

18.2 PLANNING PROPOSAL FOR 10 HERBERT STREET, ST LEONARDS

ATTACHMENTS:	1. PLANNING PROPOSAL (SUBMITTED BY AKALAN) 2. DRAFT AMENDMENTS TO THE WILLOUGHBY DEVELOPMENT CONTROL PLANS
RESPONSIBLE OFFICER:	LINDA MCCLURE, STRATEGIC PLANNING MANAGER
AUTHOR:	LARA NGUYEN, STRATEGIC PLANNER
CITY STRATEGY LINK:	1.1.2 THE VULNERABLE ARE INVOLVED IN OUR COMMUNITY AND SUPPORTED WITH RESPECT AND INTEGRITY
MEETING DATE:	13 APRIL 2015

Purpose of Report

This report reviews a Planning Proposal prepared by consultants JBA Planning and submitted by Akalan Projects on behalf of Ramsay Health relating to part Lot C, DP 401303 at 10 Herbert Street (fronting Frederick Street), St Leonards.

The Planning Proposal proposes allowing health care facilities on the site to facilitate the construction of a private mental health hospital and consulting rooms. Health services facilities are not a permitted use on land which is zoned IN2 Light Industrial under Willoughby Local Environmental Plan 2012.

This report outlines the proposal and recommends support for public exhibition of the Planning Proposal, including permitting the land use 'hospital' and increasing the permitted Floor Space Ratio on the site.

Procedural Motion

That the following people address the meeting:

- **Mr Robert Stark, Proponent's Consultant**

Mr Stark addressed the meeting and answered questions of the Councillors.

MOTION

- 1. Council support the Planning Proposal and draft amendments to the Willoughby Local Environmental Plan 2012 and Willoughby Development Control Plan for 10 Herbert Street St Leonards (being part Lot C DP 401303) for public exhibition.**
- 2. The Planning Proposal be forwarded to the Department of Planning and Environment seeking a Gateway Determination under Section 56 of the Environmental Planning and Assessment Act 1979.**
- 3. Willoughby Local Environmental Plan 2012 be amended as follows for 10 Herbert Street St Leonards (being part Lot C DP 401303):**

- Amend Schedule 1 by adding:
72 Use of certain land at part 10 Herbert Street, St Leonards
(1) This clause applies to Part 10 Herbert Street, St Leonards, being Part Lot C, DP 401303.
(2) Development for the purpose of a hospital is permitted with development consent.
 - Remove the land Part Lot C DP 401303 known as Part 10 Herbert Street, St Leonards from 'Area 6' on the Floor Space Ratio Map and identified as 'Area 17'.
 - Add following sub clause 4.4A (22):
(22) The maximum floor space ratio for a building on land identified as 'Area 17' on the Floor Space Ratio Map may exceed 1:1 if:
 - (a) i. the site area is greater than 1,000 square metres, and
 - li. The floor space ratio will not exceed 1.5:1, and
 - iii. the site coverage will not exceed 45% of the site area; or
 - (c) the site is to be developed for a hospital and the FSR does not exceed 2.5:1.
4. Willoughby Development Control Plan Part F.4.2 be amended as indicated in Attachment 2 to the Director's report.
5. Council advise the Department of Planning and Environment that the Strategic Planning Manager, Ms Linda McClure be nominated as delegate to process and finalise the Planning Proposal.

MOVED COUNCILLOR COPPOCK

SECONDED COUNCILLOR SLOANE

CARRIED

Voting

For the Motion: Councillors Giles-Gidney, Coppock, Eriksson Hooper, Mustaca, Norton, Rutherford, Saville, Sloane and Wright.

Against: Councillor Rozos.

CONSEQUENTIAL MOTION

That discussions be held with the proponent regarding entering into a VPA with a proposed minimum of 160 car spaces associated with the proposal and that the discussion be reported back to Council as soon as possible.

MOVED COUNCILLOR COPPOCK

SECONDED COUNCILLOR SLOANE

CARRIED

Voting

For the Consequential Motion: Councillors Giles-Gidney, Coppock, Eriksson, Hooper, Rutherford, Sloane and Wright.

Against: Councillors Norton, Mustaca, Rozos and Saville.

AMENDMENT

That the item be deferred to allow for further consultation with the child care centre.

MOVED COUNCILLOR ROZOS

SECONDED COUNCILLOR WRIGHT

LOST

Voting

For the Amendment: Councillors Hooper, Norton, Rozos and Wright.

Against: Councillors Giles-Gidney, Coppock, Eriksson, Mustaca, Rutherford, Saville and Sloane.