

DETERMINATION AND STATEMENT OF REASONS

SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	Wednesday 23 August 2017
PANEL MEMBERS	Deborah Dearing (Chair), John Roseth, Sue Francis, David White, Mick Smart
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre 100 Walker Street North Sydney on 23 August 2017, opened at 12:30pm and closed at 12:40pm.

MATTER DETERMINED

2017SNH021 – Hornsby – DA129/2017 at 38-76 Palmerston Road Hornsby (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:

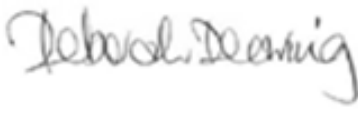




The proposal is satisfactory in respect of Hornsby Local Environmental Plan 2013, SEPP 55 Remediation of Land, SEPP Infrastructure 2008 and Hornsby DCP 2013.

The proposal provides much needed car parking for the expanding hospital and will lead to a reduction of street parking. The impacts are considered acceptable.

Two submissions were received, one in support of the additional car parking. The other, which was tabled at the meeting, opposed the location of car parking entry / exit points opposite their property. Council assessment staff had undertaken a site inspection and advised that the design of the residence itself (with double garage on the street and one single window facing the car park but set back from the street) would reduce the impact of light spill. Moreover, it was not possible to identify a better solution for **all** residents of the street.

CONDITIONS

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

PANEL MEMBERS		
 Deborah Dearing (Chair)	 Sue Francis	 John Roseth
 Mick Smart	 David White	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH021 – Hornsby – DA129/2017
2	PROPOSED DEVELOPMENT	Construction of a multi-deck car park building – Hornsby Ku-ring-gai Hospitals
3	STREET ADDRESS	38-76 Palmerston Road Hornsby
4	APPLICANT/OWNER	NSW Health Infrastructure / Northern Sydney & Central Coast Health
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 No.55 – Remediation of Land ○ State Environmental Planning Policy (Infrastructure) 2008 ○ Sydney Regional Environmental Plan No.20 – Hawkesbury-Nepean River (Deemed SEPP) ○ Hornsby Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Hornsby Development Control Plan 2013 ○ Hornsby Shire Council Section 94 Development Contributions Plans 2014-2024 • 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: 23 August 2017 • Written submissions during public exhibition: 1
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing meeting: 14 June 2017 • Final briefing meeting to discuss council's recommendation 23 august 2017 at 12:30 pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Deborah Dearing (Chair), Sue Francis, John Roseth, Mick Smart, David White ○ <u>Council assessment staff</u>: Grary Mahoney, Rodney Pickles
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report