

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Hornsby Shire Council** on **Wednesday 2 December 2015 at 2.30 pm**

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

**Apologies:** None

**Declarations of Interest:** Stuart McDonald declared that he has a conflict in relation to DA 1629/2014. His firm has undertaken the assessment of the DA on behalf of Hornsby Council and he will not participate in any activity associated with matter.

### Determination and Statement of Reasons

**2015SYW033 – Hornsby Shire Council, DA/1629/2014,** Demolition of existing structures and construction of four x five storey residential flat buildings with mezzanines comprising a total of 166 dwellings with basement car parking provided within two separate basements, Nos. 44-52 Kent Street and Nos. 10-14 Hazlewood Place, Epping. Lots 1, 2, 3, 4 and 5 in DP 28934 and Lots 9, 10 and 11 in DP 28934.

**Date of determination:** 2 December 2015

**Decision:**

The panel unanimously 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 matters observed at site inspections listed at item 8 in Schedule 1.

**Reasons for the panel decision:**

1. The proposed development will add to the supply and choice of housing within the North Metropolitan Subregion and the Hornsby local government area in a location with ready access to the metropolitan transport services available at Epping Rail Station and the services and amenities available within Epping Town Centre.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP 32 Urban Consolidation (Redevelopment of Urban Land), SEPP 65 Design Quality of Residential Flat Development) and its associated Residential Flat Design Code, SEPP 55 Remediation of Land and SEPP (Infrastructure) 2007.
3. The proposal adequately satisfies the provisions and objectives of Hornsby LEP 2013 and Hornsby DCP 2013.
4. The proposed development is consistent in scale and form the pattern of development anticipated and planned for within the Epping Town Centre Activation Precinct in which this site is located.
5. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the amenity of nearby residential premises, or the operation of the local road system.
6. In consideration of conclusions 1 – 5 above, the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

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<b>Conditions:</b> The development application was approved subject to recommended conditions in the Council Assessment Report with amendments Condition 1 and Condition 4.		
<b>Panel members:</b>		
 <b>Bruce McDonald</b>	 <b>Bruce Clarke</b>	 <b>David White</b>
 <b>Michael Smart</b>		

SCHEDULE 1	
1	<b>JRPP Reference – 2015SYW033, LGA – Hornsby Shire Council, DA/1629/2014</b>
2	<b>Proposed development:</b> Demolition of existing structures and construction of four x five storey residential flat buildings with mezzanines comprising a total of 166 dwellings with basement car parking provided within two separate basements.
3	<b>Street address:</b> Nos. 44-52 Kent Street and Nos. 10-14 Hazlewood Place, Epping. Lots 1, 2, 3, 4 and 5 in DP 28934 and Lots 9, 10 and 11 in DP 28934.
4	<b>Applicant/Owner:</b> A Plus Design Group
5	<b>Type of Regional development:</b> Capital Investment Value > \$20M
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>Environmental planning instruments:               <ul style="list-style-type: none"> <li>Hornsby Local Environmental Plan 2013</li> <li>State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>State Environmental Planning Policy No. 65 – Design Quality 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) (SEPP 32)</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans:               <ul style="list-style-type: none"> <li>Hornsby Development Control Plan 2013</li> </ul> </li> <li>Planning agreements: Hornsby Shire Council Section 94 Contributions Plan 2012 - 2021</li> <li>Regulations:               <ul style="list-style-type: none"> <li>Environmental Planning and Assessment Regulation 2000</li> </ul> </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 EPA Act or EPA Regulation.</li> <li>The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> At the meeting on 2 September 2015, the Panel deferred making decision of this application and requested additional information to be supplied by the applicant in relation to amended plans and to consider the following changes: <ol style="list-style-type: none"> <li>Relocate driveway from Block D towards the north of the Kent Street frontage to enable:               <ul style="list-style-type: none"> <li>Allowance for a landscape buffer between Blocks C and D</li> <li>Allow retention of the mature tree</li> </ul> </li> </ol>

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	<ol style="list-style-type: none"> <li>2. Replanning of Blocks D and E to improve cross ventilation, solar access, apartment efficiency, residential amenity;</li> <li>3. Review Block F in particular relating to the setback and separation to the southern boundary of the site;</li> <li>4. Review provision of landscaping and fencing details to the north of Blocks EF and G fronting onto the bushland reserve to ensure that the amenity and outlook offered by the reserve is maximised;</li> <li>5. Inclusion of adaptable housing provision;</li> <li>6. Overland flow impacts from Hazelwood place</li> </ol> <p>The Panel generally considered that the layouts and private open space areas maximise the amenity offered by the northerly aspect and bushland reserve outlook.</p> <p>At the meeting on 2 December 2015, the Panel considered Council's Supplementary Report with reasons for approval, Locality plan, Site plan, Landscape plan, Floor plans, Sections, Solar access and cross ventilation diagrams, Design verification statement, Photomontages and written submissions.</p> <p>Verbal submissions at the panel meeting:</p> <ul style="list-style-type: none"> <li>• Waiming Kwok</li> <li>• Simon Wilkes</li> </ul>
8	<b>Meetings and site inspections by the panel:</b> 2 September 2015 - Site Inspection and Final Briefing Meeting. 2 December 2015 – Final Briefing Meeting.
9	<b>Council recommendation:</b> Approval subject to conditions.
10	<b>Reasons:</b> Attached to council assessment report