



DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	12 July 2017
PANEL MEMBERS	Deborah Dearing (Chair), Sue Francis, John Roseth, Annelise Tuor
APOLOGIES	Paul Stein, Steve Kennedy
DECLARATIONS OF INTEREST	None (<i>must include reason for declaration and whether the member participated or not</i>)

Public meeting held at Christie Conference Centre 100 Walker Street North Sydney on 12 July 2017, opened at 11:50 am and closed at 2:10 pm.

MATTER DETERMINED

2017SNH019 – Northern Beaches – N0341/15/S96/1 at 4 Daydream Street Warriewood (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 96 of the *Environmental Planning and Assessment Act 1979*.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The decision was unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

The variations in the modification application relate to technical construction and servicing needs of the project and have no major impact on bulk, scale, overshadowing or noise generation.

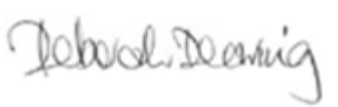



The Panel reviewed the submissions which all relate to traffic at the intersection of Mona Vale Road and Daydream Street, and noted that the proposed modification has no impact on traffic generation in relation to the previous approval.

CONDITIONS

The development application was approved subject to the conditions recommended in the Council Assessment Report, with the following additional amendments (as per Conditions of Approval, pages 25 – 36 of Council Assessment Report):

- Condition B41 to be deleted
- Condition C10c to be deleted

- Condition C10d to be deleted
- Condition C10e to be deleted

PANEL MEMBERS	
 Deborah Dearing (Chair)	 Sue Francis
 John Roseth	 Annelise Tuor

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH019 – Northern Beaches – N0341/15/S96/1
2	PROPOSED DEVELOPMENT	Section 96(2) Application to modify the private hospital approved pursuant to N0341/15
3	STREET ADDRESS	4 Daydream Street Warriewood
4	APPLICANT/OWNER	Strata Plan 80638 and Breckenridge Funds Management Limited C/ Buildcorp Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 96(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No.64 – Advertising and Signage State Environmental Planning Policy (Infrastructure) 2007 Pittwater Local Environmental Plan 2014 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Pittwater 21 Development Control Plan 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: 28 June 2017 Written submissions during public exhibition: 2 Verbal submissions at the public meeting: <ul style="list-style-type: none"> On behalf of the applicant – Greg Boston
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Final briefing meeting to discuss council's recommendation, 12 July 2017 at 11:00 am. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Deborah Dearing (Chair), Sue Francis, John Roseth, Annelise Tuor <u>Council assessment staff</u>: Rebecca Englund, Peter Robinson, Matt Edmonds
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report