

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Hornsby Shire Council** on **Thursday 14 July 2016 at 11.00 am**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell, David White and Michael Smart

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2016SYW003 – Hornsby Shire Council, DA/544/2012/A. Section 96(2) Modification Staged Seniors Living Development, Bowden Brae Retirements Village, 40-50 Pennant Hills Road & 1-17 Frith Avenue, Normanhurst.

Date of determination: 14 July 2016

Decision: Approval.

The Panel unanimously approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:






The panel considered: the matters listed at item 6, the material listed at item 7 and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for Panel Decision:

1. The Panel is satisfied that the development to which consent as modified relates is substantially the same development as the development for which consent was originally granted.
2. The proposed development continues to adequately satisfy the relevant State Environmental Planning Policies including SEPP Housing for Seniors or People with a Disability 2004, SEPP (Infrastructure) 2007 and SEPP 65 Design Quality of Residential Apartment Development and associated Apartment Design Code.
3. The proposal adequately satisfies the provisions and objectives of Hornsby LEP 2013 and Hornsby DCP 2013.
4. The proposed development amendments will have no more significant adverse impacts on the natural or built environments including the amenity of nearby established dwellings or the performance of the local road network than would the development for which consent was originally granted.
5. In consideration of the conclusions 1-4 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

Conditions: The development application was approved subject to the conditions in Council report.

Panel members:

 Mary-Lynne Taylor	 Bruce McDonald	 Paul Mitchell
 David White	 Michael Smart	

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SCHEDULE 1	
1	JRPP Reference – 2016SYW003, LGA – Hornsby Shire Council, DA/544/2012/A
2	Proposed development: Section 96(2) Modification Staged Seniors Living Development, Bowden Brae Retirements Village.
3	Street address: 40-50 Pennant Hills Road & 1-17 Frith Avenue, Normanhurst.
4	Applicant/Owner: The Uniting Church in Australia Property Trust
5	Type of Regional development: Capital Investment Value >\$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 (Infrastructure) 2007 ○ SEPP Housing for Seniors or People with a Disability 2004 ○ State Environmental Planning Policy No. 65 – Design Quality Apartment Development ○ Hornsby Local Environmental Plan • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Hornsby Development Control Plan • 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, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council assessment report, Recommended conditions of consent, Location plan, Survey plan, Demolition plan, Massing study, Site plan, Modification plans, SEPP 65 Statement, Approved plans and notice of determination. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Adrian Ciano, Mel Krzus, Diane Jones, Ian Thompson and David Ryan on behalf of the applicant.
8	Meetings and site inspections by the Panel: 14 July 2016 – Site Inspection and Final Briefing meeting.
9	Council recommendation: Approval