



# **MINUTES OF LOCAL PLANNING PANEL MEETING**

HOSTED AUDIO-VISUALLY VIA ZOOM

on Wednesday 24 November 2021

at 6:30pm



## **PRESENT**

Chairperson - Penelope Holloway

Expert Panel Member - Juliet Grant

Expert Panel Member - Linda McClure

Community Member - Brian Scarsbrick

Community Member - Jerome Cox

## **Staff Present**

Director, Planning and Compliance - James Farrington

Manager, Development Assessments - Rod Pickles

Major Development Manager - Cassandra Williams

Consultant Planner - Neil Kennan

Senior Town Planner - Ben Jones

Senior Town Planner - Tim Buwalda

The meeting commenced at 6.30pm.

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

Statement by the Chairman:

*"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

## ADDRESSES TO THE PANEL

The following members of the public addressed the Panel on items on the agenda:

**1            LPP36/21    DA/688/2021 - Community Facility and Storage Area - Pennant Hills Park, 21X Britannia Street Pennant Hills**

Zhengyan Ji	Against
Andrew Minto (Minto Planning - Applicant)	For
Joe Stewart (Grounds Manger)	For
Alice Clayton (Hornsby District Little Athletics Centre)	For
Steve Protogeros (Applicant)	For
Dean Moran	For
Graeme de Vallance	For

**2            LPP37/21    DA/1018/2021 - Construction of a Shed, use of the Shed as Home Industry and Construction of a Front Fence - 86 Quarry Road Dural**

Philip Middleton	Against
Colin Norris	Against
Jamil Nassif (Applicant)	For
Anthony Sarkis (Applicant's architect)	For

**IN ACCORDANCE WITH CLAUSE 3.3(5.b) OF SCHEDULE 1 OF THE OPERATIONAL PROCEDURES DIRECTIONS ISSUED 23 FEBRUARY 2018.**

The Panel Chair closed the public meeting at 7.15pm.

## **LOCAL PLANNING PANEL**

### **1 LPP36/21 DA/688/2021 - Community Facility and Storage Area - Pennant Hills Park, 21X Britannia Street Pennant Hills**

**(DA/688/2021)**

#### **RECOMMENDATION**

THAT Development Application No. DA/688/2021 for the demolition of a community facility and construction of a community facility and storage area at Lot 1 DP 883213, Pennant Hills Park - 21X Britannia Street Pennant Hills, be approved, subject to the conditions of consent detailed in Schedule 1 of LPP Report No. LPP36/21.

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

The Panel considered the matters raised in the written submissions and by the objector at the meeting including removal of trees, traffic and parking impacts, light pollution and timing of the demolition and construction works.

The Panel resolved to adopt the consultant's assessment report recommendation and approve the proposed development subject to the conditions contained in Schedule 1 of the report.

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

- The proposed development generally complies with the requirements of the relevant environmental planning instruments and the Hornsby Development Control Plan 2013.
- The proposed development will provide a new modern community facility to serve the current and future sporting needs for all members of the community.
- The proposed development does not create unreasonable environmental impacts to adjoining development with regard to tree preservation, stormwater, sustainability, traffic, noise and social impacts.

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

FOR: Penny Holloway, Juliet Grant, Linda McClure, Jerome Cox

AGAINST: NIL

### **2 LPP37/21 DA/1018/2021 - Construction of a shed, use of the shed as Home Industry and construction of a front fence - 86 Quarry Road Dural**

**(DA/1018/2021)**

#### **RECOMMENDATION**

THAT Development Application No. DA/1018/2021 for construction of a shed, use of the shed as home industry and construction of a front fence at Lot 2, DP 619812, No. 86 Quarry Road, Dural be refused, for the reasons detailed in Schedule 1 of LPP Report No. LPP37/21.

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

The Panel considered the matters raised in the written submissions and by the objectors at the meeting including noise, traffic and pedestrian impacts, shed not in keeping with other development in locality; proposed use is inconsistent with zoning objectives; and streetscape impacts.

The Panel resolved to adopt the officer's recommendation and refuse the proposed development, for the reasons detailed in Schedule 1 of the report and the inclusion of the following additional reason for refusal in Schedule 1:

6. *In accordance with the provisions of the provisions of Section 4.15(1)(a)(iv) of the Environmental Planning and Assessment Act 1979, insufficient information has been provided with regards to traffic impacts and vehicle access on the local road network.*

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

- The proposed development does not comply with the requirements of the relevant environmental planning instruments and the Hornsby Development Control Plan 2013.
- The proposed use does not comply with the definition of a home industry and would be a prohibited use.

## **VOTING OF THE PANEL MEMBERS**

FOR: Penny Holloway, Juliet Grant, Linda McClure, Brian Scarsbrick

AGAINST: NIL

## **3 LPP38/21 Reporting of Development Applications for determination by the Hornsby Local Planning Panel over 180 days**

## **RECOMMENDATION**

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

## **VOTING OF THE PANEL MEMBERS**

FOR: Penny Holloway, Juliet Grant, Linda McClure, Brian Scarsbrick

AGAINST: NIL

The Panel's meeting concluded at 7.31pm.



**Chairperson**