

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Hornsby Shire Council** on **Wednesday 4 November 2015 at 1.30 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

2015SYW118 – Hornsby Shire Council, DA/625/2015, Demolition of existing structures and construction of 2 x 5 storey residential flat buildings comprising 130 units with basement car parking, Lots 15-17 DP 12051, Lots 1 and 2 DP 865150, SP 35887 and Lots 271 and 272 DP 854281, Nos 6-10 Carlingford Road and Nos. 1 – 5A Cliff Road, Epping.

Date of determination: 4 November 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 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 planned for higher density urban development that has ready access to the metropolitan transport facilities provided by Epping rail station and to the services and amenity offered by 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 associated Residential Flat Design Code, SEPP (Infrastructure) 2007 and SEPP 55 Remediation of Land.
3. The proposal adequately satisfies the provisions and objectives Hornsby LEP 2013 and Hornsby DCP 2013.
4. The proposed development is consistent in scale and form with that of development planned within the Epping Urban Activation Area.
5. The proposed development will have no more significant adverse impacts on the natural or built environments including the amenity of nearby residential premises, the quality of Rosebank Avenue Conservation Area or the operation of the local road system. In that regard the Panel notes that the cumulative impacts of increased traffic are addressed in the strategic transport model developed for the Epping Town Centre Activation Precinct and the process for providing the required works has commenced.
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 recommended in the Council Assessment Report with deletion of Condition 21 as it was a duplication of Condition No. 23.

Panel members:

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

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SCHEDULE 1

1	JRPP Reference – 2015SYW118, LGA – Hornsby Shire Council, DA/625/2015
2	Proposed development: Demolition of existing structures and construction of 2 x 5 storey residential flat buildings comprising 130 units with basement car parking.
3	Street address: Lots 15-17 DP 12051, Lots 1 and 2 DP 865150, SP 35887 and Lots 271 and 272 DP 854281, Nos 6-10 Carlingford Road and Nos. 1 – 5A Cliff Road, Epping.
4	Applicant and Owner: Applicant: Urban Life Developments Pty Ltd. Owners: Mrs M Agostino, Mr N Agostino, Mr L Parrin, Mrs T Parrin, Mrs G M Aloisio, Mrs J Aloisio, Mr A A J Dias, Mrs M A S Dias, Mr B Liebau, Owners Corporation SP 35887, Mr P J Hunt, Mr N Brogan.
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) ◦ State Environmental Planning Policy - Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 ◦ Hornsby Shire Local Environmental Plan 2013 ◦ State Environmental Planning Policy No. 55 – Remediation of Land ◦ State Environmental Planning Policy (Infrastructure) 2007 • 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 2013 • 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, Survey plan, Photomontage, Floor plans, North and South elevation, East and West elevation, Internal elevations, Sections A, B and C, Shadow diagrams, Landscape plans and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • None
8	Meetings and site inspections by the panel: 4 November 2015 – Site Inspection and Final Briefing Meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report