless specifically authorised by Council to do so."

APOLOGIES / LEAVE OF ABSENCE

NIL

DECLARATIONS OF INTEREST

NIL

ADDRESSES TO THE PANEL

The following members of the public addressed the Panel on items on the agenda:

1 LPP11/18 Development Application - Five Storey Residential Flat Building With Basement Car Parking - 20 and 22 Bellevue Street, Thornleigh

Jan Primrose Against

Adam Byrnes For

2 LPP41/18 Development Application - 5 Storey Residential Flat Building Comprising 22 Units and Basement Car Park - 417 - 419 Pacific Highway, Asquith

Jan Primrose Against

3 LPP40/18 Development Application - Subdivision of One Allotment Into Six as a Staged Development - 50A Duffy Avenue, Thornleigh

Jan Primrose Against

Graeme Chatfield Against

Geoffrey Lord For

IN ACCORDANCE WITH CLAUSE 3.3(5.b) OF SCHEDULE 1 OF THE OPERATIONAL PROCEDURES DIRECTIONS ISSUED 23 FEBRUARY 2018.

The Panel Chair closed the public meeting at 7:25pm for deliberation, voting and determination.

GENERAL BUSINESS

LOCAL PLANNING PANEL

- 1 **LPP11/18 Development Application - Five Storey Residential Flat Building With Basement Car Parking - 20 and 22 Bellevue Street, Thornleigh**

(DA/1545/2016)

OFFICERS' RECOMMENDATION

THAT Development Application No. DA/1545/2016 for demolition of existing structures and construction of a five storey residential flat building comprising 17 units with basement car parking at Lots 17 & 18 Sec 3 DP 1854, Nos. 20 and 22 Bellevue Street, Thornleigh be approved subject to the conditions of consent detailed in Schedule 1 of LLP Report No. LLP11/18.

PANEL'S CONSIDERATION AND DETERMINATION

The Panel considered the matters raised by the objector at the meeting including site frontage, setback controls, undergrounding powerlines and impact on trees.

The Panel resolved to adopt the officers' recommendation and approve the proposed development for the reasons outlined below, subject to the additional conditions below:

1. 1.1 Condition requiring the deletion of the screen around the perimeter of the balcony of Unit 17 on the Wood street elevation.
- 1.2 The materials used on the external walls of the fifth level shall be face brick to match the face brick surface used elsewhere on the building.
2. Lower the height of the planter bed on the western side of the entry driveway to match the eastern side.
3. The powerlines within the road reserves along the road frontages of the site to be undergrounded subject to the approval of Ausgrid.

The reasons for the Panel's determination are:

- The proposal results in appropriate scale of development and satisfactorily complies with the relevant provisions SEPP 65 and the HDCP.
- The proposed development does not create unreasonable environmental impacts to adjoining development with regard to visual bulk, overshadowing, solar access, amenity or privacy impacts.

VOTING OF THE PANEL MEMBERS

FOR: Garry Fielding, Linda McClure, Steven Layman, Jerome Cox.

AGAINST: NIL

**2 LPP41/18 Development Application - 5 Storey Residential Flat Building
Comprising 22 Units and Basement Car Park - 417 - 419 Pacific Highway, Asquith
(DA/509/2018)**

OFFICERS' RECOMMENDATION

THAT Development Application No. DA/509/2018 for demolition of existing structures and erection of a 5 storey residential flat building comprising 22 units and basement car park at Lot 10 DP 658184 and Lot 11 DP 666335, Nos. 417-419 Pacific Highway, Asquith be approved subject to the conditions of consent detailed in Schedule 1 of LPP Report No. LPP41/18.

PANEL'S CONSIDERATION AND DETERMINATION

The Panel considered the matters raised by the objector at the meeting including undergrounding powerlines and supporting the quality of proposed landscaping.

The Panel resolved to adopt the officers' recommendation and approve the proposed development for the reasons outlined below subject to the additional conditions below:

1. 1A amended plans:
 - Redesign Unit 1, to reorientate the living area, screen the living area from the driveway, and increase the setback of the courtyard from the northern side boundary as shown in red on the approved plans.
2. The powerlines within the road reserve at the front of the site to be undergrounded subject to the approval of Ausgrid.

The reasons for the Panels determination are:

- The proposal results in appropriate scale of development and satisfactorily complies with the relevant provisions SEPP 65 and the HDCP.
- The proposed development does not create unreasonable environmental impacts to adjoining development with regard to visual bulk, overshadowing, solar access, amenity or privacy impacts.

VOTING OF THE PANEL MEMBERS

FOR: Garry Fielding, Linda McClure, Steven Layman, Brian Scarsbrick.

Note: Brian Scarsbrick raised concerns regarding the demolition of the heritage listed cottage on the site but was advised that a DA for demolition had previously been approved by Council.

AGAINST: NIL

SUPPLEMENTARY REPORTS

3 LPP40/18 Development Application - Subdivision of One Allotment Into Six as a Staged Development - 50A Duffy Avenue, Thornleigh

(DA/510/2018)

OFFICERS' RECOMMENDATION

THAT Development Application No. DA/510/2018 for the Torrens title subdivision of one lot into six as a staged development at Lot 1 DP 211095, Lot 2 DP 211095, No. 50A Duffy Avenue, Thornleigh be approved subject to the conditions of consent detailed in Schedule 1 of Report No. LPP40/18

PANEL'S CONSIDERATION AND DETERMINATION

The Panel considered the matters raised by the objectors at the meeting including construction vehicle access, VPA process and impact on trees.

The Panel resolved to adopt the officers' recommendation and approve the proposed development for the reasons outlined below subject to the additional conditions below:

1. Trees Nos. 36, 39 and 42- 45 within the front setback area to be retained
2. The stormwater system be accommodated within the Sefton Road road reserve to facilitate the retention of the trees within the front setback area.
3. The 5 metre wide landscape strip at the rear of proposed Lots 1 - 4 be incorporated within proposed Lot 5.

The reasons for the Panels determination are:

- The proposed development generally complies with the requirements of the relevant environmental planning instruments and the Hornsby Development Control Plan 2013.
- The proposal is considered consistent with the aims of Council's Green Offsets Code.
- The proposal would offset tree loss through a monetary contribution in order to provide offsite bushland planting or regeneration.
- Future development on site would be required to provide suitable vegetation in accordance with the submitted concept landscape plan.
- The development is considered consistent with the State Government's "*A Metropolis of Three Cities*" and "*North District Plan*", by retaining industrial land and enabling further development that would serve a wide range of uses to support a growing population.

VOTING OF THE PANEL MEMBERS

FOR: Garry Fielding, Linda McClure, Steven Layman, Jerome Cox.

AGAINST: NIL

PANEL'S PUBLIC ANNOUNCEMENT OF DECISIONS

The Panel returned to the Council Chamber at 8:45pm where the Chair announced the Panel's decisions regarding the development applications.

The Panel's meeting concluded at 8:55pm



Chairperson