

DATE OF DEFERRAL	27 September 2017
PANEL MEMBERS	John Roseth (Acting Chair), Sue Francis, Clare Brown, David White, Michael Smart
APOLOGIES	None
DECLARATIONS OF INTEREST	Deborah Dearing, having been a member of Vasey previously, declared a non-pecuniary conflict of interest and did not participate.

Public meeting held at Christie's Conference Centre on 27 September 2017, opened at 1:20 pm and closed at 3:30 pm.

MATTER DEFERRED

2017SNH030 – Hornsby – DA/227/2017 at 18 Waitara Avenue, Waitara
Concept development application for a twelve-storey seniors living development

VERBAL SUBMISSIONS

- Object – Richard Best, Barry Knopp on behalf of Lamb and Walters Strata Committee
- On behalf of the applicant – David Elkins, Elina Brownstein, Rob Battersby, Gabrielle Morrish, Keith Schollum

REASONS FOR DEFERRAL

The Panel agreed to defer the determination of the matter, as the information provided was not sufficiently full or clear for an approval, even a Concept approval of a staged application.

The Panel requests the applicant to submit to council, on or before 13 October 2017, the following additional information:

- Amended building envelope drawings. Amended drawings are to nominate the maximum building height in RL (reduced level) and provide dimensions of proposed building envelopes at all levels (rather than only setbacks from boundaries). The amended envelopes are to include an allowance for the balconies and building articulation.

The Panel requests the Council's assessment officer, on or before 27 October 2017, prepare a supplementary report and amended conditions. Amended conditions should require any future stage applications to meet the following criteria:

- The development to satisfy the requirements of the Apartment Design Guidelines, including, but not limited to, solar access and natural ventilation to apartments and solar access to communal open space;
- A report addressing potential contamination of the site.

The Panel notes the applicant's request for a new Condition 3(A). The Panel does not support the proposed condition.

The Panel gave consideration and responded to the concerns expressed by two objectors.






- The Panel's decision has dealt with concerns regarding contamination, with request for a contamination report to be provided by the Applicant.

- The Panel considered concerns regarding traffic conditions and notes that the Council's engineer has raised no objection to the application on the basis of traffic. The conditions require a Construction Management Plan.

On receiving the supplementary report, the Planning Panel's Secretariat will arrange for a further public meeting, at which the Panel will determine the application.

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

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Dr John Roseth (Acting Chair)	 Sue Francis
 Clare Brown	 David White
 Michael Smart	