



# MINUTES OF Local Planning Panel meeting

Held via Teleconference  
on Thursday 26 February 2026  
at 4:00 PM



## **PRESENT**

Chairperson - Penny Holloway

Expert Panel Member - Clare Brown

Expert Panel Member - Ian Arnott

Community Member - David White

## **STAFF PRESENT**

Acting Director, Planning Division - Katherine Vickery

Manager, Development Assessment - Rod Pickles

Major Development Manager - Cassandra Williams

Senior Town Planner - George Papworth

Town Planner - Sophie Valentine

Town Planner - Elvin Keung

Town Planner - Jacqui Turner

## **AUDIO RECORDING OF LOCAL PLANNING PANEL MEETING**

Statement by the Chairperson:

*"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 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

## **POLITICAL DONATIONS DISCLOSURE**

NIL

## **DECLARATIONS OF INTEREST**

NIL

## ADDRESSES TO THE PANEL

The following members of the public addressed the Panel on the item on the agenda for the public meeting:

**1 LPP4/26 DA/800/2025 - Alterations and additions to a dwelling - 136 Riverview Avenue, Dangar Island**

Angus Fisher	Against
Philippa Eve	Against
Peter Taylor	Against
Louise Cankett	Against
Ana Pollak (speaking on behalf of Dangar Island Bushcare)	Against
Councillor Olivia Simons	Against
Melissa Ward (Architect)	For
Ravi Sharma (Town Planner)	For

## IN ACCORDANCE WITH CLAUSE 3.3(5.b) OF SCHEDULE 1 OF THE OPERATIONAL PROCEDURES DIRECTIONS ISSUED 1 FEBRUARY 2023

The Panel Chair closed the public meeting at 4:58pm.

**LOCAL PLANNING PANEL**

**1            LPP4/26    DA/800/2025 - Alterations and additions to a dwelling - 136 Riverview  
                 Avenue, Dangar Island**

**(DA/800/2025)**

## RECOMMENDATION

THAT the Hornsby Local Planning Panel, exercising the functions of Council as the consent authority, approve Development Application No. DA/800/2025 for alterations and additions to a dwelling including a swimming pool, cabana and inclinor at Lot 233 DP 11921, No. 136 Riverview Avenue, Dangar Island as a deferred commencement pursuant to Section 4.16(3) of the *Environmental Planning and Assessment Act 1979* subject to the conditions of consent in Schedule 1 of LPP Report No. LPP4/26.

## PANEL'S CONSIDERATION AND DETERMINATION

The Panel considered the matters raised in the written submissions and by the speakers at the meeting.

The Panel considered the provisions of section 61 Demolition of buildings of the Environmental Planning and Assessment Regulation 2021 and is satisfied that the recommended conditions of consent ensure the provisions are addressed.

The Panel is satisfied that the development has adequately met the provisions of State Environmental Planning Policy (Resilience and Hazards) 2021.

The panel understands the applicant's desire for private open space including a pool; however, the proposed pool and associated structures are not supported in the current design due to impacts on the scenic quality of the Riverine Scenic Area and the extent of site disturbance. Should the applicant wish to pursue an alternate design a further application could be submitted.

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 amended wording for condition No. 58 and new condition No. 75 relating to the solid fuel heater installation as detailed in the Late Memo LM1/26 and the following amendments:

*Amend description of the proposed development to delete the reference to swimming pool cabana:*

Description of development: Alterations and additions to a dwelling and inclinor

*Amend condition No. 1 to replace Plan No. LA01 Rev D with the following plans in the approved plans table:*

Plan No.	Plan Title	Drawn by	Dated	Council Reference
LA01 Rev E	Landscape and Tree Protection Plan	Wardarchitecture	Nov 2025	
LA02 Rev A	Landscape Plant Selection & Details	Wardarchitecture	Nov 2025	

*New condition No. 1A to read:*

### 1A. Works Not Approved under this Consent

The following proposed works shown on the plans are not approved under this consent:

1. The boatshed and associated works are not included in the approved works.
2. All works associated with the swimming pool, pergola and cabana structure.

*New condition No. 1B to read:*

## **1B. Amendment of Plans**

1. The approved plans are to be amended to delete the boatshed and all works associated with the swimming pool, pergola and cabana structures.
2. To provide suitable landscaping and satisfy the requirements landscaping on bushfire prone land, the approved Landscape Plans (Plan No. LA01 Rev. E and LA02 Rev. A) prepared by wardarchitecture dated November 2025 are to be amended as follows:
  - a. Clearly demonstrate the provision of the maximum allowable replacement trees and shrubs to be planted in conjunction with the retention of natural vegetation. The replacement planting is to be in accordance with Planning for Bushfire Protection 2019 and to be in consultation with a BPAD accredited bushfire consultant.
  - b. The amended landscape plans are to be prepared in consultation with a BPAD accredited bushfire consultant to ensure the proposed planting satisfies the requirements of Planning for Bushfire Protection 2019 and the Inner Protection Area (IPA) required by the NSW Rural Fire Service.
3. These amended plans must be submitted with the application for the Construction Certificate.

