

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Electronic Meeting

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

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW055 – Hornsby Shire Council, DA/244/2015, Demolition of existing structures and erection of two, five storey residential flat buildings comprising 77 units with basement car parking and strata subdivision, 28-34 Carlingford Street, Epping. Lot 6 DP 10899, Lot 5 DP 10899, Lot D DP 101970 and Lot C DP 101970.

Date of determination: 9 September 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 and the material listed at item 7.

Reasons for the panel decision:

1. The proposed development will add to the supply and choice of housing within the Metropolitan North Subregion in a location with access to the transport, services and amenity offered by Epping Centre.
2. The proposed development adequately complies with the relevant State Environmental Planning Policies including SEPP 65.
3. The proposed development adequately complies with the provisions of Hornsby LEP 2013 and Hornsby DCP2013.
4. The proposal is consistent in scale and form with the approved and planned development within the urban activation precinct in which the site is located.
5. The proposed development will have no unacceptable impacts on the natural or built environment, including residential amenity or the performance of the local road network.
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.

Conditions: The application is approved subject to the conditions recommended in the Council staff assessment report.

Panel members:

		
Mary-Lynne Taylor	Bruce McDonald	Michael Smart
		
David White	Stuart McDonald	

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SCHEDULE 1

1	JRPP Reference – 2015SYW055, LGA – Hornsby Shire Council, DA/244/2015
2	Proposed development: Demolition of existing structures and erection of two, five storey residential flat buildings comprising 77 units with basement car parking and strata subdivision.
3	Street address: 28-34 Carlingford Street, Epping. Lot 6 DP 10899, Lot 5 DP 10899, Lot D DP 101970 and Lot C DP 101970.
4	Applicant/Owner: Applicant: D Studio Architects. Owner: Eric Cui Investments
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"> ○ 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 No. 32 – Urban Consolidation (Redevelopment of Urban Land) (SEPP 32) ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 ○ Hornsby Shire Local Environmental Plan 2013 • 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 recommended conditions, Locality plan, Survey plan, Site plan, Landscape plan, Floor plans, Elevations & Sections, Shadow plans, Photomontage, Height study and external finishes schedule.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report