






## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

|   |  |   |
|---|--|---|
| Electronic Determination Meeting held between 13 and 21 October 2015  |  |   |
| Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell, David White, Michael Smart   |  |   |
| Apologies: None Declarations of Interest: None  |  |   |
| <b>Determination and Statement of Reasons</b>   |  |   |
| <b>2014SYW145 – HORNSBY – DA/1165/2014 [2-4 Crandon Road and 35-39 Essex Street, Epping] as described in Schedule 1.</b>  |  |   |
| <b>Date of determination:</b> 21 October 2015   |  |   |
| <b>Decision:</b><br>The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the <i>Environmental Planning and Assessment Act 1979</i> .  |  |   |
| <b>Panel consideration:</b><br>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.  |  |   |
| <b>Reasons for the panel decision:</b><br>The Panel unanimously approves the development application, subject to the reasons contained in the Assessment Report for the following reasons: <ol style="list-style-type: none"> <li>1. The proposal is consistent with the planned intent of the Epping Urban Activation Area in that it will add to the supply and choice of housing in this locality and reflects the intended scale and character of the planned development.</li> <li>2. The proposal adequately satisfies all relevant planning provisions. The panel notes that variation is sought to Clause 4.5 of HELP and in this regards considers it a reasonable outcome for the site.</li> <li>3. The Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.</li> </ol> |  |   |
| <b>Conditions:</b> The development application was approved subject to the conditions contained in the Council Assessment Report  |  |   |
| <b>Panel members:</b>   |  |   |
| <br><b>Mary-Lynne Taylor (Chair)</b>   | <br><b>Bruce McDonald</b> | <br><b>Paul Mitchell</b> |
| <br><b>Michael Smart</b>   | <br><b>David White</b>    |   |

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

### SCHEDULE 1

|    |  |
|----|--|
| 1  | <b>JRPP Reference – LGA – Council Reference:</b> 2014SYW145 – HORNSBY – DA/1165/2014   |
| 2  | <b>Proposed development:</b> Demolition of existing structures and construction of a five storey residential flat building with basement car park accommodating 98 cars  |
| 3  | <b>Street address:</b> 2-4 Crandon Road and 35-39 Essex Street, Epping   |
| 4  | <b>Applicant/Owner:</b> Hifu Enterprise Pty Ltd  |
| 5  | <b>Type of Regional development:</b> Capital Investment Value >\$20 million  |
| 6  | <b>Relevant mandatory considerations:</b> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy No. 55 Remediation of Land</li> <li>• State Environmental Planning Policy No. 65 Design Quality of Residential Flat Development</li> <li>• State Environmental Planning Policy (Building and Sustainability Index: BASIX) 2004</li> <li>• State Environmental Planning Policy No. 32 Urban Consolidation (Redevelopment of Urban land)</li> <li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>• Hornsby Local Environmental Plan 2013 - R4 High Density Residential Zone</li> <li>• Hornsby Development Control Plan 2013</li> <li>• Section 94 Contributions Plan 2012 - 2021</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the Environmental Planning Assessment Act or EPA Regulation.</li> <li>• The public interest.</li> </ul> |
| 7  | <b>Material considered by the panel:</b><br>Council Assessment Report Dated 12 October 2015<br>Written submissions during public exhibition: none  |
| 8  | <b>Meetings and site inspections by the panel:</b>   |
| 9  | <b>Council recommendation:</b> Approve   |
| 10 | <b>Draft conditions:</b> Subject to conditions   |