*Reason: To require minor amendments to the approved plans and supporting documentation following assessment of the development.*

### **The reasons for this decision are:**

- The proposed development generally complies with the requirements of the relevant environmental planning instruments, the Hornsby Local Environmental Plan 2013 and the Hornsby Development Control Plan 2024.
- The Panel notes that subject to the recommended conditions, the Panel can be satisfied that the proposed development conforms to the specifications and requirements of the document titled Planning for Bush Fire Protection 2019 prepared by the NSW Rural Fire Service in accordance with the requirements of Section 4.14(1)(a) of the *Environmental Planning Assessment Act 1979*.
- The proposed development does not create unreasonable environmental impacts to adjoining development with regard to visual bulk, solar access, amenity or privacy, subject to the recommended conditions of consent as amended by the Panel.
- The Panel is satisfied that the existing riverine scenic area and proposed development can exist together in harmony without having the same density, scale or appearance, subject to the recommended conditions of consent as amended by the Panel.

### **VOTING OF THE PANEL MEMBERS**

FOR: Penny Holloway, Clare Brown, Ian Arnott, David White

AGAINST: NIL

## **ELECTRONIC DETERMINATIONS**

**2            LPP5/26    DA/1202/2025 - Alterations and additions to Beecroft Community Centre - 111 Beecroft Road, Beecroft**

**(DA/1202/2025)**

### **RECOMMENDATION**

THAT the Hornsby Local Planning Panel, exercising the functions of Council as the consent authority, approve Development Application No. DA/1202/2025 for alterations and additions to Beecroft Community Centre at Lot 1 DP 121947, Beecroft Community Centre, No. 111 Beecroft Road, Beecroft subject to the conditions of consent in Attachment 2 of LPP Report No. LPP5/2026.

### **PANEL'S CONSIDERATION AND DETERMINATION**

The Panel resolved to adopt the consultant's report recommendation and approve the proposed development subject to the conditions contained in Attachment 2 of the report.

#### **The reasons for this decision are:**

- The proposed development generally complies with the requirements of the relevant environmental planning instruments, the Hornsby Local Environmental Plan 2013 and the Hornsby Development Control Plan 2024.
- The Panel is satisfied that the impact of the works on the aesthetic significance of the heritage item as a whole is minimised, as the new timber double door design reflects the Federation style of the hall.
- The proposed development improves accessibility to the community facility.

### **VOTING OF THE PANEL MEMBERS**

FOR:            Penny Holloway, Clare Brown, Ian Arnott, David White

AGAINST:      NIL

**3            LPP6/26    DA/1140/2025 - Alterations and additions to a dwelling - 27 Belinda Crescent, North Epping**

**(DA/1140/2025)**

## RECOMMENDATION

- A. THAT the Hornsby Local Planning Panel, exercising the functions of Council as the consent authority, contravene Clause 4.3 Height of buildings Development Standard pursuant to Clause 4.6 of the Hornsby Local Environmental Plan 2013, as it is satisfied that the applicant has demonstrated that the provisions of Clause 4.6(3)(a) and (b) have been met.
- B. THAT the Hornsby Local Planning Panel, exercising the functions of Council as the consent authority, approve Development Application No. DA/1140/2025 for alterations and additions to a dwelling at Lot 10 DP 211420, No. 27 Belinda Crescent, North Epping subject to the conditions of consent in Schedule 1 of LPP Report No. LPP6/26.

## PANEL'S CONSIDERATION AND DETERMINATION

The Panel considered the Clause 4.6 submission and is satisfied that the applicant's written request has adequately addressed the matters required to be demonstrated by Clause 4.6(3) of the Hornsby Local Environmental Plan 2013.

The Panel considered the provisions of section 61 Demolition of buildings of the Environmental Planning and Assessment Regulation 2021 and is satisfied that the recommended conditions of consent ensure the provisions are addressed.

The Panel is satisfied that the development has adequately met the provisions of State Environmental Planning Policy (Resilience and Hazards) 2021.

