

DATE OF DEFERRAL	Thursday 19 September 2017
PANEL MEMBERS	Sue Francis (Acting Chair), John Roseth, Julie Savet Ward, Steve Kennedy
APOLOGIES	Deborah Dearing, Paul Stein
DECLARATIONS OF INTEREST	None

Public meeting held at Northern Beaches Council Civic Centre, Civic Drive, Dee Why on 19 September 2017, opened at 12:00pm and closed at 1:50pm. The Panel adjourned during the meeting to deliberate.

MATTER DEFERRED

2017SNH045 – Northern Beaches – DA2017/0697 at 14 Patey Street Dee Why

VERBAL SUBMISSIONS

- In objection – Michael Marr, Jeffrey Lee, Chris Defal, Martin Loewensohn
- On behalf of the applicant – Greg Boston

REASONS FOR DEFERRAL

The Panel heard from surrounding neighbours and their concerns in relation to the expansion of the existing hospital into the existing low scale residential area.

The Panel notes the concerns, specifically of the neighbour at 7 Patey Street, in relation to the breach of the height control on the northern boundary. Whilst the Panel considers the proposal will generally improve not only the facilities of the hospital but also its relationship to surrounding residences, the Panel is not minded to allow the extent of height breach proposed on the northern boundary.

Concerns were also raised relating to service vehicles using Patey Street and the Panel notes that the proposal would improve manoeuvrability of vehicles accessing the hospital.

Accordingly the Panel defers determination of the application in order to allow the applicant to submit amended plans which increase the setback of the upper level (marked “first floor” on plan DA 13) to a minimum of 13.7 metres from the northern boundary. Amended floor plans and elevations shall be prepared and submitted to council no later than 20 October 2017. This should be accompanied by an amended clause 4.6 variation.





Council shall prepare a supplementary report to the Panel by 3 November 2017. The supplementary report should also amend condition 16 to read as follows:

Fixed horizontal external louvres are to be erected on the external face of all windows on the northern and southern elevation of the building. Fixed horizontal louvres are also to be erected on the external face of all windows on the eastern elevation adjacent to No.16 Carew Street, Dee Why. The louvres are to have a minimum width of 100 mm and have a maximum spacing of 100 mm.

Details of these louvres to be shown on plans prior to the issue of construction certificate.

Condition 20 Construction Management Plan be amended to include (k) to read as follows:
The proposed methods of reducing noise and dust during construction.

Following receipt of this information, the Panel will determine the matter electronically, unless the Chair determines that a further public meeting is required.

PANEL MEMBERS	
 Sue Francis (Acting Chair)	 John Roseth
 Julie Savet Ward	 Steve Kennedy