

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Hornsby Shire Council** on **Wednesday 3 June 2015 at 11.30 am**

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

Apologies: Mary-Lynne Taylor

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW136 – Hornsby Shire Council, DA/1059/2014, Demolition of existing structures and construction of two, five storey residential flat buildings comprising 90 units with basement car parking for 95 cars, Lots 28, 29 & 30 in DP 10385 and Lots 1 & 32 in DP 34322, Nos. 17, 19, 21, 23 and 25 Epping Road, Epping.

Date of determination: 3 June 2015

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 Panel has considered the Applicant's request to vary the development standards contained Clause 4.3 (Height of Buildings) Hornsby LEP 2013 and considers that compliance with the standard is unreasonable and unnecessary in the circumstances of this case as the variation is minor, will not add additional impacts to the amenity of adjoining premises and the development remains consistent with the objectives of the applicable R4 (High Density Residential) Zone and with the anticipated scale and form of development in the locality.
2. The proposed facility will add to the supply and choice of housing within the Northwest Metropolitan Subregion and the Hornsby local government area in a location selected for such development.
3. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP 32 – Urban Consolidation, SEPP 65 Design Quality of Residential Flat Development and associated Residential Flat Design Code, SEPP (Infrastructure) 2007 and SEPP 55 Remediation of Land.
4. The proposal adequately satisfies the provisions and objectives of Hornsby LEP 2013 and Hornsby DCP 2013.
5. The scale, architectural treatment and landscape treatment adopted for the proposal are consistent with the character of planned residential development in the locality.
6. The proposed development will have no significant adverse impacts on the natural or built environments including the amenity of established dwellings, the Essex Street Heritage Conservation Area or the local road network. In that regard the Panel notes roadworks are to be implemented to address the cumulative impacts of higher density development of the locality.
7. In consideration of the points in 1-6 above the Panel considers the proposed development is a suitable use of the site and approval is in the public interest.

Conditions: The development application was approved subject to the conditions detailed in Schedule 1 of the Council Assessment Report with Condition 17 to be moved to deferred commencement condition.

Panel members:



Bruce McDonald



Stuart McDonald



David White



Michael Smart

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – 2014SYW136, LGA – Hornsby Shire Council, DA/1059/2014
2	Proposed development: Demolition of existing structures and construction of two, five storey residential flat buildings comprising 90 units with basement car parking for 95 cars.
3	Street address: Lots 28, 29 & 30 in DP 10385 and Lots 1 & 32 in DP 34322, Nos. 17, 19, 21, 23 and 25 Epping Road, Epping.
4	Applicant and Owner: Hi Fu Spv1 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 Shire Local Environmental Plan 2013 ◦ State Environmental Planning Policy No. 32 – Urban Consolidation ◦ 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 and 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 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 deferred commencement conditions, Locality plan, Site analysis plan, Landscape plan, Basement levels 1-2, Levels 1-5, Roof plan, Elevations, Sections, Regulatory requirements, Height plane beach calculations, Common open space plan, Deep soil plan, Shadow impact analysis, photomontages and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Brad Roeleven on behalf of the applicant
8	Meetings and site inspections by the panel: 8 December 2014 – Briefing Meeting; 3 June 2015 - Site Inspection and Final Briefing Meeting.
9	Council recommendation: Deferred commencement approval
10	Conditions: Attached to council assessment report