

DETERMINATION AND STATEMENT OF REASONS

SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	Wednesday 13 June 2018
PANEL MEMBERS	John Roseth (Chair), Sue Francis, Julie Savet Ward, David White, Ross Walker
APOLOGIES	Peter Debnam
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre 100 Walker Street North Sydney on 13 June 2018, opened at 1.50pm and closed at 1.55pm.

MATTER DETERMINED

2017SNH056 – Hornsby – DA394/2015/A at 32 McAuley Place Wahroonga (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 4.55 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 amended application is substantially the same as the original application.
- While the height of Building C has increased from five to six storeys, its impact on nearby residences has been reduced because the building has been shifted further away from them and because the sixth floor is indented.
- Other changes are minor and do not have any material impact.

CONDITIONS

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

PANEL MEMBERS	
 John Roseth (Chair)	 Sue Francis
 Julie Savet Ward	 David White
 Ross Walker	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH056 – Hornsby – DA394/2015/A
2	PROPOSED DEVELOPMENT	Section 4.55(2) application to modify the design and staging of an approved seniors housing development comprising a residential care facility comprising 122 beds and five buildings containing a total of 168 independent living units.
3	STREET ADDRESS	Lot 3 DP 1122662 No. 32 McAuley Place, WAHROONGA NSW
4	APPLICANT/OWNER	Catholic Healthcare Limited
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(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 (Housing for Seniors or People with a Disability) 2004 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No.55 – Remediation of Land State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 Hornsby Local Environmental Plan YYYY Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Hornsby 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: 31 May 2018 Written submissions during public exhibition: 3 Verbal submissions at the public meeting: <ul style="list-style-type: none"> In objection: Jeffrey Wang
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing meeting: 13 September 2017 Final briefing meeting to discuss council's recommendation, 13 June 2018, 1.00pm. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: John Roseth (Chair), Sue Francis, Julie Savet Ward, David White, Ross Walker <u>Council assessment staff</u>: Debra Clysdale, Rodney Pickles
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report