



MINUTES OF Local Planning Panel meeting

Held via Teleconference
on Wednesday 27 May 2026
at 4:00 PM



PRESENT

Chairperson - Scott Barwick

Expert Panel Member - John Brockhoff

Expert Panel Member - Michael Leavey

Community Member - Mark Anderson

STAFF PRESENT

Manager, Development Assessment - Rod Pickles

Major Development Manager - Cassandra Williams

Senior Town Planner - Tim Buwalda

Senior Town Planner - Katrina Maxwell

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	LPP12/26 DA/75/2023/E - Section 4.55(2) modification to add a 6 storey to an approved residential flat building - 10 Bouvardia Street, Asquith	
	Narelle Conroy	Against
	Harrison Johnson	Against
	Maddie Fenn	Against
	Jonathan Wood (applicant's town planner)	For
	Jo Dalton (applicant's architect)	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 4:22pm.

PUBLIC MEETING ITEMS

- 1 LPP12/26 DA/75/2023/E - Section 4.55(2) modification to add a 6 storey to an approved residential flat building - 10 Bouvardia Street, Asquith**

(DA/75/2023/E)

RECOMMENDATION

THAT the Hornsby Local Planning Panel, exercising the functions of Council as the consent authority, pursuant to Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*, amend Development Application No. DA/75/2023 for demolition of existing structures and the construction of a 5-storey residential flat building comprising 15 units, basement car parking and associated landscaping/civil works at Lot 56 DP 8437, No. 10 Bouvardia Street, Asquith as detailed in Schedule 1 of LPP Report No. LPP12/26.

PANEL'S CONSIDERATION AND DETERMINATION

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

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

Amend condition No. 2 to read:

2. Amendment of Plans (Mod A and E [LPP])

1. To comply with Councils requirement in terms of parking, the approved plans are to be amended as follows:
 - a. The provision of 27 spaces in the 2 basement levels of the approved development shall have at least 3 spaces allocated to visitors at all times, and at least 2 of the visitor spaces are to be provided on Basement Level 1.
2. 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.

Amend condition No. 83 to read:

83. Car Parking and Deliveries (Mod E [LPP])

All car parking must be constructed and operated in accordance with Australian Standard AS/NZS 2890.1:2004 Off-street car parking and Australian Standard AS 2890.2:2002 Off-street commercial vehicle facilities and the following requirement:

1. All parking areas and driveways are to be sealed to an all weather standard, line marked and signposted.
2. Car parking, loading and manoeuvring areas to be used solely for nominated purposes.
3. Vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads.
4. All vehicular entry on to the site and egress from the site shall be made in a forward direction.
5. Visitors must be able to access the visitor parking spaces at all times. These spaces are not to be used by residents as storage or parking spaces.
6. Any proposed landscaping and/or fencing must not restrict sight distance to pedestrians

and cyclists travelling along the footpath.

7. Motorcycle parking spaces are to be designed in accordance with AS/NZS 2890.1:2004 Figure 2.7.
8. Bicycle parking spaces are to be designed in accordance with AS2890.3:1993 Bicycle parking facilities.
9. All parking for people with disabilities is to comply with AS/NZS 2890.6:2009 Off-street parking for people with disabilities.
10. Signage is to be provided at the car park entry advising of the availability of visitor parking on the site.

Reason: To ensure parking facilities and vehicle manoeuvring areas are designed in accordance with Australian Standards.

The reasons for this decision are:

- The Panel is satisfied that the proposed modification is substantially the same as the originally approved development.
- The proposed modification generally complies with the requirements of State Environmental Planning Policy (Housing) 2021.
- The proposed modification generally complies with the requirements of the relevant environmental planning instruments and the Hornsby Development Control Plan 2024 as remain applicable after the introduction of the Low and Mid Rise Housing provisions.
- The proposed modification 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: Scott Barwick, John Brockhoff, Michael Leavey, Mark Anderson

AGAINST: NIL

ELECTRONIC DETERMINATION

**2 LPP16/26 DA/1381/2025 - Alterations and Additions to a Commercial Premise -
21-31 Central Avenue, Thornleigh**

(DA/1381/2025)

RECOMMENDATION

- A. THAT the Hornsby Local Planning Panel, exercising the functions of Council as the consent authority, contravene Clause 4.3 Height of Buildings of Hornsby Local Environmental Plan 2013 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/1381/2025 for alterations and additions to a commercial premise at Lot 8 DP 1205944, No. 21-31 Central Avenue, Thornleigh subject to the conditions of consent in Schedule 1 of LPP Report No. LPP16/26

PANEL'S CONSIDERATION AND DETERMINATION

The Panel considered the matters raised in the written submission.

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 resolved to adopt the officer's recommendation and approve the proposed development subject to the conditions contained in Attachment 2 (draft conditions of consent) of Late Memo No. LM7/26.

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 Corona Projects dated April 2026 received by Council on 14 April 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 and unnecessary in the circumstances of the case, and
 - There are sufficient environmental planning grounds to justify contravening the development standard.
- In accordance with Clause 5.21 of the Hornsby Local Environmental Plan 2013 and subject to the recommended conditions, the Panel is satisfied that the development has adequately addressed the matters required to be demonstrated by Clause 5.21(2) and (3) of the Hornsby Local Environmental Plan 2013.
- The proposed development complies with the requirements of the relevant environmental planning instruments and the Hornsby Development Control Plan 2024.
- 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: Scott Barwick, John Brockhoff, Michael Leavey, Mark Anderson

AGAINST: NIL

3 LPP18/26 Reporting Development Applications for Determination by the Hornsby Local Planning Panel over 180 Days

(F2013/00295-005)

RECOMMENDATION

THAT the contents of LPP Report No. LPP18/26 be received and noted.

PANEL'S CONSIDERATION AND DETERMINATION

The Panel resolved to receive and note the report.

VOTING OF THE PANEL MEMBERS

FOR: Scott Barwick, John Brockhoff, Michael Leavey, Mark Anderson

AGAINST: NIL

THE MEETING concluded at 4.48pm.



Chairperson