

# **MINUTES OF LOCAL PLANNING PANEL BRIEFING**

Held at COUNCIL CHAMBERS, HORNSBY  
on Wednesday, 27 May 2020  
at 5:30pm



## **PRESENT**

Chairperson – Garry Fielding

Expert Panel Member – Linda McClure

Expert Panel Member – Juliet Grant

Community Member – Brian Scarsbrick

### **Staff Present**

Director Planning and Compliance – James Farrington

Manager, Strategic Planning – Katherine Vickery (via Zoom)

Manager, Development Assessments – Rod Pickles

The briefing commenced at 5.30pm

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

Nil

### **Declarations of Interest**

Nil

### **LOCAL PLANNING PANEL BRIEFING**

#### **LPP ADVICE No. 01/20 – Owner-initiated Planning Proposal – 805-821 Old Northern Road, Dural**

The Panel noted that the Planning Proposal seeks to amend the *Hornsby Local Environmental Plan (HLEP) 2013* to permit a service station as an additional permitted use at property No. 805-821 Old Northern Road, Dural.

The Panel noted that Council's Rural Lands Study is currently under preparation and that Council's Local Strategic Planning Statement has recently been adopted. The outcomes of the Rural Lands Study are yet to be finalised. However, the Local Strategic Planning Statement is consistent with the North District Plan in regard to managing rural land and enhancing the values of the metropolitan rural area using place-based planning.

The Panel acknowledged that a referral report would be circulated after the briefing and agreed to provide advice via email and noted the option for a second briefing should there be issues that required further discussion.

Subsequent to the briefing, the referral report was circulated.

Panel members noted that:

- There is no clear community benefit to justify changes to planning controls;
- There is no strategic merit to support the proposal; and
- The proposal is not consistent with the objectives of the site's existing RU2 Rural Landscape zone and would create a poor precedent by encouraging ribbon development outside of the nearby business and employment zones in Old Northern Road and New Line Road.

The Panel advised that it does not support the progression of the Planning Proposal to permit a service station as an additional permitted use under Schedule 1 of the *Hornsby Local Environmental Plan 2013* at 805-821 Old Northern Road, Dural, for the following reasons:

- The proposal will have unacceptable impacts on the road network.
- No clear community benefit has been identified to justify changes to planning controls.
- 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.
- Progression of a planning proposal prior to completion of Rural Lands Study and Employment Lands Study is premature.
- There are potential impacts on trees due to required road works.

**VOTING OF THE PANEL MEMBERS**

FOR: Linda McClure, Juliet Grant, Brian Scarsbrick, Garry Fielding

AGAINST: Nil



**Chairperson**