

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Electronic Meeting held between 9 and 23 March 2016

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

Apologies: None    Declarations of Interest: None

### Determination and Statement of Reasons

**2015SYW207 – HORNSBY – DA1006/2014/B [87-95 Beecroft Road and 16-24 Hannah Street, Beecroft] as described in Schedule 1.**

**Date of determination:** 23 March 2016

**Decision:**

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*.

**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.





**Reasons for the panel decision:**

The Panel unanimously agreed to approve the application, subject to the conditions in the Council Assessment Report, for the following reasons:

1. The Panel considers that the proposed modification is substantially the same development as that for which consent was originally granted and the proposal remains consistent with the relevant planning instruments.
2. The Panel agrees with the assessment that the introduction of a second entry on Hannah Street will not diminish the active street frontage or detract from the streetscape.
3. The Panel also agrees that the indicative signage not be approved as part of this proposal and that a management plan be required in regard to the community art pods.
4. In consideration of conclusions 1-3 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 was approved subject to the conditions outlined in the Assessment Report.

**Panel members:**

		
<b>Mary-Lynne Taylor (Chair)</b>	<b>Paul Mitchell</b>	<b>Bruce McDonald</b>
		
<b>Michael Smart</b>		

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

### SCHEDULE 1

1	<b>JRPP Reference – LGA – Council Reference:</b> 2015SYW207 – Hornsby – DA1006/2014/B
2	<b>Proposed development:</b> Section 96(2) Modification to approved construction of a mixed use commercial and residential development comprising of a supermarket, specialisty shops, commercial premises and 122 dwellings
3	<b>Street address:</b> 87-95 Beecroft Road and 16-24 Hannah Street, Beecroft
4	<b>Applicant/Owner:</b> GAT & Associates / Beecroft Developments Pty Ltd
5	<b>Type of Regional development:</b> Section 96(2) Modification
6	<b>Relevant mandatory considerations:</b> <ul style="list-style-type: none"> <li>• Section 96(2) Environmental Planning and Assessment Act 1979</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 EPA Act 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 8 March 2016 Written submissions during public exhibition: None
8	<b>Meetings and site inspections by the panel:</b> Electronic Meeting 9 to 23 April 2016
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> As per Assessment Report