

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Hornsby Shire Council** on **Wednesday 5 August 2015 at 4.30 pm**

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

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW087 – Hornsby Shire Council, DA/1006/2014/A, Section 96(2) Modification of approved construction of a mixed use commercial and residential development comprising a supermarket, specialty shops, commercial premises and 122 dwellings, Nos. 87-91 and 95 Beecroft Road and Nos. 16-24 Hannah Street, Beecroft.

Date of determination: 5 August 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 is satisfied that the development to which consent as modified relates is substantially the same development as the development for which consent was originally granted.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP 65 Design Quality of Residential Flat Development and associated Residential Flat Design Code, SEPP (Infrastructure) 2007, SEPP 55 Remediation of Land.
3. The proposed adequately satisfies the provisions and objectives Hornsby LEP 2013 and Hornsby DCP 2013.
4. The proposed development as modified by the inclusion of No. 93 Beecroft Road and the consequent amendments proposed will better integrate the development into the Beecroft Village Centre and in particular will improve the presentation of and pedestrian access to the development from Beecroft Road Centre and in particular will improve the presentation of and pedestrian access to the development from Beecroft Road.
5. The proposed development amendments will have no more significant adverse impacts on the natural or built environments including the amenity of nearby established dwellings, or impact on the character of the Beecroft-Cheltenham Heritage Conservation Area than the application earlier approved. In this regard the Panel notes that the location of the on-site electricity substation is the most appropriate location acceptable to the supply authority and accordingly the Panel has included a condition in the consent requiring appropriate landscaping in the vicinity of the substation.
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 development application was approved subject to the revised conditions in amended Schedule 1 of the Council Assessment Report with a new condition 2 (h) presented at the meeting.

New Condition

2 h) The substation facility is to include design for a landscape planter for an ornamental pear tree on the southern side of the facility.

Panel members:

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

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SCHEDULE 1

1	JRPP Reference – 2015SYW087, LGA – Hornsby Shire Council, DA/1006/2014/A
2	Proposed development: Section 96(2) Modification of approved construction of a mixed use commercial and residential development comprising a supermarket, specialty shops, commercial premises and 122 dwellings.
3	Street address: Nos. 87-91 and 95 Beecroft Road and Nos. 16-24 Hannah Street, Beecroft.
4	Applicant and Owner: GAT & Associates / Beecroft Developments Pty Ltd, Mrs M A McLelland.
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. 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: Section 94 Contributions Plan 2012 - 2021 • 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 conditions, Architectural plans, Landscape plans, Urban design report, Legal advice, Approved plans, Notice of determination and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Dave Wilson on behalf of Residents Group • Ross Walker • Jeff Curnow • Nicholas Byrne • Gerard Turrisi
8	Meetings and site inspections by the panel: 5 August 2015 - Final Briefing Meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report