



# MINUTES OF LOCAL PLANNING PANEL BRIEFING

HOSTED AUDIO-VISUALLY VIA ZOOM

Wednesday, 25 May 2022

at 1:00pm



## **PRESENT**

Chairperson – Penny Holloway

Expert Panel Member – Linda McClure

Expert Panel Member – Mary-Lynne Taylor

Community Representative– Barbra Wynn (C Ward)

### **Staff Present**

Director Planning and Compliance – James Farrington

Manager, Strategic Land Use Planning – Katherine Vickery

Team Leader, Strategic Land Use Planning – Debra Clydsdale

Principal Strategic Planner – Lisa Newell

Principal Strategic Planner – Fintan Langan

Principal Strategic Planner – Taylor Richardson

Strategic Planner – Lawrence Huang

Manager, Development Assessments – Rod Pickles

Major Development Manager – Cassandra Williams

### **APOLOGIES / LEAVE OF ABSENCE**

Community Representative – Brian Scarsbrick AM (A Ward)

### **Declarations of Interest**

Nil

### **LOCAL PLANNING PANEL BRIEFING**

#### **1. LPP ADVICE No. 01/22 – Planning Proposal – Hornsby Town Centre – High and Ashley Streets, Hornsby.**

The Panel noted that Council is progressing the Planning Proposal for submission to the Department of Planning and Environment to satisfy conditions of the Housing Strategy and that the Planning Proposal is consistent with the overall Hornsby Town Centre masterplan which will soon be exhibited.

The Panel noted that development contributions collected from the development will contribute to local infrastructure improvements identified in the Hornsby Town Centre Masterplan.

The Panel discussed whether there was potential for split-site height controls to be included in the LEP (for the Ashley Street and Webb Avenue sites to reinforce a transition in building heights to adjoining low density residential development) and noted that appropriate DCP controls would be important to enforce the transition and should be strengthened.

The Panel noted that the War Memorial site is included in the Planning Proposal for an increase in height consistent with the adjoining Club site, but that retention of the heritage listed War Memorial Hall at the ground level alongside or as part of a new development is practicable. Its heritage value is in its

association with the Cenotaph on Peats Ferry Road and the adjacent RSL Club, its International Style architectural and glass façade, its ongoing use, memorial fixtures and layout of its rooms and design by local architect Ross Innes Aynsley.

The Panel considered that the proposal had strategic merit and site specific merit, subject to the proposed design principles to be included in DCP controls, as discussed in the officer's report.

The Panel advised that it supports the progression of the planning proposal for a gateway determination, with appropriate controls for height transitions for the Ashley Street site.

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

FOR: Penny Holloway, Linda McClure, Mary-Lynne Taylor

AGAINST: Nil

## **2. LPP ADVICE No. 02/22 – Planning Proposal – 7 City View Road Pennant Hills**

The Panel noted that the Planning Proposal seeks an additional permitted use and increase in floor space ratio to achieve a mixed use commercial, residential and seniors housing development.

The Panel discussed the Hornsby Shire Employment Land Use Study and its recommendations for prohibiting shop top housing in the B5 zone and acknowledged that the City View precinct is a discrete precinct with an existing character of mixed uses rather than urban services found in a typical B5 zone.

The Panel discussed the presence of Blue Gum High Forest on the site and the need to consider increasing the retention of trees.

The Panel discussed potential traffic implications and requirements for future modelling including:

- Parking impacts on neighbouring streets (Boundary Road and Wongala Cres);
- Parking provision (visitor/community uses);
- Pedestrian safety;
- Potential for noise generation; and
- Potential issues with service vehicle/loading dock location.

The Panel noted that, as well as traffic modelling being a post-Gateway requirement, there should also be requirements for additional post-Gateway information about minimising impacts on the BGHF on the site and noise attenuation measures.

The Panel noted that any VPA discussions about the delivery of affordable housing should include that the housing be secured in perpetuity. Issues with the suitability of the "pocket park" as a Council park were noted.

The Panel discussed the potential that the proposal, as submitted, may result in a net loss of employment floor space if the additional permitted use is incorporated, as the proponent cannot be tied to the concept plan for the provision of a quantum of commercial floor space. The Panel acknowledged that an additional local provision would instead be the most appropriate mechanism to achieve the outcomes the proponent is seeking.

The Panel considered that the proposal had strategic merit and site specific merit, subject to the outcomes of the proposed post Gateway studies, proposed design principles to be included in DCP controls, and satisfactory VPA for public benefits as discussed in the officer's report, to be exhibited with the Planning proposal.

The Panel advised that it supports the progression of the proposal for a gateway determination, with implementation through an additional local provision and post Gateway investigations as discussed above.

#### **VOTING OF THE PANEL MEMBERS ON LPP ADVICE No. 2/22**

FOR: Penny Holloway, Linda McClure, Mary-Lynne Taylor, Barbra Wynn

AGAINST: Nil

### **3. LPP ADVICE No. 03/22 – Planning Proposal – 679-685 Old Northern Road, Dural**

The Panel noted that the Planning Proposal seeks a Health Service Facility to be added as an additional permitted use under Hornsby Shire Local Environmental Plan 2013 (HLEP) with an increase in building height from 10.5m to 14m.

The Panel discussed the strategic merit of the proposal including concerns regarding the consistency of the proposal with state and local strategic plans and the precedent for rural lands.

The Panel also noted that there are site-specific concerns, including built form impacts and scale and intensity of the development, the lack of opportunities for deep soil landscaping and character impacts.

The Panel considered that there were issues with traffic and access to the site and noted that suitably zoned sites were already available in close proximity within the Hills Shire.

The Panel concluded that the proposal therefore did not have strategic merit and did not have site specific merit.

The Panel advised that it does not support progression of the planning proposal to gateway determination for the following reasons:

- Inconsistency with the Greater Sydney Regional Plan and the North District Plan.
- Inconsistency with Section 9.1 Ministerial Directions.
- Inconsistency with the Hornsby Local Strategic Planning Statement.
- Inconsistency with the Hornsby Employment Lands Study.
- Inconsistency with the Draft Rural Lands Study.
- The proposed land use is incompatible with the rural zone setting.
- There are potential amenity impacts with the built form on adjoining properties.
- There are potential traffic impacts on surrounding road network.

**VOTING OF THE PANEL MEMBERS ON LPP ADVICE No. 3/22**

FOR: Penny Holloway, Linda McClure, Mary-Lynne Taylor

AGAINST: Nil

A handwritten signature in black ink, appearing to read 'Penny Holloway', written in a cursive style.

**Chairperson**