

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Hornsby Shire Council** on **Thursday 14 August 2014 at 5.00 pm**

Panel Members: Bruce McDonald (Chair), Paul Mitchell, Jason Perica, Michael Smart and David White

Apologies: Mary-Lynne Taylor

Declarations of Interest: David White declared he is the member of Beecroft Cheltenham Civic Trust however he had no involvement with the Trust in its consideration of the application that is subject to consideration by the panel at the meeting.

Determination and Statement of Reasons

2014SYW007 – Hornsby, DA/1432/2013, Construction of two (2) x five (5) storey residential flat buildings containing sixty (60) units and basement car park, Lot A DP 350795, Lot X DP 380446, Lot B DP 350795, Lot A DP 355257, Nos 1, 3 and 5 Chapman Avenue, Beecroft.

Date of determination: 14 August 2014

Decision:

The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

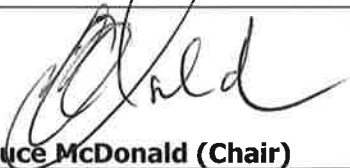

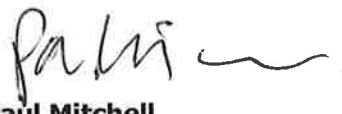


The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The proposed development will 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 will 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.
5. The Panel considers the benefits flowing from the design approach adopted which requires the access driveway to be located on the western side of the site, justifies the resultant removal of canopy trees when considered in conjunction to the amended landscape treatment submitted in response to the Panels concerns relating to landscape impacts.
6. The Panel considers the proposed landscape treatment of the site proposed under with amended landscape plans L01D and L02A and associated arrangements and consent conditions will result on maturity, result in a satisfactory streetscape presentation of the site to Chapman Avenue and satisfactory zone interface treatment.

Conditions: The development application was approved subject to the conditions in Appendix A of the Council Assessment Report, deletion of Condition 55C and Conditions 1, 23 and 56 modified at the meeting.

Panel members:

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|  Bruce McDonald (Chair) |  Jason Perica |  Paul Mitchell |
|  David White |  Michael Smart | |

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SCHEDULE 1

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| 1 | JRPP Reference – 2014SYW007, LGA – Hornsby Shire Council, DA/1432/2013 |
| 2 | Proposed development: Construction of two (2) x five (5) storey residential flat buildings containing sixty (60) units and basement car park. |
| 3 | Street address: Lot A DP 350795, Lot X DP 380446, Lot B DP 350795, Lot A DP 355257, Nos 1, 3 and 5 Chapman Avenue, Beecroft |
| 4 | Applicant/Owner: Caxton Property Group Pty Ltd / Caxton Property (Chapman) Pty Ltd, Caxton Property Investments Pty Ltd |
| 5 | Type of Regional development: Capital Investment Value > \$20M |
| 6 | Relevant mandatory considerations <ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Hornsby Local Environmental Plan 2013 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No. 65 – Design Quality Residential Flat Development State Environmental Planning Policy (Building Sustainability Index-BASIX) 2004 State Environmental Planning Policy – Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Hornsby Development Control Plan 2013 Planning agreements: Nil Regulations: <ul style="list-style-type: none"> Environmental Planning and Assessment Act Regulation 2000 The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. The suitability of the site for the development. Any submissions made in accordance with the EPA Act or EPA Regulation. The public interest. |
| 7 | Material considered by the panel: Council Assessment Report Received: 4 August 2014 Locality Map, Site Survey, Site Analysis Plan, Floor Plans (7), Roof Plan, Section, Elevations (3), Material Finishes, Landscaping Plans (4), Stormwater Plan. Written submissions: 5 submissions. Verbal submissions at the panel meeting: Against – <ul style="list-style-type: none"> Carolyn Watt - a representative of the Beecroft Cheltenham Civic Trust Ryan Lagerstrom Councillor Michael Hutchence Graham Ross VMM Support - <ul style="list-style-type: none"> Ian Glendinning Melanie Howden |
| 8 | Meetings and site inspections by the panel: The development application was considered by the Panel on 26 June 2014 when the Panel resolved to defer consideration of the application to allow the applicant to submit additional information concerning tree loss. Briefing Meeting – 20 March 2014, Site Inspection on 26 June 2014 and Final Briefing meeting on 14 August 2014. |
| 9 | Council recommendation: Approval |
| 10 | Conditions: Attached to council assessment report and modified at the meeting on 14 August 2014. |