



# **MINUTES OF LOCAL PLANNING PANEL MEETING**

HOSTED AUDIO-VISUALLY VIA TEAMS

on Monday 27 February 2023

at 3:00pm



**PRESENT**

Chairperson - Jacqueline Townsend

Expert Panel Member - Mary-Lynne Taylor

Expert Panel Member - Steven Layman

Community Member - Amanda Anderson

**STAFF PRESENT**

Director, Planning and Compliance - James Farrington

Manager, Development Assessments - Rod Pickles

Major Development Manager - Cassandra Williams

Senior Town Planner - George Papworth

Town Planner - Amelia Xu

THE MEETING commenced at 3.19pm.

**APOLOGIES / LEAVE OF ABSENCE**

NIL

**POLITICAL DONATIONS DISCLOSURE**

NIL

**DECLARATIONS OF INTEREST**

NIL

## **ADDRESSES TO THE PANEL**

No members of the public registered to address the Panel on the item on the agenda for the public meeting:

## **LOCAL PLANNING PANEL**

- 1            LPP1/23    DA/910/2022 - Demolition of Existing Dwelling, Construction of a Dwelling House and Swimming Pool - 1A Glen Street, Galston**

No speakers

## PUBLIC MEETING ITEM

- 1            **LPP1/23    DA/910/2022 - Demolition of existing dwelling, construction of a dwelling house and swimming pool - 1A Glen Street, Galston**

(DA/910/2022)

## RECOMMENDATION

THAT Development Application No. DA/910/2022 for demolition of existing dwelling, construction of dwelling house and swimming pool at Lot 1 DP 1245785, No. 1A Glen Street, Galston be approved subject to the conditions of consent detailed in Schedule 1 of LPP Report No. LPP1/23.

## PANEL'S CONSIDERATION AND DETERMINATION

The Panel considered the matters raised in the written submissions including dwelling is inconsistent with character of area, impacts to adjoining heritage item, overshadowing, stormwater run-off, landscaping, privacy and amenity impacts.

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:

- 1)        *Amend condition No. 3 to read:*

### 3.        **Amendment of Plans**

- a)        To comply with Councils requirement in terms of heritage conservation, the approved plans are to be amended as follows:
  - i)        The location of the swimming pool must be amended on the Sediment and Erosion Control Plan (Sheet 4, Issue B) prepared by Archi Build International, dated 10/08/2022 to be consistent with the approved Site Plan (Sheet 7, Issue B) prepared by Archi Build International, dated 10/08/2022.
  - ii)       Screen plating to the on grade landscape setback areas must include an additional:
    - a.        20x *Viburnum sp.* capable of reaching a mature height of 2 metres, planted at 2 metre centres in mulched plater beds along the southern boundary. Plants shall be installed at minimum 5 litre pot size.
    - b.        16x *Viburnum sp.* capable of reaching a mature height of 2 metres, planted in mulched plater beds along the front/ Glen Street boundary. Plants shall be installed at minimum 5 litre pot size.
- b)        These amended plans must be submitted with the application for the Construction Certificate.

- 2)        *Delete condition No 13.*

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

- Changes were made to the proposal due to concerns raised by the Council with regards to

heritage and landscaping in response to the written submissions.

- The proposed development generally complies with the requirements of the relevant environmental planning instruments and the Hornsby Development Control Plan 2013.
- The proposed development does not create unreasonable environmental impacts to the adjoining heritage item with regard to visual bulk, solar access, amenity or privacy, subject to the recommended conditions of consent.

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

FOR: Jacqueline Townsend, Steven Layman, Mary-Lynne Taylor, Amanda Anderson

AGAINST: NIL

## **ELECTRONIC DETERMINATION ITEMS**

- 2            LPP3/23    ELECTRONIC - Section 8.2 Review of DA/1349/2021/A - Section 4.55(2) modification of an approved self-storage facility to increase FSR - 28 Salisbury Road, Asquith**

**(DA/1349/2021/A)**

### **RECOMMENDATION**

THAT the Hornsby Local Planning Panel approve the Section 8.2 review of the Section 4.55(2) modification of Development Application No. DA/893/2021 for internal modifications to the approved self-storage unit facility at Lot 101 DP 771987, No. 28 Salisbury Road Asquith subject to the conditions of consent detailed in Schedule 1 of LPP Report No. LPP3/23.

### **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. Also, in accordance with Clause 4.6(4) of the Hornsby Local Environmental Plan 2013, the Panel is satisfied that the proposed development will be in the public interest because it is consistent with the objectives of the 'Floor Space Ratio' development standard and the objectives for development within the zone in which the development is proposed to be carried out.

The Panel resolved to adopt the officer's recommendation and approve the Section 8.2 review subject to the conditions contained in Schedule 1 of the report.

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

- The Panel has considered the written requests from the applicant to contravene the FSR development standard applying to the site that seeks to justify the contravention of the development standard by demonstrating:
  - that compliance with the development standards is unreasonable or unnecessary in the circumstances of the case, and
  - that there are sufficient environmental planning grounds to justify contravening the development standard.
- In respect of variation to the FSR control in the Hornsby Local Environmental Plan 2013, the Panel is satisfied that:
  - the applicant's written request has adequately addressed the matters required to be demonstrated by Clause 4.6(3), and
  - the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and
- The proposed development generally complies with the requirements of the relevant environmental planning instruments and the Hornsby Development Control Plan 2013.

- The proposed development is acceptable having regard to acoustics, visual bulk, solar access, amenity and privacy, subject to the recommended conditions of consent.

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

FOR: Jacqueline Townsend, Steven Layman, Mary-Lynne Taylor, Amanda Anderson

AGAINST: NIL

### **3 LPP5/23 Reporting Development Applications for Determination by the Hornsby Local Planning Panel over 180 Days**

**(F2013/00295-003)**

#### **RECOMMENDATION**

THAT the contents of LPP Report No. LPP5/23 be received and noted.

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

The Panel resolved to receive and note the report.

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

FOR: Jacqueline Townsend, Steven Layman, Mary-Lynne Taylor, Amanda Anderson

AGAINST: NIL

THE MEETING concluded at 4.07pm.



**Chairperson**