

DATE OF DETERMINATION	25 August 2016
PANEL MEMBERS	Mary-Lynne Taylor (Chair), [Paul Mitchell, Bruce McDonald, David White and Michael Smart
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Hornsby Shire Council on Thursday 25 August 2016, opened at 12.30 pm and closed at 12.45 pm.

MATTER DETERMINED

PANEL REF: 2015SYW187 – LGA- Hornsby – DA1290/2015 at Nos. 325, 327 and 331 Peats Ferry Road (being Lot 391 DP 136216, Lot 40 DP 8437 and Lot 41 DP 1003301) and Lots 22 and 24 DP 226074, Asquith (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 in favour.






REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

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 with ready access to the services and amenities available from Asquith Village and metropolitan transport services available from Asquith Rail Station.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP Design Quality of Residential Apartment Development and its associated Apartment Design Code, SEPP 55 – Remediation of Land.
3. The proposal adequately satisfies the applicable provisions and objectives of the Hornsby LEP 2013 and Hornsby DCP 2013.
4. The proposed development is considered to be of appropriate scale and form adequately consistent with the planned character of the locality in which it is placed.
5. The proposed development, subject to the conditions imposed, will have no acceptable adverse impacts on the natural or built environments including the amenity of adjacent and nearby residential premises or the operation of the local road system.
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 conditions in the Council Assessment Report.

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Paul Mitchell
 Bruce McDonald	 David White
 Michael Smart	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PANEL REF: 2015SYW187 – LGA- Hornsby – DA1290/2015
2	PROPOSED DEVELOPMENT	Amended proposal for demolition of existing structures and construction of a five-storey residential flat building comprising 62 units with basement car parking.
3	STREET ADDRESS	Nos. 325, 327 and 331 Peats Ferry Road (being Lot 391 DP 136216, Lot 40 DP 8437 and Lot 41 DP 1003301) and Lots 22 and 24 DP 226074, Asquith
4	APPLICANT/OWNER	Applicant: Mr M Lucas Owners: Mr F Fahd, Mr S Calacoci, Mrs V Calacoci, Mr I M Stevens, Mrs G Stevens, Hornsby Shire Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<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 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development State Environmental Planning Policy (Building Sustainability Index – BASIX 2004 State Environmental Planning Policy – Sydney Regional Environmental Plan No. 20 Draft environmental planning instruments: Nil

		<ul style="list-style-type: none"> • Development control plans: <ul style="list-style-type: none"> ○ Hornsby Development Control Plan 2013 ○ Hornsby Section 94 Contributions Plan 2014-2024 • Planning agreements: Nil • Regulations: 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 <i>Environmental Planning and Assessment Act 1979</i> and regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 25 August 2016 • Clause 4.6 variation request: Nil • Written submissions during public exhibition: 1 – Original Proposal, No submissions – amended proposal • Verbal submissions at the panel meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Object – Nil ○ On behalf of the applicant – Nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • 28 April 2016 – Site Inspection and Final Briefing Meeting • 25 August 2016 – Final Briefing Meeting
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the council assessment report