

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

2013SYW034 – Ku-ring-gai Council, DA 0053/13, Sydney Adventist Hospital – Demolish existing structures and construct 1 x 3 storey building and 2 x 4 storey buildings containing offices, central atrium, café and basement parking, landscaping and stormwater works and subdivision – DA0053/13 lodged pursuant to the Minister of Planning Major Project Approval No. 07_0166 MOD 4, Concept Plan for Wahroonga Estate (Precinct D: Fox Valley Road East), 172 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. Provision of a revised ecological statement addressing on a precautions basis the potential loss of five trees No. 66, 65, 63, 49 and 50 prepared by an appropriately qualified party.
2. Amended plans addressing:
 - Street activation along Fox Valley Road and the corner of Comenarra Parkway to provide direct public access into the central atrium from the Fox Valley Road/Comenarra Parkway corner entry during business hours. This access is not to be via a private tenancy.
 - The pedestrian path along the western side of building 2 is to be widened to 2.5 m and a single avenue of trees and associated landscape is to be accommodated within the setback zone. These amendments are to be prepared in consultation with Council’s landscape officer.

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.

Panel members:

 Bruce McDonald	 Bruce Clarke	 Lindsay Fletcher
 Elaine Malicki	 Cheryl Szatow	

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SCHEDULE 1

1	JRPP Reference – 2013SYW034, LGA – Ku-ring-gai Council, DA/0053/13
2	Proposed development: Sydney Adventist Hospital – Demolish existing structures and construct 1 x 3 storey building and 2 x 4 storey buildings containing offices, central atrium, café and basement parking, landscaping and stormwater works and subdivision – DA0053/13 lodged pursuant to the Minister of Planning Major Project Approval No. 07_0166 MOD 4, Concept Plan for Wahroonga Estate (Precinct D: Fox Valley Road East).
3	Street address: 172 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	<p>Relevant mandatory considerations</p> <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 (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	<p>Material considered by the panel: Council assessment report and written submissions. Verbal submissions at the panel meeting:</p> <ul style="list-style-type: none"> • Wayne Gersbach • Sven Ollman • Patricia Docherty
8	<p>Meetings and site inspections by the panel: 15 August 2013 – Briefing Meeting; 16 June 2015 - - Site Inspection & Final Briefing meeting.</p>
9	Council recommendation: Refusal
10	Reasons: Attached to council assessment report