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 applicant's written request under Clause 4.6 of the Hornsby Local Environmental Plan 2013 prepared by DFP Planning dated 5 January 2026 received by Council on 12 January 2026 to contravene the height of buildings development standard in Clause 4.3 of the Hornsby Local Environmental Plan 2013.
- In accordance with Clause 4.6 of the Hornsby Local Environmental Plan 2013, the Panel is satisfied that the applicant has demonstrated that:
  - The applicant's written request has adequately addressed the matters required to be demonstrated by Clause 4.6(3)(a) and (b) of the Hornsby Local Environmental Plan 2013 that:
    - Compliance with the development standards is unreasonable/unnecessary or unreasonable and unnecessary in the circumstances of the case, and
    - There are sufficient environmental planning grounds to justify contravening the development standard.
- The proposed development generally complies with the requirements of the relevant environmental planning instruments, the Hornsby Local Environmental Plan 2013 and the Hornsby Development Control Plan 2024.
- The Panel notes that subject to the recommended conditions, the Panel can be satisfied that the proposed development conforms to the specifications and requirements of the document titled Planning for Bush Fire Protection 2019 prepared by the NSW Rural Fire Service in accordance with the requirements of Section 4.14(1)(a) of the *Environmental Planning*

*Assessment Act 1979.*

- The proposed development does not create unreasonable environmental impacts to adjoining development with regard to visual bulk, solar access, amenity or privacy, subject to the recommended conditions of consent.

**VOTING OF THE PANEL MEMBERS**

FOR: Penny Holloway, Clare Brown, Ian Arnott, David White

AGAINST: NIL

**4 LPP8/26 DA/1300/2025 - Alterations and additions to a dwelling - 23 North Street, Mount Colah**

**(DA/1300/2025)**

## RECOMMENDATION

- A. THAT the Hornsby Local Planning Panel, exercising the functions of Council as the consent authority, contravene Clause 4.3 Height of buildings development standard pursuant to Clause 4.6 of the Hornsby Local Environmental Plan 2013, as it is satisfied that the applicant has demonstrated that the provisions of Clause 4.6(3)(a) and (b) have been met.
- B. THAT the Hornsby Local Planning Panel, exercising the functions of Council as the consent authority, approve Development Application No. DA1300/2025 for alterations and additions to a dwelling at Lot 115 DP 207557, No. 23 North Street, Mount Colah subject to the conditions of consent in Schedule 1 of LPP Report No. LPP8/26.

## PANEL'S CONSIDERATION AND DETERMINATION

The Panel considered the Clause 4.6 submission and is satisfied that the applicant's written request has adequately addressed the matters required to be demonstrated by Clause 4.6(3) of the Hornsby Local Environmental Plan 2013.

The Panel considered the provisions of section 61 Demolition of buildings of the Environmental Planning and Assessment Regulation 2021 and is satisfied that the recommended conditions of consent ensure the provisions are addressed.

The Panel is satisfied that the development has adequately met the provisions of State Environmental Planning Policy (Resilience and Hazards) 2021.

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 applicant's written request under Clause 4.6 of the Hornsby Local Environmental Plan 2013 prepared by JJ Drafting Australia Pty Ltd dated 29 January 2026 received by Council on 30 January 2026 to contravene the height of buildings development standard in Clause 4.3 of the Hornsby Local Environmental Plan 2013.
- In accordance with Clause 4.6 of the Hornsby Local Environmental Plan 2013, the Panel is satisfied that the applicant has demonstrated that:
  - The applicant's written request has adequately addressed the matters required to be demonstrated by Clause 4.6(3)(a) and (b) of the Hornsby Local Environmental Plan 2013 that:
    - Compliance with the development standards is unreasonable/unnecessary or unreasonable and unnecessary in the circumstances of the case, and
    - There are sufficient environmental planning grounds to justify contravening the development standard.
- The Panel is satisfied that the development has adequately met the provisions of Section 61 Demolition of buildings of the Environmental Planning and Assessment Regulation 2021, subject to the recommended conditions of consent.
- The proposed development generally complies with the requirements of the relevant environmental planning instruments, the Hornsby Local Environmental Plan 2013 and the Hornsby Development Control Plan 2024.

- The Panel notes that subject to the recommended conditions, the Panel can be satisfied that the proposed development conforms to the specifications and requirements of the document titled Planning for Bush Fire Protection 2019 prepared by the NSW Rural Fire Service in accordance with the requirements of Section 4.14(1)(a) of the *Environmental Planning Assessment Act 1979*.
- The proposed development does not create unreasonable environmental impacts to adjoining development with regard to visual bulk, solar access, amenity or privacy, subject to the recommended conditions of consent.

#### **VOTING OF THE PANEL MEMBERS**

FOR: Penny Holloway, Clare Brown, Ian Arnott, David White

AGAINST: NIL

THE MEETING concluded at 6.09pm.



**Chairperson**