

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting electronically between 18 November 2015 and 23 November 2015

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Steve Kennedy and Lloyd Graham

Apologies: None - Declarations of Interest: None

### Determination and Statement of Reasons

2015SYE092 Warringah MOD2015/0152: Modification of Development Consent DA2015/0875 granted for Seniors Housing, Registered Club and Childcare Centre (Harbord Diggers Club) at 80 Evans Street Freshwater as described in Schedule 1.

**Date of determination:** 23 November 2015

**Decision:**

The panel determined to approve the development application as described in Schedule 1 pursuant to section 96 of the *Environmental Planning and Assessment Act 1979*.

**Panel consideration:**

The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings listed at item 8 in Schedule 1.

**Reasons for the panel decision:**

The panel approve the Section 96 amendment subject to the draft conditions as amended by the applicant.

The panel's reasons are that the amended plans satisfy the Council's traffic concerns and that the proposal remains materially and in essence the same as the original approval.

**Conditions:** The development application was approved subject to the draft conditions as amended by the applicant

**Panel members:**

**John Roseth (chair)**

**David Furlong**

**Sue Francis**

**Steve Kennedy**

**Lloyd Graham**

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2015SYE092 Warringah MOD2015/0152
2	<b>Proposed development:</b> Modification of Development Consent DA2015/0875 granted for Seniors Housing, Registered Club and Childcare Centre (Harbord Diggers Club)
3	<b>Street address:</b> 80 Evans Street Freshwater
4	<b>Applicant:</b> Urbis <b>Owner:</b> Mount Pritchard & District Community Club Ltd
5	<b>Type of Regional development:</b> s96 (2)
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• SEPP 65 - Design Quality of Residential Apartment Development</li> <li>• SEPP 19 - Bushland in Urban Areas</li> <li>• SEPP (Building Sustainability Index: BASIX) 2004</li> <li>• SEPP (Housing for Seniors or People with a Disability) 2004</li> <li>• Warringah Local Environment Plan 2011</li> <li>• Warringah Development Control Plan</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated: 29 October 2015 Written submissions during public exhibition: 7
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 12 August 2015 and Panel Meeting 10 November 2015
9	<b>Council recommendation:</b> Refusal
10	<b>Draft conditions:</b> N/A