



# **DETERMINATION ATTACHMENTS**

## **LOCAL PLANNING PANEL MEETING**

**Wednesday 31 August 2022  
at 2:30pm**



## TABLE OF CONTENTS

### LOCAL PLANNING PANEL

|   |                      |   |     |
|---|----------------------|---|-----|
| 1 | <b>LPP42/22</b>      | <b>DA/568/2022 - Torrens Title Subdivision of an Existing Strata Title Dual Occupancy into Two Lots - 15 Carlisle Crescent, Beecroft</b>                                    |     |
|   | <b>Attachment 1:</b> | Locality Plan.....  | 2   |
|   | <b>Attachment 2:</b> | Clause 4.6.....   | 3   |
|   | <b>Attachment 3:</b> | Subdivision Plan .....  | 16  |
| 2 | <b>LPP43/22</b>      | <b>DA/604/2022 - Refurbishment of an Existing Seniors Housing Development - Hopetoun Village - 146-200 David Road, Castle Hill</b>  |     |
|   | <b>Attachment 1:</b> | Locality Plan.....  | 18  |
|   | <b>Attachment 2:</b> | Architectural Plans .....   | 19  |
| 3 | <b>LPP48/22</b>      | <b>Alterations and Additions to an Existing Industrial Building - 29 Leighton Place, Hornsby</b>  |     |
|   | <b>Attachment 1:</b> | Locality Plan.....  | 48  |
|   | <b>Attachment 2:</b> | Clause 4.6.....   | 49  |
|   | <b>Attachment 3:</b> | Architectural Plans .....   | 64  |
|   | <b>Attachment 4:</b> | Request for Additional Information .....  | 79  |
| 4 | <b>LPP49/22</b>      | <b>DA/181/2022 - Demolition of Existing Structures and Construction of a 5 Storey Residential Flat Building Comprising 21 units - 10 and 12 Bellevue Street, Thornleigh</b> |     |
|   | <b>Attachment 1:</b> | Locality Plan.....  | 89  |
|   | <b>Attachment 2:</b> | SEE and Clause 4.6.....   | 90  |
|   | <b>Attachment 3:</b> | Site Plan.....  | 153 |
|   | <b>Attachment 4:</b> | Floor Plans.....  | 154 |
|   | <b>Attachment 5:</b> | Elevations and Sections.....  | 167 |
|   | <b>Attachment 6:</b> | Landscape Plan .....  | 170 |

**ATTACHMENT/S**

**REPORT NO. LPP42/22**

**ITEM 1**

- 1. LOCALITY PLAN**
- 2. CLAUSE 4.6**
- 3. SUBDIVISION PLAN**

**ATTACHMENT 1 - ITEM 1**



**LOCALITY PLAN**  
**DA/568/2022**  
**No. 15 Carlisle Crescent Beecroft**



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**Clause 4.6 written request  
to vary development  
standard:  
Proposed Boundary  
Adjustment, Strata  
Termination and  
conversion to conventional  
Torrens Title Subdivision.**

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**LOTS 1 AND 2 SP 41548  
(WITHIN LOT 118 DP 1213697)  
15 CARLISLE CRESCENT  
BEECROFT.**

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Ref: 55795 BOUNDARY ADJUSTMENT

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29/06/2022

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**CONTENTS**

1. INTRODUCTION..... 3

2. PROPOSED CONTRAVENTION TO DEVELOPMENT STANDARD..... 3

3. COMPLIANCE WITH THE DEVELOPMENT STANDARD IS UNREASONABLE OR UNNECESSARY IN THE CIRCUMSTANCES OF THE CASE..... 6

4. ENVIRONMENTAL PLANNING GROUNDS TO JUSTIFY CONTRAVENING THE DEVELOPMENT STANDARD. .... 8

5. CONSISTENCY WITH THE OBJECTIVES OF THE ZONE AND OF THE STANDARD. .... 11

5.1 Objectives of the R2 Low Density Residential ..... 11

5.2 Objectives of the minimum subdivision lot size Standard ..... 11

5.3 Further considerations for clause 4.6 exceptions to development standards... ..... 12

6. CONCLUSION..... 13

**ATTACHMENT 2 - ITEM 1**

## 1. INTRODUCTION

This is a Clause 4.6 written request regarding the proposed 2 Lot strata subdivision conversion to a two lot conventional land Torrens title subdivision at 15 Carlisle Crescent, Beecroft. The written request relates to the minimum subdivision lot size of the proposed development.

The site consists of two established freestanding dwellings. The two dwellings form a detached dual occupancy within Strata plan 41548 , approved by Hornsby Shire Council and registered with Land Registry Services 30 years ago.

This request together with attached Statement of Environmental Effects seeks development consent to subdivide the land into two lots and change the title tenure from strata to conventional Torrens Title land Subdivision. The proposal is more fully described in the attached Statement of Environmental Effects and subdivision plan prepared by Barry Hunt Associates dated 29/6/22.

The purpose of this request is to seek a variation to the minimum subdivision lot size prescribed under clause 4.1 of Hornsby Local Environmental Plan (LEP) 2013, being a development standard as defined under section 1.4 of the Environmental Planning and Assessment Act. This written request demonstrates compliance with the development standard is unreasonable or unnecessary in the circumstances of this case and there are sufficient environmental planning grounds to justify contravening the minimum 600 m<sup>2</sup> lot size development standard.

Part 2 of this written request describes the proposed contravention of the development standard and describes the key elements of Clause 4.6 of Hornsby Local Environmental Plan (HELP) 2013.

Part 3 establishes compliance with the development standard is unreasonable or unnecessary in the circumstances of the case.

Part 4 confirms there are sufficient environmental planning grounds to justify the contravention of the development standard.

Part 5 confirms the proposed development is in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the R2 Low Density Residential zone.

Part 5 also addresses the matters to be considered by the Secretary.

Part 6 provides a conclusion.

## 2. PROPOSED CONTRAVENTION TO DEVELOPMENT STANDARD

Is The 'Minimum Lot Size' For Subdivision a Development Standard?

Section 1.4 of the Environmental Planning and Assessment Act defines a 'development standard' to mean:



























**ATTACHMENT/S**

**REPORT NO. LPP43/22**

**ITEM 2**

- 1. LOCALITY PLAN**
- 2. ARCHITECTURAL PLANS**



































































**ATTACHMENT/S**

**REPORT NO. LPP48/22**

**ITEM 3**

- 1. LOCALITY PLAN**
- 2. CLAUSE 4.6**
- 3. ARCHITECTURAL PLANS**
- 4. REQUEST FOR ADDITIONAL INFORMATION**



























































































**ATTACHMENT/S**

**REPORT NO. LPP49/22**

**ITEM 4**

- 1. LOCALITY PLAN**
- 2. SEE AND CLAUSE 4.6**
- 3. SITE PLAN**
- 4. FLOOR PLANS**
- 5. ELEVATIONS AND SECTIONS**
- 6. LANDSCAPE PLAN**



































































































































































































