

**MINUTES OF THE SYDNEY WEST
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT HORNSBY COUNCIL
ON THURSDAY, 26 JUNE 2014 AT 5.00 PM**

Present:

Mary-Lynne Taylor – Chair
Bruce McDonald – Panel member
Paul Mitchell – Panel member
Michael Smart – Panel Member
David White – Panel Member

Council staff in attendance to assist the JRPP

James Farrington
Rodney Pickles
Garry Mahoney

Apologies: None made

1. The meeting commenced at 5.00 pm

The Chair welcomed everyone to the Sydney West Joint Regional Planning Panel Meeting.

2. Declarations of Interest –

None

3. Business Item –

2014SYW007 – Hornsby, DA 1432/2013, Construction of 2 x 5 storey residential flat buildings, 1, 3 & 5 Chapman Avenue, Beecroft.

4. Public Submissions – The Panel considered the following submissions made at the meeting of the Panel on 26 June 2014:

Submission against the development application:

- Dave Wilson addressed the Panel on behalf of Kate Lochrin, Ryan Laagerstom, Dave & Wendy Wilson, Catherine Angier, Deborah Kwa, Peter & Ailso Nockles, David & Pricilla Luse, Joanne Hook, Patrick Broad, Spencer & Elizabeth Hipwell and Joy Adams
- Ken Ross

Submission in favour of the development application:

- Ian Glendinning
- Paul Buljevic

In making the decision, the Panel considered all of the above submissions.

5. Panel Decision

In relation to this application the Panel notes that:

1. The proposed development has the potential to provide additional housing supply and choice in the Metropolitan North Subregion and the Shire of Hornsby in a location with ready access to bus and rail public transport modes and ready access to the facilities, services and amenity offered by Beecroft Village.
2. The introduction of additional population within Beecroft Village would strengthen its economic and social role.
3. The proposal is consistent with the use, form and scale of development planned for this site and this locality as determined by the recently adopted H.L.E.P 2013.
4. The Panel has considered the justification offered by the applicant relating to the variation of the development standard relating to height, which variation is subject to Clause 4.6 of HLEP 2013. The Panel considers the objection is well founded as the departure from the standard is minor and the objectives of the standard are achieved in this instance. Accordingly the Panel supports the variation sought.

However, the Panel is concerned about the loss of trees on the site and along the Chapman Avenue frontage and the consequent impacts on the streetscape which impacts would be exacerbated by future high density development in the Beecroft residential Precinct.

Accordingly the Panel requires either:

- Detailed justification for the current arrangement and design of development on the site which leads to the loss of significant trees including canopy trees and adverse impacts which in turn provides an inappropriate zone interface taking into account future high density development in Beecroft village; or
- A revised landscape plan which addresses the impacts identified above, namely, loss of significant trees across the site generally and impact on the streetscape of Chapman Avenue of tree loss providing an inappropriate unsatisfactory zone interface.

In either case the Panel requires a revised landscape plan addressing the street scape and townscape issues.

The Panel will defer consideration of the application to a later meeting to allow for the submission of the above additional information, and assessment by Council and a further report to the Panel.

Meeting closed at 8.07pm

Endorsed by

A handwritten signature in black ink, appearing to read 'Mary-Lynne Taylor', with a stylized, cursive script.

Mary-Lynne Taylor
Chair
Sydney West Joint Regional Planning Panel
Date: 26 June 2014