

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Hornsby Shire Council** on **Wednesday 2 December 2015 at 2.30 pm**

Panel Members: Bruce McDonald (Acting Chair), Bruce Clarke, Stuart McDonald, David White and Michael Smart.

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW162 – Hornsby Shire Council, DA/526/2015, Demolition of existing structures and construction of a 22 storey mixed use building comprising 56 residential units, 57.75m² of retail space and basement car parking for 67 cars, Lot 2 in DP 519703, No. 35 Oxford Street, Epping.

Date of determination: 2 December 2015





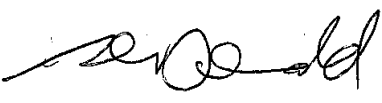
Decision:

The panel unanimously determined to defer the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979* and considers that a better urban design outcome would be achieved if the site was developed in conjunction with the adjacent property 33 Oxford Street, Epping. The application is deferred until the meeting to be scheduled in March 2016 to enable negotiation between the applicant Luxcon and the Catholic Church Parish in relation to pursuing a potential joint development with 33 Oxford Street as suggested by the Catholic Parish of Epping of Carlingford in their letter dated 9 November 2015.

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.

Panel members:

 Bruce McDonald	 Bruce Clarke	 David White
 Michael Smart	 Stuart McDonald	

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SCHEDULE 1

1	JRPP Reference – 2015SYW162, LGA – Hornsby Shire Council, DA/526/2015
2	Proposed development: Demolition of existing structures and construction of a 22 storey mixed use building comprising 56 residential units, 57.75m ² of retail space and basement car parking for 67 cars.
3	Street address: Lot 2 in DP 519703, No. 35 Oxford Street, Epping.
4	Applicant/Owner: Applicant: MKD Architects Pty Ltd. Owner: Mrs B Quinn, Ms R McLean and Mr R Lincoln
5	Type of Regional development: CIV over \$20 million.
6	<p>Relevant mandatory considerations</p> <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ◦ Hornsby Local Environmental Plan 2013 ◦ State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land) (SEPP 32) ◦ State Environmental Planning Policy No. 55 – Remediation of Land ◦ State Environmental Planning Policy No. 65 – Design Quality Residential Flat Development ◦ State Environmental Planning Policy No. 65 – Design Quality Residential Flat Development (Amendment No. 3) ◦ 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: Hornsby Shire Council 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	<p>Material considered by the panel:</p> <p>Council Assessment Report with reasons for deferred commencement approval, locality plan, basement levels 1-2, levels 1-6, roof plan, elevations, sections, photomontages, landscape plans, shadow diagrams, solar access analysis.</p> <p>Written submissions prior to panel meeting:</p> <ul style="list-style-type: none"> • Legal advice from the applicant. <p>Verbal submissions at the panel meeting:</p> <ul style="list-style-type: none"> • Father Peter Dowd • Russell Olsson • Mary Hor • Graham Medhurst on behalf of the Epping Civic Trust • Larissa Brennan
8	<p>Meetings and site inspections by the panel:</p> <p>2 December 2015 – Final Briefing Meeting.</p>
9	Council recommendation: Approval subject to deferred commencement conditions.
10	Reasons: Attached to council assessment report