

Executive Summary

In December 2015, the Joint Regional Planning Panel approved Development Application N0341/15, which sought consent for a private hospital, accommodating up to 99 beds, at 4 Daydream Street, Warriewood. Whilst the subject s.96(2) Modification Application seeks consent to modify this consent in various ways, the fundamental changes sought are as follows:

- The incorporation of air-pressurisation equipment on the roof
- Alterations to the height of the building
- The reduction of off-street parking spaces from 100 to 88 and the reallocation of spaces
- The incorporation of illuminated signage

Whilst the incorporation of air pressurisation equipment on the roof is regrettable, the need for such equipment is appreciated, and the visual impact of the units can be somewhat ameliorated by the use of dark and non-reflective screens. However, other increases to the height of the building are excessive and unnecessary, and in the absence of any justification, or not supported.

The loss of off-street parking and the allocation of tandem spaces to visitors is not ideal; however the proposal maintains consistency with the minimum requirements of the RMS guidelines and the demand for parking can be reasonably managed with the provision of a parking attendant / valet service.

The incorporation of high level illuminated signage is inconsistent with the character of the locality, where there is a distinct absence of such signage, and is not considered essential to the development, noting that there is no emergency department proposed.

Subject to new and amended conditions of consent, the modified development will achieve a reasonable level of consistency with the outcomes and objectives of PLEP 2014 and P21 DCP. Furthermore, the modifications will result in a development that is substantially the same as that which was originally approved, consistent with the provisions of s.96(2) of the Act. As such, it is recommended that the Sydney North Planning Panel endorse the recommendation to modify Development Consent N0341/15 in accordance with the draft determination in the assessment report attached.