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| <b>DATE OF DEFERRAL</b>         | Wednesday 11 July 2018                                                                |
| <b>PANEL MEMBERS</b>            | Peter Debnam (Chair), John Roseth, Sue Francis, Veronique Marchandean, Michel Reymond |
| <b>APOLOGIES</b>                | None                                                                                  |
| <b>DECLARATIONS OF INTEREST</b> | None                                                                                  |

Public meeting held at Christie Conference Centre 100 Walker Street North Sydney on Wednesday, 11 July 2018, opened at 1.30pm and closed at 4.05pm.

#### **MATTER DEFERRED**

##### **2017SNH072 – North Sydney – DA326/17**

25 Shirley Road Wollstonecraft

5-storey health facility building for residential and day-stay programs, including basement parking, new driveway access and landscape works.

#### **REASONS FOR DEFERRAL**

The Panel determined to defer the application.

The Panel considers the proposal before it an over-development of the site, particularly the scale, form and location of the proposed building.

The Panel is aware that amended plans removing a level of the proposed building have been submitted to Council and applicant wishes the Panel to consider this proposed amended in any determination.

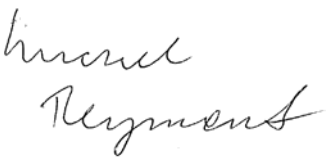
However, in doing so, the Panel remains of the view that even with the removal of the upper floor the resulting built form is unacceptable. The scale of the proposal remains out of character with the existing and future anticipated scale of development in the surrounding area.

The Panel therefore defers the determination of the proposal so that amended plans can be prepared to address these issues, as follows:

1. The reduction of the overall height of the proposed building by sinking the building down one level so that the parapet height is no greater than RL61.3 and the top of the upper most level is no greater than RL64.3. This amendment must retain the existing, recessed design of the upper level.
2. Increased southern side set back to the building at parapet level (Level2/3) to provide for a minimum setback of 6m from the southern side boundary where it adjoins No.24 Tryon Avenue.

Amended plans shall be submitted to Council addressing these issues within four weeks. Amended plans will need to be exhibited as per Councils procedures. Council to provide a supplementary report within four weeks after the completion of the exhibition of amended plans.

The decision to defer the matter was unanimous.

| PANEL MEMBERS                                                                                             |                                                                                                          |
|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| <br>Peter Debnam (Chair) | <br>John Roseth        |
| <br>Sue Francis          | <br>Veronique Marchand |
| <br>Michel Reymond       |                                                                                                          |

| SCHEDULE 1 |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | PANEL REF – LGA – DA NO.                   | 2017SNH072 – North Sydney – DA326/17                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 2          | PROPOSED DEVELOPMENT                       | Construction of 5-storey health facility with lower ground level parking for 11 cars, demolition of ancillary buildings to permit vehicle driveway, earthworks, associated landscaping, conservation works to Carpenter House.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 3          | STREET ADDRESS                             | 25 Shirley Road Wollstonecraft                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 4          | APPLICANT/OWNER                            | Tresillian Family Care Centres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 5          | TYPE OF REGIONAL DEVELOPMENT               | Private infrastructure and community facilities over \$5 million                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 6          | RELEVANT MANDATORY CONSIDERATIONS          | <ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>State Environmental Planning Policy No.55 – Contaminated Lands</li> <li>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP)</li> <li>North Sydney Local Environmental Plan 2013</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>North Sydney Development Control Plan 2013</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul> |
| 7          | MATERIAL CONSIDERED BY THE PANEL           | <ul style="list-style-type: none"> <li>Council assessment report: 27 June 2018</li> <li>Applicant response to council report: 6 July 2018</li> <li>Written submissions during public exhibition: 131</li> <li>Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>Support – [names of speakers]</li> <li>Object – Pete Sloane &amp; Paul Grech on behalf of body corporate of 24 Tryon Ave Wollstonecraft, John Hancox on behalf of the Wollstonecraft Precinct Group, Cate &amp; David Fryda, Koji Katsumata, Peter Butt, Denise Ouyang, Sharon Duffy, Bob Harding</li> <li>On behalf of the applicant – Chris Wilson, Natalie Boyd, Zack Ashby</li> <li>On behalf of North Sydney Council – David Hoy</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 8          | MEETINGS AND SITE INSPECTIONS BY THE PANEL | <ul style="list-style-type: none"> <li>Site inspection and briefing meeting: 14 March 2018</li> <li>Final briefing meeting to discuss council's recommendation, 11 July 2018 at 1pm. Attendees: <ul style="list-style-type: none"> <li><u>Panel members</u>: Peter Debnam (Chair), John Roseth, Sue Francis, Veronique Marchandean, Michel Reymond</li> <li><u>Council assessment staff</u>: David Hoy, Susanna Cheng</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 9          | COUNCIL RECOMMENDATION                     | Refusal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 10         | DRAFT CONDITIONS                           | Attached to the council assessment report                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

