



ELECTRONIC DETERMINATION BUSINESS PAPER

LOCAL PLANNING PANEL MEETING

**Wednesday 24 November 2021
at 6:30pm**



TABLE OF CONTENTS

ITEMS

Item 3	LPP38/21 ELECTRONIC - Reporting Development Applications for Determination by the Hornsby Local Planning Panel over 180 Days.....	1
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3 ELECTRONIC - REPORTING DEVELOPMENT APPLICATIONS FOR DETERMINATION BY THE HORNSBY LOCAL PLANNING PANEL OVER 180 DAYS

EXECUTIVE SUMMARY

- In accordance with the Local Planning Panels Directions - Operational Procedures, Council is required to monitor development applications to be determined by the Panel that may be experiencing unreasonable delays of over 180 days from lodgement.
- A list of out outstanding development applications in excess of 180 calendar days from lodgement is attached for the Hornsby Local Planning Panel's advice.

RECOMMENDATION

THAT the contents of LPP Report No. LPP38/21 be received and noted.

PURPOSE

The purpose of this report is to advise the Hornsby Local Planning Panel of development applications required to be determined by the Panel that are over 180 calendar days from lodgement.

DISCUSSION

In 2019 the NSW Productivity Commission conducted a review of the Independent Planning Commission (IPC). The review recommended several actions to streamline processes to optimise efficiency, output and performance.

The planning panel changes were implemented on 1 August 2020 to incorporate a number of the NSW Productivity Commission 's recommendations to the way Local Planning Panels work to make them more efficient and to improve the assessment and determination times of development applications and maintain panel oversight of sensitive and contentious applications.

These changes were made as part of the Planning Acceleration Program to support the State's immediate and long-term economic recovery from the COVID-19 crisis.

The changes will speed up panel determinations by:

1. Reducing the need to conduct public panel meetings for non-contentious matters by applying a '10-or-more' objection trigger for public meetings.
2. Reducing the amount of modifications going to panels.
3. Obliging panel chairs to more actively manage development applications (DAs) coming to the panels to reduce panel deferrals and assessment timeframes.
4. Allowing chairs to bring forward determination on DAs that are experiencing unreasonable delays of over 180 days from lodgement.
5. Introducing panel performance measures.

The Local Planning Panels Directions - Operational Procedures has been amended to:

- Require panels to make determinations within two weeks of being provided an assessment report.
- Require panels to hold a public meeting only where the Development Application has attracted 10 or more unique submissions by way of objection.
- Allow, at the Chair's discretion, applicants to attend a briefing, along with council staff, to explain complex matters or present confidential or commercially sensitive material.
- Oblige panel chairs to work with council to ensure key issues are addressed during assessment in order to minimise deferrals by the panels at determination stage.
- Require the panels to provide reasons for deferring a decision and set timeframes in which any additional information must be provided in order to finalise the determination.
- Give panel chairs the ability to require council to report a DA to the panel within four weeks for determination if the application has experienced unreasonable delays in excess of 180 calendar days from lodgement.

In accordance with Point 6 of the Local Planning Panels Directions - Operational Procedures, attached is a list of development applications required to be determined by the Panel that are over 180 calendar days from lodgement.

CONCLUSION

Council is required to monitor development applications to be determined by the Panel that are over 180 calendar days from lodgement. This report provides advice to the Local Planning Panel on DAs that are experiencing unreasonable delays of over 180 days from lodgement.

RESPONSIBLE OFFICER



The officer responsible for the preparation of this report is the Major Development Manager, Cassandra Williams.

JAMES FARRINGTON

Director - Planning and Compliance

Planning and Compliance Division

Attachments:

1.  LPP DAs over 180 days - November
 2021

File Reference: F2013/00295-003

Document Number: D08287952

List of development applications required to be determined by the LPP that are over 180 calendar days from lodgement

DA No.	Proposal	Address	Ward	Reason	Est. Date to LPP	Advice to Chair	No. Days at 24/11
DA/416/2020	10-12 storey mixed use building accommodating retail tenancies at the ground floor level, commercial tenancies at the first floor level, a residential care facility at levels 3-11, a residential apartment at level 12 and strata subdivision	228-234 Pacific Highway Hornsby	B	>10% contravention of height development standard	February	Applicant finalising a legal agreement for the revised ROW for the adjoining site and submission of an amended CTMP. Sydney Trains concurrence outstanding - applicant liaising with them regarding requirements and detailed drawings. RMS concurrence in response to revised plans submitted is still outstanding.	541
DA/528/2020	Concept development application for shop top housing comprising a ground level drive thru KFC restaurant and 35 units in a 5 storey building	409-411 Pacific Highway Asquith	A	SEPP 65 Affected Development	February/ March	DEP advice will require the applicant to undertake further amendments to the development which may require re-notification.	506
DA/581/2020	Alterations and additions to an existing industrial building strata subdivision of one lot into five	35E Sefton Road, Thornleigh	B	>10% contravention of height development standard and > 10 submissions	February	Applicants legal advice under review. Application under assessment.	492

ATTACHMENT 1 - ITEM 3

List of development applications required to be determined by the LPP that are over 180 calendar days from lodgement

DA No.	Proposal	Address	Ward	Reason	Est. Date to LPP	Advice to Chair	No. Days at 24/11
DA/1146/2020	Torrens title subdivision of 1 into 10	90-92 Franklin Road Cherrybrook	C	VPA	April	Revised VPA submitted for review and referral to Council	338
DA/20/2021	Demolition of structures and construction of a 5 storey shop top housing development with basement parking	5 Wongala Cres Beecroft	C	>10% contravention of height development standard and SEPP 65 Affected Development	December	Application under assessment.	316
DA/131/2021	Construction of a Boarding House	Lot B - 134 Burdett Street Wahroonga	B	>10 submissions	February	Requested acoustic information submitted for review.	289
DA/133/2021	Construction of a Boarding House	Lot A - 134 Burdett Street Wahroonga	B	>10 submissions	February	Requested acoustic information submitted for review.	289
DA/137/2021	Construction of a dwelling house	38A Malton Road Beecroft	C	>10 submissions	February	Awaiting revised plans to address panel deferral.	287
DA/161/2021	Construction of a dwelling house	38B Malton Road Beecroft	C	>10 submissions	February	Awaiting revised plans to address panel deferral.	280
DA/357/2021	Temporary use of the site as a function centre	4 Henstock Road Arcadia	A	>10 submissions	December	Under assessment	226

ATTACHMENT 1 - ITEM 3