

# SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at The Council of The Shire of Hornsby  
on Thursday 28 April 2016 at 12:30pm

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

Apologies: None Declarations of Interest: None

## Determination and Statement of Reasons

**2015SYW0187 – Hornsby – DA/1290/2015 [325, 327 and 331 Peats Ferry Road Asquith and adjoining Council land Lots 22 and 24 DP 226074] as described in Schedule 1.**

**Date of determination:** 28 April 2016

### Decision:

The panel determined to defer 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.

The Panel adjourned to deliberate and formulate a resolution.

### Reasons for the panel decision:

In these amended plans, the panel would not determine this application, but has agreed to defer the decision to allow for amended plans. Significant changes are required to be submitted within six weeks of the meeting date (April 28 2016).

1. Full requirements of the Apartment Design Guide must be met, especially at the two interface zones (Northern & Western) together with meeting all building siting, building envelope and building design controls as failure to do so in these plans has brought about an unsatisfactory outcome.
2. The panel was concerned about the placement and quantity of communal open space proposed and again requires the provisions of the Apartment Design Guide relating to communal open space to be strictly met and in particular for the location of the communal open space to be in a position that provides appropriate amenity.
3. The panel was dissatisfied with the amenity of units proposed below ground as consequence of depth of ground floor excavation and seeks a redesign to provide reasonable amenity and outlook to all units.
4. Because of the interface between R2 and R4 zones, the panel seeks enhanced landscaping to assist with the transition, privacy and residential amenity to the R2 zoned lands by the provision of a more effective landscape screening.

**Conditions:** Not applicable

### Panel members:



**Mary-Lynne Taylor (Chair)**



**Bruce McDonald**



**Paul Mitchell**



**David White**



**Michael Smart**

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

### SCHEDULE 1

1	<b>JRPP Reference – LGA – Council Reference:</b> 2015SYW0187 – Hornsby – DA/1290/2015
2	<b>Proposed development:</b> Demolition of the existing structures and construction of a five storey residential flat building comprising 62 units and two levels of basement carpark comprising 82 car spaces.
3	<b>Street address:</b> 325, 327 and 331 Peats Ferry Road Asquith and adjoining Council land Lots 22 and 24 DP 226074
4	<b>Applicant:</b> Mr M Lucas <b>Owners:</b> Mr F Fahd, Mr S Calacoci, Mrs V Calacoci, Mr I MStevens, Mrs G Stevens, Hornsby Shire Council
5	<b>Type of Regional development:</b> CIV>\$5 Million Council Interest
6	<b>Relevant mandatory considerations:</b> <ul style="list-style-type: none"> <li>• Hornsby Local Environmental Plan 2013</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• State Environmental Planning Policy No. 65 – Design Quality Residential Flat Development</li> <li>• State Environmental Planning Policy (Building Sustainability Index – BASIX) 2004</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• Sydney Regional Environmental Plan No. 20 – Hawkesbury – Nepean River</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 Environmental Planning Assessment Act 1979 or EPA Regulation.</li> <li>• The public interest, including the principles of ecologically sustainable development.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated 14 April 2016 Written submissions during public exhibition: 1 Verbal submissions at the panel meeting: Against - Ken Messenger; On behalf of the applicant – Allan Caladine, Joseph Habib; Questions taken by Council's Independent Planning Consultant – Peter Fryar
8	<b>Meetings and site inspections by the panel:</b> Site Inspection & Briefing Meeting: 28 April 2016
9	<b>Council recommendation:</b> Deferral
10	<b>Draft conditions:</b> Not Applicable