

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Ku-ring-gai Council** on **Tuesday 16 June 2015 at 4.00 pm**

Panel Members: Bruce McDonald (Acting Chair), Bruce Clarke, Lindsay Fletcher, Cr Elaine Malicki and Cr Cheryl Szatow

Apologies: Mary-Lynne Taylor

Declarations of Interest: None

Determination and Statement of Reasons

2013SYW023 – Ku-ring-gai Council, DA 0453/12, Sydney Adventist Hospital – Construct 2 residential buildings (4 and 6 storeys) for student accommodation containing 126 studios, construct 2 residential buildings (4 and 6 storeys) for key worker accommodation containing 35 x 1 bedroom and 25 x 2 bedroom units (60 units), basement car parking, landscaping and storm water works and subdivision. DA0453/12 lodged pursuant to the Minister of Planning Major Project Approval No. 07_0166 MOD 4, Concept Plan for Wahroonga Estate (Precinct C: Central Hospital), 185 Fox Valley Road, Wahroonga

Date of determination: 16 June 2015

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings (including the applicant's legal advice) and the matters observed at site inspections listed at item 8 in Schedule 1.

Panel Decision:

The decision of the Panel is to defer determining the application to allow the applicant to respond to the following issues raised by the Panel:

1. Advice in regard to the design and land requirements required by the RMS for intersection and road improvements. That advice is to define the impact of those works on the subject site.
2. Consultation with Council so as to provide clarification as to the disputed location of the cycle network and compliance in that regard with the Concept Plan.
3. Amendment of the proposed subdivision to provide a minimum distance of 6 metres from the proposed allotment boundary to the eastern wall of the proposed buildings.






This information is to be provided to Council by 16 July 2015.

The Panel requires that a further assessment report be presented addressing the above matters. Should the assessment recommend refusal of the proposed development the Panel requires without prejudice draft conditions of consent to be included to enable a final decision to be made in the event the Panel determine to approve the proposal.

The Panel considered its further consideration of this application should include advice from RMS regarding required road works design and the extent of land that will require to be excised from the subject site.

The Panel is to reconvene following Council Officer's consideration or assessment of the further material requested of the applicant. The Panel further determine its consideration should include advice from the RMS.

Panel members:

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|  Bruce McDonald |  Bruce Clarke |  Lindsay Fletcher |
|  Elaine Malicki |  Cheryl Szatow | |

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SCHEDULE 1

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| 1 | JRPP Reference – 2013SYW023, LGA – Ku-ring-gai Council, DA/0453/12 |
| 2 | Proposed development: Sydney Adventist Hospital – Construct 2 residential buildings (4 and 6 storeys) for student accommodation containing 126 studios, construct 2 residential buildings (4 and 6 storeys) for key worker accommodation containing 35 x 1 bedroom and 25 x 2 bedroom units (60 units), basement car parking, landscaping and storm water works and subdivision. DA0453/12 lodged pursuant to the Minister of Planning Major Project Approval No. 07_0166 MOD 4, Concept Plan for Wahroonga Estate (Precinct C: Central Hospital). |
| 3 | Street address: 185 Fox Valley Road, Wahroonga |
| 4 | Applicant/Owner: Applicant – Seventh-Day Adventist Church (Spd) Limited, Owner: Australasian Conference Association Limited. |
| 5 | Type of Regional development: The development application has a capital investment value of greater than \$20 million. |
| 6 | Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy 55 – Remediation of Land ○ State Environmental Planning Policy (Infrastructure) 2007 ○ SREP (Sydney Harbour Catchment) 2005 ○ SEPP (BASIX) 2004 ○ SEPP 65 – Design Quality of Residential Flat Buildings ○ SEPP (Major Development) 2005 ○ Wahroonga Estate Concept Approval – Major Project No. 07_0166 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Nil • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ 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 EPA Act or EPA Regulation. • The public interest. |
| 7 | Material considered by the panel: Council assessment report and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Wayne Gersbach • Sven Ollman • Patricia Docherty |
| 8 | Meetings and site inspections by the panel: 4 April 2013 – Briefing Meeting; 16 June 2015 - - Site Inspection & Final Briefing meeting. |
| 9 | Council recommendation: Refusal |
| 10 | Reasons: Attached to council assessment report |