



MINUTES OF LOCAL PLANNING PANEL MEETING

HOSTED AUDIO-VISUALLY VIA ZOOM
on Friday 16 September 2022
at 11:00am



PRESENT

Chairperson - Garry Fielding

Expert Panel Member - Linda McClure

Expert Panel Member - Scott Barwick

STAFF PRESENT

Director, Planning and Compliance - James Farrington

Manager, Development Assessments - Rod Pickles

Major Development Manager - Cassandra Williams

Team Co-ordinator - Matthew Miles

The meeting commenced at 11.00am.

APOLOGIES / LEAVE OF ABSENCE

Nil

APPLICANT BRIEFING OF THE PANEL

The following applicant's consultants briefed the Panel on the agenda the subject of the electronic meeting:

LOCAL PLANNING PANEL

1 LPP55/22 DA/416/2020 - Further Report - Construction of a 10-12 Storey Mixed Use Development and Strata Subdivision - 228-234 Pacific Highway, Hornsby

Matthew Blissett	Applicant
Andrew Coble	Architect
James Lovell	Town Planner

NON-PUBLIC MEETING ITEM

1 LPP55/22 DA/416/2020 - Further Report - Construction of a 10-12 Storey Mixed Use Development and Strata Subdivision - 228-234 Pacific Highway, Hornsby

(DA/416/2020)

RECOMMENDATION

THAT the Hornsby Local Planning Panel assume the concurrence of the Secretary of the Department of Planning and Environment pursuant to Clause 4.6 of the Hornsby Local Environmental Plan 2013 and approve Development Application No. DA/416/2020 for construction of a 10-12 storey mixed use development and strata subdivision at Lot A DP 304557, Lot B DP 304557, Nos. 228-234 Pacific Highway, Hornsby subject to the conditions of consent detailed in Schedule 1 of LPP Report No. LPP55/22

PANEL'S CONSIDERATION AND DETERMINATION

The Panel considered the matters raised in the written submissions including traffic and parking impacts, construction impacts, access/impact upon right of way to No.10 Edgeworth David Road and egress issues to the site.

The Panel considered the Clause 4.6 submission and is satisfied that the applicant's written requests have adequately addressed the matters required to be demonstrated by clause 4.6(3) of the Hornsby Local Environmental Plan 2013. Also, in accordance with clause 4.6(4) of the Hornsby Local Environmental Plan 2013, the Panel is satisfied that the proposed development will be in the public interest because it is consistent with the objectives of the 'Height of buildings' development standard and the 'Floor space ratio' development standard and the objectives for development within the zone in which the development is proposed to be carried out.

The Panel resolved to adopt the officer's recommendation and approve the proposed development subject to the conditions contained in Schedule 1 of the report.

The reasons for this decision are:

- The Panel has considered the Clause 4.6 written requests from the applicant to contravene the 'Height of Buildings' development standard and the 'Floor space ratio' development standard applying to the site that seek to justify the contravention of the development standards by demonstrating:
 - that compliance with the development standards is unreasonable or unnecessary in the circumstances of the case, and
 - that there are sufficient environmental planning grounds to justify contravening the development standards.
- In respect of Clause 4.6(4) of the Hornsby Local Environmental Plan 2013, the Panel is satisfied that:
 - the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and
 - the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and
- The proposed development generally complies with the requirements of State Environmental Planning Policy (Housing) 2021, the Hornsby Local Environmental Plan 2013 and the

Hornsby Development Control Plan 2013.

- The proposed development does not create unreasonable environmental impacts to adjoining development with regard to visual bulk, overshadowing, amenity or privacy.

VOTING OF THE PANEL MEMBERS

FOR: Garry Fielding, Linda McClure, Scott Barwick

AGAINST: NIL

The Panel's meeting concluded at 11.45am.



Chairperson