





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		
2014SYW080 – Hornsby Shire Council, DA 635/2014, Demolition of existing structures and construction of an eight storey residential flat building containing 64 units with two levels of basement car park accommodating 74 car spaces and associated landscaping works, Lot B DP 308840 and Lot 5 DP10385 (Nos. 6-8) Epping Road, Epping		
Date of determination: 16 October 2014		
Decision: The panel determined to refuse the development application as described in Schedule A pursuant to section 80 of the <i>Environmental Planning and Assessment Act 1979</i> .		
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: The proposed development is considered unsatisfactory as detailed in points 1-8 of Schedule 1 Reasons For Refusal - contained in Councils further assessment report. The Panel also determined that a further reason for refusal is the failure to address the provision of and later vehicular connection to the laneway proposed at the rear of the site as proposed under the key development principles diagram of Hornsby DCP 2012. Having regard to these unsatisfactory aspects of the proposal the Panel considers they warrant refusal of the application as the development proposed is unsuited to the site and approval would not be in the public interest.		
Reason: The development application was refused subject to the reasons outlined in the Council Assessment Reports.		
Panel members:		
 Bruce McDonald (Acting Chair)	 Lindsay Fletcher	 Michael Smart
 David White		

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SCHEDULE 1

1	JRPP Reference – 2014SYW080, LGA – Hornsby Shire Council, DA/635/2014
2	Proposed development: Demolition of existing structures and construction of an eight storey residential flat building containing 64 units with two levels of basement car park accommodating 74 car spaces and associated landscaping works.
3	Street address: Lot B DP 308840 and Lot 5 DP10385 (Nos. 6-8) Epping Road, Epping
4	Applicant/Owner: Applicant – 8 Epping Pty Ltd, Owner – Mrs P E O'Connor, Mr K K Agarwal and Mrs A Agarwal
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"> ◦ State Environmental Planning Policy No. 55 – Remediation of Land ◦ State Environmental Planning Policy No. 65 – Design Quality Residential Flat Development ◦ State Environmental Planning Policy (Infrastructure) 2007 ◦ State Environmental Planning Policy (Building Sustainability Index-BASIX) 2004 ◦ State Environmental Planning Policy No. 32 Urban Consolidation (Redevelopment of Urban Land) ◦ State Environmental Planning Policy – Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 ◦ Hornsby Shire Local Environmental Plan 2013 – R4 High Density Residential Zone ◦ Section 94 Contributions Plan 2012 - 2021 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ◦ Hornsby Development Control Plan 2013 and the draft amendments • 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, Further Supplementary Report, Locality Plan (1 page), Architectural Plans (8 pages), Landscape Plan, Stormwater Plan and Waste Management Plan (5 pages), Shadow Diagrams (3 pages), Photomontage and written submissions. Verbal submissions at the panel meeting: Support - <ul style="list-style-type: none"> • Jeremy Bishop • Victor Quan • Russell Strahle
8	Meetings and site inspections by the panel: 14 August 2014 - briefing meeting, 16 October 2014 - site inspection and final briefing meeting.
9	Council recommendation: Refusal
10	Reasons: Outlined in the council assessment report