

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Hornsby Shire Council** on **Wednesday 17 December 2014 at 5.00 pm**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Stuart McDonald, Michael Smart and David White

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW091 – Hornsby, DA/674/2014, 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, Lot 1 DP 206275, Lot 1 DP 795814 (No. 548) Pennant Hills Road, West Pennant Hills.

Date of determination: 17 December 2014

Decision:

The panel determined to approve the development application as described in Schedule 1 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 contribute to the planned development of Thompsons Corner West Pennant Hills precinct by providing additional housing in the precinct and additional child care services to the locality.
2. The proposed development adequately complies with the provisions of the relevant State Environmental Planning Policies including SEPP 65 Design Quality Residential Flat Buildings and associated Residential Flat Design Code, SEPP 55 Remediation of Land and SEPP Infrastructure 2007, SEPP 32 Urban Consolidation (Redevelopment of Urban Land).
3. The proposed building is consistent in its scale form and use with that planned for the Thompsons Corner precinct and thereby adequately satisfies the provisions of Hornsby LEP 2013 and the application as amended now meets Hornsby DCP 2013.
4. The proposed development will not have significant adverse impact on the natural or built environment including, nearby residential development and the operation of the local road network, this has been confirmed by Council's Traffic Engineer and the RMS.
5. In consideration of the points 1-4 above the Panel considers approval of the development is in the public interest.

Conditions: The development application was approved subject to the conditions in Appendix A of the Council Assessment Report with a new condition relating to the setback of the feature wall along the southern boundary as follows:

- The feature wall located on the southern side boundary be setback an additional 2 metres to improve site distances along Pennant Hills Road.

Panel members:

		
Mary-Lynne Taylor (Chair)	Bruce McDonald	Stuart McDonald
		
David White	Michael Smart	

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SCHEDULE 1

1	JRPP Reference – 2014SYW091, LGA – Hornsby Shire Council, DA/674/2014
2	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.
3	Street address: Lot 1 DP 206275, Lot 1 DP 795814 (No. 548) Pennant Hills Road, West Pennant Hills.
4	Applicant/Owner: Revelop Projects Pty Ltd (Applicant), Poliniti Ventures Pty Ltd (Owner).
5	Type of Regional development: Capital Investment Value > \$5M (Community Facility)
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 and Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban land) ○ Sydney Regional Environmental Plan 20 (Hawkesbury and Nepean River) ○ Hornsby Shire Local Environmental Plan 2013 – B2 Local Centre • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Hornsby Development Control Plan 2013 • Planning agreements: Section 94 Contributions Plan 2012 - 2021 • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment 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 with conditions, Locality plan, Architectural plans, Diagrams for a compliant development on adjoining site, Landscape plan, Stormwater plan, Shadow diagrams, Photomontage and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Brian Ash • Jonathon Wood
8	Meetings and site inspections by the panel: 11 September 2014 - Briefing Meeting, 17 December 2014 - Site Inspection and Final Briefing Meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report