



DATE OF DETERMINATION	Monday 31 July 2017
PANEL MEMBERS	Deborah Dearing (Chair), John Roseth, Sue Francis, Paul Stein, Steve Kennedy
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Northern Beaches Council, Manly Chambers, 1 Belgrave Street Manly, on 31 July 2017, opened at 12:30 pm and closed at 12:35 pm.

MATTER DETERMINED

2017SNH018 – Northern Beaches – DA2017/0085 at Lot 1 Allambie Road and 3 Martin Luther Place Allambie Heights (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

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

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

The decision was unanimous.

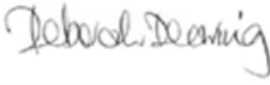



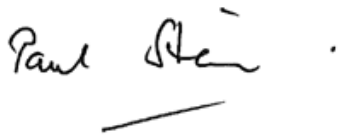
REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The panel accepts the variation under Clause 4.6 as the additional height will not have any negative impact.
- The proposed residential aged care facility provides a much needed facility in the locality.
- The proposal is permissible under SEPP (Housing for Seniors or People with a Disability) 2004 with the exception of building height.
- The setback from the front boundary does not comply with council's DCP however the Panel considers the variation compatible with the pattern of building set back within Martin Luther Place and streetscape.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
 Deborah Dearing (Chair)	 John Roseth
 Sue Francis	 Steve Kennedy
 Paul Stein	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH018 – Northern Beaches – DA2017/0085
2	PROPOSED DEVELOPMENT	Demolition works and redevelopment of part of an existing Seniors Housing Development for the Purposes of Residential Care Facility.
3	STREET ADDRESS	Lot 1 Allambie Road and 3 Martin Luther Place Allambie Heights
4	APPLICANT/OWNER	Allambie heights Village Ltd Dept. of Lands
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$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 (State and Regional Development) 2011 State Environmental Planning Policy No.55 – Remediation of Land State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 State Environmental Planning Policy – Infrastructure 2007 Warringah Local Environmental Plan 2011 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Warringah Development Control Plan 2011 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 17 July 2017 Written submissions during public exhibition: none Verbal submissions at the public meeting: <ul style="list-style-type: none"> On behalf of the applicant: Julie Horder
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing meeting: 10 May 2017 Final briefing meeting to discuss council's recommendation, 31 July 2017 at 11.00 am. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: John Roseth (Acting Chair), Sue Francis, Steve Kennedy, Paul Stein <u>Council assessment staff</u>: Lashta Haidari, Anna Williams, Peter Robertson
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report