

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY WEST JOINT REGIONAL PLANNING PANEL

<b>DATE OF DETERMINATION</b>	Wednesday, 19 October 2016
<b>PANEL MEMBERS</b>	Bruce McDonald (Chair), Stuart McDonald, Richard Thorp and David Ryan
<b>APOLOGIES</b>	Mary-Lynne Taylor
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Rydalmere Operations Centre, 316 Victoria Road, Rydalmere on Wednesday, 19 October 2016, opened at 2:00 pm and closed at 2:25 pm.

#### MATTER DETERMINED

**2015SYW184 – Parramatta – DA/1292/2015 (Hornsby LEP)** AT 22-34 Cliff Road, Epping (AS DESCRIBED IN SCHEDULE 1)

#### PANEL CONSIDERATION AND DECISION

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.

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*. The decision was unanimous.

#### REASONS FOR THE DECISION

The reasons for the decision of the Panel were:



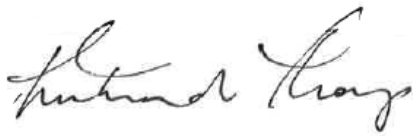

1. The proposed development will add to the future supply and choice of housing within the Metropolitan North Subregion and the City of Parramatta in a location specifically zoned for high density residential development of this scale and with ready access to metropolitan transport services available from Epping Railway Station and the amenities and services available within Epping Town Centre.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP 55 – Remediation of Land, SEPP (Infrastructure) 2007 and SEPP 65 – Design Quality of Apartment Development and its associated Apartment Design Guide.
3. The proposal adequately satisfies the provisions and objectives of Hornsby LEP 2013 and Hornsby DCP 2013.
4. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the amenity of nearby residential premises, the operation of the local road system, or the significance of the adjoining heritage precinct.
5. In consideration of conclusions 1-4 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 conditions in the Council Assessment Report with the following amendments.

- Add at the end of Condition 2(b) "07". (to correct typographical error)
- Add to the end of Condition 3 "(d) To incorporate additional evergreen trees along Cliff Road and Hazlewood Place naturestrip. Details of which are to be provided on the landscape Plan."

- Add to the end of Condition 40 “(d) Noise attenuation measures be implemented along the southern boundary of the site including a hoarding height not less than 3m from the existing ground level.” and “(e) During excavation works, rock removal must be undertaken by sawing instead of rock hammering, wherever practicable.”

PANEL MEMBERS	
 Bruce McDonald (Chair)	 Stuart McDonald
 Richard Thorp	 David Ryan

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2015SYW184 – Parramatta – DA/1292/2015 (Hornsby LEP)
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of 3 x five storey residential flat buildings comprising 133 Units with basement car parking
3	STREET ADDRESS	22-34 Cliff Road, Epping
4	APPLICANT/OWNER	Metro Award Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• State Environmental Planning Policy No. 65 – Design Quality Apartment Development</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>• Hornsby Local Environmental Plan 2013</li> <li>• Hornsby Development Control Plan 2013</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council assessment report dated 26 August 2016</li> <li>• Written submissions during public exhibition: three</li> <li>• Verbal submissions at the panel meeting: <ul style="list-style-type: none"> <li>○ Object – Hyemee Julianna Lee</li> <li>○ On behalf of the applicant – James Harrison</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Briefing meeting on Wednesday 24 February 2016</li> <li>• Briefing meeting on Wednesday 17 August 2016</li> <li>• Site visit on Wednesday 19 October 2016</li> <li>• Final briefing meeting on Wednesday 19 October 2016</li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report