

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Hornsby Shire Council** on **Thursday 16 October 2014 at 6.00 pm**

Panel Members: Bruce McDonald (Acting Chair), Lindsay Fletcher, Michael Smart and David White

Apologies: Paul Mitchell

Declarations of Interest: Nil

Determination and Statement of Reasons

2014SYW059 – DA390/2014, Hornsby Shire Council, Construction of two x five storey residential flat buildings containing 87 units and basement car park, Lots 1-6 DP23694, Nos. 9-19 Amor Street and No. 20 Bouvardia Street, Asquith.

Date of determination: 16 October 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 add to the supply and choice of housing within the Northwest Metropolitan Subregion and the Hornsby Shire in a location near to local and regional transport services and to the facilities offered by Asquith Village Centre and Hornsby Town Centre.
2. The scale, architectural treatment and landscape treatment, adopted for the proposal is consistent with the planned future of the Asquith precinct in which the proposed it is located.
3. The proposed development will have no significant adverse impacts on the natural or built environments.
4. In consideration of conclusions 1-3 above the Panel considers the proposal is in the public interest.

Conditions: The development application was approved subject to the conditions in Appendix A of the Council Assessment Report with additional condition 1(e) stating that the landscape plan shall be amended to include limited undergrowth plan species including trees with smooth trunks that do not impede flows within the overland flow path.

Panel members:

 Bruce McDonald (Acting Chair)	 Lindsay Fletcher	 Michael Smart
 David White		

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SCHEDULE 1

1	JRPP Reference – 2014SYW059, LGA – Hornsby Shire Council, DA/390/2014
2	Proposed development: Construction of two x five storey residential flat buildings containing 87 units and basement car park
3	Street address: Lots 1-6 DP23694, Nos. 9-19 Amor Street and No. 20 Bouvardia Street, Asquith.
4	Applicant/Owner: Applicant: Amordev Pty Ltd. Owners: Mr E J Connors, Mrs ME Connors, Mr PJ Napoli, Mr U Nandanapatham, Mrs R G Nandanapathan, Mr W J Bartlett, Mrs J Junfang Bartlett, Mr B C Baker, Mr C Hong Goh, Ms W Nee Lee.
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 (Infrastructure) 2007 ◦ 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, Locality Plan, Site Survey, Basement Plans (2), Floor Plans (6), Roof Plan, Section, Elevations (2), Schedule of Finishes (5), Landscaping Plan (1), Photomontage and Stormwater Plans (4). Written submissions: 3 submissions. Verbal submissions at the panel meeting: Against – <ul style="list-style-type: none"> • James Matheson Support - <ul style="list-style-type: none"> On behalf of the applicant – • Aris Dimos • Eric Costas
8	Meetings and site inspections by the panel: 26 June 2014 - briefing meeting, 16 October 2014 - site inspection and final briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report