

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Hornsby Shire Council** on **Wednesday 2 September 2015 at 3.00 pm**

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

Apologies: Michael Smart

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW131 – Hornsby Shire Council, DA/358/2015, Demolition of the existing structures onsite and construction of two x five storey residential flat building comprising 70 units with basement parking, Lot 10 DP 11533, Lot B DP 178565, Lot 11 DP 11533, Nos. 3-7 Forest Grove, Epping.

Date of determination: 2 September 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 in the Northern Metropolitan Subregion and the Hornsby local government area in a location with ready access to metropolitan transport services and the services and amenities offered by Epping Town Centre.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP 65 Design Quality Residential Flat Development, SEPP 55 Remediation of Land and SEPP 32 Urban Consolidation.
3. The proposal adequately satisfies the provisions and objectives of Hornsby LEP 2013 and Hornsby DCP 2013.
4. The architectural treatment, site development treatment and the landscape treatment adopted for the proposal will effectively integrate the proposed development into the planned character and scale of the Epping Urban Activation Precinct in which the site is located.
5. The proposed development, subject to the conditions imposed will have no significant adverse impacts on the natural or built environments including impacts on the amenity of adjoining or nearby residential premises, the adjoining Heritage Conservation area or the performance of the local road network. In this regard the Panel notes the traffic impact investigations undertaken in planning of the Activation Precinct.
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.

Decision: The development application was approved subject to the conditions recommended in the Council Assessment Report with amendments to Condition 47.





Condition No. 47 be amended to read as per below;

47. Installation of Privacy Devices at the Eastern Façade

The following devices must be installed on the eastern façade to maintain an element of privacy towards the adjoining properties;

- a) Any required privacy screen must have no individual openings more than 30mm wide and have a total of all openings less than 30% of the surface area of the screen.
- b) All glass balustrade balconies on the eastern elevation are to include obscure glazing.
- c) All balconies on Levels 1 – 3 on the eastern façade are to include fully stackable louvered privacy screens for the full length of the balcony.

Panel members:

		
Mary-Lynne Taylor	Bruce McDonald	Stuart McDonald
		

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David White		
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SCHEDULE 1

1	JRPP Reference – 2015SYW131, LGA – Hornsby Shire Council, DA/358/2015
2	Proposed development: Demolition of the existing structures onsite and construction of two x five storey residential flat building comprising 70 units with basement parking.
3	Street address: Lot 10 DP 11533, Lot B dP 178565, Lot 11 DP 11533, Nos. 3-7 Forest Grove, Epping.
4	Applicant/Owner: Applicant: Brewster Murray Architects. Owners: Ms E Cochrane Tugwell, Mr D J Mooney,, Ms L G Mooney, Mr D E Blanchard.
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. 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 ○ 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: 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 of consent, Locality map, Site survey, Basement plans, Floor plans, Roof plan, Section, Elevations, Landscaping plan and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Kim Shmuel
8	Meetings and site inspections by the panel: 2 September 2015 - Site Inspection and Final Briefing Meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report