

**JOINT REGIONAL PLANNING PANEL
(Sydney West)**

JRPP No	2014SWY091
DA Number	DA/674/2014 (Lodged 20 June 2014) – Further Report
Local Government Area	Hornsby Shire Council
Proposed Development	Demolition of existing structures and construction of a five storey mixed use development comprising a 56 place child care centre below shop-top housing with 26 residential units and basement car park accommodating 53 car spaces
Street Address	Lot 1 DP 206275, Lot 1 DP 795814 (No. 548) Pennant Hills Road, West Pennant Hills
Applicant/Owner	Applicant – Revelop Projects Pty Ltd Owner - Poliniti Ventures Pty Ltd
Number of Submissions	Seven submissions have been received
Regional Development Criteria (Schedule 4A of the Act)	Capital Investment value - \$ 8.6 million (Community Facility)
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • State Environmental Planning Policy No. 55-Remediation of Land • State Environmental Planning Policy No. 65-Design Quality of Residential Flat Development • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Building and Sustainability Index: BASIX) 2004 • State Environmental Planning Policy No. 32-Urban Consolidation (Redevelopment of Urban land) • Sydney Regional Environmental Plan 20 • Hornsby Shire Local Environmental Plan 2013 – B2 Local Centre • Hornsby Development Control Plan 2013 • Section 94 Contributions Plan 2012 - 2021
List all documents submitted with this report for the panel's consideration	<ul style="list-style-type: none"> • Objection Letter
Recommendation	Approval
Report by	Aditi Coomar, Senior Town Planner

FURTHER REPORT

The amended plans for the above development application were re-notified between 15/10/2014 and 29/10/2014. Due to an administrative error, Pennant Hills Civic Trust, being a submitter, was not re-notified of the amendments. A member of The Pennant Hills Civic Trust has recently contacted Council regarding this. It is to be noted that the Trust is not an adjoining property owner and is not directly impacted by the amendments to the plans.

Notwithstanding this, the amended plans address the matters raised in the objection letter (attached) in the following ways:

Height of the building

The height of the building has been reduced by deleting the mezzanine floor. The building height now complies with 17.5m height limit as required by the Hornsby Local Environmental Plan 2013.

Number of units

The proposed number of units has been reduced to be 26 instead of 30.

Car Parking

Given the reduction of the number of car spaces on site, the car parking now complies with Hornsby Development Control Plan 2013.

Referral to Joint Regional Planning Panel

The application has been referred to the Joint Regional Planning Panel for determination.

Although the Trust was not notified of the amended plans, the Panel Secretariat sent a letter inviting the Pennant Hills Civic Trust to attend the determination meeting on 17 December 2014. The invitation letter provided 10 days notice of the Panel meeting with subsequent opportunity to review the Assessment Report and amended plans.