



MINUTES OF Local Planning Panel meeting

Held via Teleconference
on Wednesday 23 September 2026
at 4:00 PM



PRESENT

Chairperson - Penelope Holloway

Expert Panel Member - Lisa Trueman

Expert Panel Member - Ian Arnott

Community Member - Tony Jones

STAFF PRESENT

Director, Planning Division - Katherine Vickery

Manager, Development Assessment - Rod Pickles

Major Development Manager - Cassandra Williams

Town Planner - Sophie Valentine

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 LPP21/26 DA/800/2025/B - Section 4.55(2) modification for approved alterations and additions to a dwelling - 136 Riverview Avenue, Dangar Island

Councillor Olivia Simons	Against
Philippa Eve	Against
Angus Fisher	Against
Peter Taylor	Against
Ana Pollak (Dangar Island Bushcare)	Against
Louise Cankett	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 4:49pm.

LOCAL PLANNING PANEL

- 1 LPP21/26 DA/800/2025/B - Section 4.55(2) modification for approved alterations
 and additions to a dwelling - 136 Riverview Avenue, Dangar Island**

(DA/800/2025/B)

RECOMMENDATION

THAT:

1. 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/800/2025/B for alterations and additions to a dwelling house including a swimming pool and deck at Lot 233 DP 11921, No. 136 Riverview Avenue, Dangar Island as detailed in Schedule 1 of LPP Report No. LPP21/26 as amended by LM11/26.
2. The Hornsby Local Planning Panel delegate its functions with regard to determination of any future section 4.55 modification application requiring amendments to panel condition No. 1 of Development Consent No. DA/800/2025, unless otherwise required to be determined by the Panel, to the following Council officers:
 - Director, Planning and Compliance
 - Manager, Development Assessments
 - Team Coordinator, Development Assessments

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 modification subject to the conditions contained in Schedule 1 of the report. as amended by the Late Memo LM11/26 and the following amendments.

Amend condition No. 1B to read:

1B. Amendment of Plans (Mod B)

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 for landscaping on bushfire prone land, the approved Landscape Plans (Plan No. LA01 Rev. G and LA02 Rev. G) prepared by wardarchitecture dated August 2026 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 maximise species indigenous to Dangar Island, 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 Panel is satisfied that the proposed modification is substantially the same as the approved development.
- The proposed modification generally complies with the requirements of the relevant environmental planning instruments 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) 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, and geotechnical impacts, subject to the recommended conditions of consent as amended.

Furthermore, the Panel resolved to delegate its functions with regards to determination of any future section 4.55 modification application requiring amendments to Panel condition No. 1 of Development Consent No. DA/800/2025, unless otherwise required to be determined by the Panel, to the following Council officers:

- Director, Planning and Compliance
- Manager, Development Assessments
- Team Coordinator, Development Assessments

VOTING OF THE PANEL MEMBERS

FOR: Penelope Holloway, Lisa Trueman, Ian Arnott, Tony Jones

AGAINST: NIL

2 LPP25/26 Quarterly Reporting of Development Applications for Determination by the Hornsby Local Planning Panel over 180 Days

(F2013/00295-005)

RECOMMENDATION

THAT the contents of LPP Report No. LPP25/26 be received and noted.

PANEL'S CONSIDERATION AND DETERMINATION

The Panel resolved to receive and note the report.

VOTING OF THE PANEL MEMBERS

FOR: Penelope Holloway, Lisa Trueman, Ian Arnott, Tony Jones

AGAINST: NIL

THE MEETING concluded at 5.31pm.

A handwritten signature in dark ink, appearing to read 'P. Nelson', written in a cursive style.

Chairperson