

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

2016SYW0013 – Hornsby – DA/358/2015/A [3-7 Forest Grove, Epping] as described in Schedule 1.

Date of determination: 28 April 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 approved the application, subject to the conditions for the following reasons:

1. The panel is satisfied that the development to which consent as modified relates is substantially the same development as the development for which consent was originally granted.
2. The proposed development continues to adequately satisfy the relevant State Environmental Planning Policies including SEPP 55 Remediation of Land, SEPP (Infrastructure) 2007 Sepp No 32 Urban Consolidation (Redevelopment of Land) and adequately satisfies SEPP 65 Design Quality of Residential Development and 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 amendments will have no more significant adverse impacts on the natural or built environment s including the amenity of nearby established dwellings or the performance of the local road network than would the development for which consent was originally granted.
5. On consideration of conclusions 1-4 above, the Panel considers the proposed development is suitable use of the site and approval of the proposal is in the public interest.

Conditions: As per the Council report

Panel members:

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

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SCHEDULE 1

1	JRPP Reference – LGA – Council Reference: 2016SYW0013 – Hornsby – DA/358/2015/A
2	Proposed development: Section 96(2) Modification <ul style="list-style-type: none"> • Modification to the basement parking layout; • Introduction of a mezzanine level at the ground floor and deletion of the mezzanine level at the topmost storey; • Increase in number of car spaces from 76 spaces to 87 spaces; • Modifications to internal apartment layouts and mix; • Minor changes to the approved building envelopes; • Minor changes to building facades and colour scheme; and • Minor changes to the landscape design
3	Street address: 3-7 Forest Grove, Epping
4	Applicant / Owner: Loftus Pty Ltd
5	Type of Regional development: Section 96(2) Modification
6	Relevant mandatory considerations: <ul style="list-style-type: none"> • Hornsby Local Environmental Plan 2013 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 65 – Design Quality Residential Flat Development • State Environmental Planning Policy (Building Sustainability Index – BASIX) 2004 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No.32 Urban Consolidation (Redevelopment of Urban Land) • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Hornsby Development Control Plan 2013 • 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 Environmental Planning Assessment Act 1979 or EPA Regulation • The public interest, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated 14 April 2016 Written submissions during public exhibition: 5 Verbal submissions at the panel meeting: Support- none; Against- none; On behalf of the applicant- none
8	Meetings and site inspections by the panel: Site Inspection & Briefing Meeting: 28 April 2016
9	Council recommendation: Approval
10	Draft conditions: As per Assessment Report