

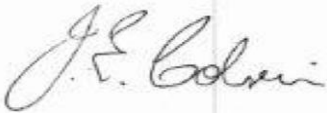




SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Ku-ring-gai Council on Wednesday 08 July 2015 at 3.00 pm		
Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, John Colvin, Cr Elaine Malicki and Cr Christiane Berlioz		
Apologies: None		
Declarations of Interest: None		
Determination and Statement of Reasons		
2014SYW115 – Ku-ring-gai Council, DA 0185/14, Retain and refurbish Huon Park House, existing chapel, demolish remaining buildings and construct an aged care development (104 residential aged care facility units & 24 independent living units) including landscaping works – heritage item, 402 Bobbin Head Road, North Turramurra.		
Date of determination: 08 July 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 Panel determined to refuse the application as the Rural Fire Service has not issued a Bushfire Safety Authority under Section 100B of the Rural Fires Act 1977 and accordingly, pursuant to the provisions of Section 91(a)(4) of the Environmental Planning & Assessment Act 1979 the Panel must refuse the application. In addition the Panel notes that there are deficiencies in the current application as set out in the Council Assessment Report.		
Panel members:		
 Mary-Lynne Taylor	 Bruce McDonald	 John Colvin
 Elaine Malicki	 Christiane Berlioz	

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SCHEDULE 1

1	JRPP Reference – 2014SYW115, LGA – Ku-ring-gai Council, DA/0185/14
2	Proposed development: Retain and refurbish Huon Park House, existing chapel, demolish remaining buildings and construct an aged care development (104 residential aged care facility units & 24 independent living units) including landscaping works – heritage item.
3	Street address: 402 Bobbin Head Road, North Turramurra.
4	Applicant/Owner: Applicant – Southern Cross Homes (NSW) Incorporated
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 ○ Sydney Regional Environmental Plan No. 20 – Hawkesbury – Nepean River ○ State Environmental Planning Policy (Building Sustainability Index BASIX) 2004 ○ Ku-ring-gai Local Environmental Plan 2015 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ DCP 31, DCP 40, DCP 43, DCP 47 • 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 with draft conditions of consent, zoning extract and submitters map, architectural plans, bushfire report and evacuation plan, correspondence from the RFS and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Mr Chris Russell (Nth Turramurra Action Group)
8	Meetings and site inspections by the panel: 11 September 2014 – Briefing Meeting; 08 July 2015 - Site Inspection & Final Briefing meeting.
9	Council recommendation: Refusal
10	Reasons: Attached to council assessment report