



# **DETERMINATION BUSINESS PAPER**

## **LOCAL PLANNING PANEL MEETING**

**Wednesday 5 November 2025  
at 3:00 PM**



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1     **DA/517/2025 - CHANGE OF USE OF HALL 1 & HALL 2 TO COMMUNITY FACILITIES - 296  
PEATS FERRY ROAD, HORNSBY**

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**DA No:** DA/517/2025 - PAN-531967 (Lodged on 27 May 2025)

**Description:** Change of use of Hall 1 and Hall 2 within the Hornsby Shire Council Administration Building from Public Administration Building to Community Facility

**Property:** Lot 1 DP 564600 and Lot 1 DP 564599  
Administration Building, 296 Peats Ferry Road, Hornsby

**Applicant:** Bernard Moroz

**Owner:** Hornsby Shire Council

**Estimated Value:** \$0

**Ward:** A Ward

**Clause 4.6 Request:** N/A

**Submissions:** Nil

**LPP Criteria:** Council

**Author:** Kendal McKay, DFP Planning

**COI Declaration:** No Council staff involved in the assessment of this application have declared a Conflict of Interest.

**RECOMMENDATION**

THAT the Hornsby Local Planning Panel, exercising the functions of Council as the consent authority, approve Development Application No. DA/517/2025 for Change of use of Hall 1 and Hall 2 within the Hornsby Shire Council Administration Building from Public Administration Building to Community Facility at Lot 1 DP 564600 and Lot 1 DP 564599, Administration Building, No. 296 Peats Ferry Road, Hornsby subject to the conditions of consent in Attachment 2 of LPP Report No. LPP27/25.

## EXECUTIVE SUMMARY

- The application proposes the change of use of Hall 1 and Hall 2 within the Hornsby Shire Council Administration Building from Public Administration Building to Community Facility.
- The site is owned by Council. In accordance with Council's adopted Policy '*Conflict of Interest Policy for Proposed Council Development and Applications Involving Council Staff or Councillors*' an independent assessment of the development application has been undertaken by DFP Planning.
- Nil submissions have been received in respect of the application.
- The assessment report by DFP Planning is attached to this report for the Hornsby Local Planning Panel's consideration. The independent consultant's report recommends that the application be approved.

## ASSESSMENT

In accordance with the referral criteria and procedural requirements for Local Planning Panels, the assessment of the development application has been referred to an independent town planning consultant as the development includes land owned by Council. The report by DFP Planning is held at Attachment 1 of this report.

## CONCLUSION

The application involves the change of use of Hall 1 and Hall 2 within the Hornsby Shire Council Administration Building from public administration building to a Community Facility.

The development generally meets the desired outcomes of Council's planning controls and is satisfactory having regard to the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*.




Council has referred the application to an independent town planner to carry out an assessment of the application. The assessment concludes that the application should be approved. It is recommended that the Hornsby Local Planning Panel approve the development in accordance with the recommendations in the report prepared by DFP Planning and the conditions of consent held at Attachment 2 of this report.

*Note: At the time of the completion of this planning report, no persons have made a Political Donations Disclosure Statement pursuant to Section 10.4 of the Environmental Planning and Assessment Act 1979 in respect of the subject planning application.*

CASSANDRA WILLIAMS  
Major Development Manager - Development  
Assessments  
Planning and Compliance Division

ROD PICKLES  
Manager - Development Assessments  
Planning and Compliance Division

**Attachments:**

1.  Consultant Report
2.  Draft Conditions of Consent
3.  Architectural Plans

File Reference: DA/517/2025

Document Number: D09243232