

JOINT REGIONAL PLANNING PANEL (Sydney West Region)

JRPP No	2015SYW035
DA Number	DA/136/2015 (9 February 2015) – Further Report
Local Government Area	Hornsby Shire Council
Proposed Development	Demolition of existing structures and construction of a fifteen storey residential flat building comprising 119 units with four levels of basement car park accommodating 124 car spaces and associated landscaping works
Street Address	Lot 3 DP 621462 (Nos. 2 – 4) Chester Street, Epping
Applicant/Owner	Applicant - B1 Group Pty Ltd Owner - B1 Group Pty Ltd
Number of Submissions	Five submissions have been received
Regional Development Criteria (Schedule 4A of the Act)	Capital Investment value > \$20 million
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 (Building and Sustainability Index: BASIX) 2004 • State Environmental Planning Policy No. 32 Urban Consolidation (Redevelopment of Urban land) • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Hornsby Local Environmental Plan 2013 - R4 High Density Residential Zone • 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

Council has received a further submission from a former occupier of the retirement village. The objector submits that the development application has been lodged without the consent of the owners of the property.

Comment: The owner of the property is B1 Group Pty Ltd. Council has received owner's consent during lodgement of the development application. The retirement village was owned by a single entity prior to the current ownership. Council's records do not reveal individual ownership of the units. Accordingly, the objection does not require any further consideration.

The submitted owner's consent is considered satisfactory.