

MEMORANDUM

TO: Sydney West Joint Regional Planning Panel

COPY TO: General Manager

FROM: Director Development & Regulation

SUBJECT: JRPP No. 2013SYW094 DA

DEVELOPMENT APPLICATION **Demolition of three dwellings at 742, 746 and 746A Pacific Highway. Construction of a 4 storey hospital with 65 beds. Boundary adjustment between 746 and 748 Pacific Highway. Consolidation of 742, 746 and 746A into a single allotment.**

Ku ring gai Council and the Sydney West Joint Regional Planning Panel (JRPP) received late information by way of an email dated 4 September 2014 from the applicant's Town Planning Consultants in response to the Council's development assessment report prepared for the JRPP (Sydney West) meeting to be held on 11 September 2014. The Council was then requested by the Chair of the JRPP to provide a memo in response to the applicant's late submission.

The applicant's submission contains four pieces of new information as detailed below:

- Letter to Council in response to the recommendation of Council's report from the applicant's planning consultant;
- Letter in support of the development from the Hon Matt Keen the member for Hornsby;
- A heritage response from NBRS + Partners, heritage consultants for the applicant;
- NSW Health Approval;

The following comment is provided in relation to the information lodged in the applicant's submission:

Letter to Council in response to the recommendation of Council's report by the applicant's planning consultant

The letter submitted in support of the application provides an explanation and justification for the proposal. It describes the surrounding area including its facilities, details of how the facility would operate with particular reference to parking generation, permissible types of development within the zone and community benefits that would result from the facility. Particular mention is also made to the below, which can be summarised as the issues that form the basis of Council's recommendation:

- design concept behind the proposal with reference to impacts to the neighbouring properties, nearby heritage items and heritage conservation area;
- the philosophy behind the design of the development including the parking area and the number of parking spaces provided;

- access to stormwater easement;
- site isolation; and
- support for the height non-compliance under the Clause 4.6 variation request.

The information contained within the submission reinforces the applicant's previously stated position in relation to the issues raised by Council. These issues have been addressed in detail within the Council's assessment report. The information provided by the applicant's planning consultant does not raise any further assessment issues beyond those contained within the assessment report.

Letter in support of the development from the Hon Matt Kean the member for Hornsby

A letter in support of the development was written by the Honourable Matt Kean, member for Hornsby. In principle Council does not object to a hospital development, however any such development would need to be acceptable on planning merit. It is Council's position that the proposal is not acceptable for the reasons contained within the assessment report.

A heritage response from NBRS + Partners, heritage consultants for the applicant

A submission was made by the applicant's heritage consultant in support of the application. The submission was referred to Council's Heritage Consultant for consideration. The submission provided by the applicant's heritage consultant does not raise any further assessment issues beyond those addressed within Council's assessment report.

NSW Health Approval;

The approval from NSW Health is noted however this should be contingent upon a development consent. The development must be considered on its merits and it is Council's position that the development is not acceptable for the reasons contained within the assessment report.



Michael Miocic
Director Development & Regulation