

DATE OF DEFERRAL	Wednesday 26 September 2018
PANEL MEMBERS	Peter Debnam (Chair), Sue Francis, John Roseth, Veronique Marchandean, Michel Reymond
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre 100 Walker Street North Sydney on 26 September 2018, opened at 10.30am and closed at 12.55pm.

MATTER DEFERRED

2017SNH074 – North Sydney – DA359/17 at 35 Rocklands Road Wollstonecraft (as described in Schedule 1)

REASONS FOR DEFERRAL

The Panel agreed to defer the determination of the matter to allow the applicant to submit amended plans that respond to the draft deferred commencement conditions in the assessment report.

The Panel believes the proposal takes into account community concerns and will provide a much-needed palliative care facility. However there remain areas of concern in relation to the built form relative to its neighbours. The request for amended plans to address these issues will allow a more definitive determination.

The applicant is requested to submit those plans by 19 October 2018 and the assessment planner is requested to prepare a supplementary report by 26 October 2018.

The amended plans should address the following:

- Lower parapets of both buildings as required by draft condition AA1(i)
- Set back northern Executive building to ensure a minimum separation distance (wall to wall) of 12 metres where it is opposite the closest building at 41 Rocklands Road;
- Additional privacy screening to all north and east facing windows opposite apartment buildings and along terrace edges;
- Screening trellises with climbing plants on the eastern edge below the courtyard;
- Window treatments to control light spillage;
- Amended landscape plans as required by draft deferred commencement condition AA1.




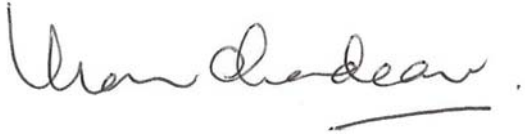
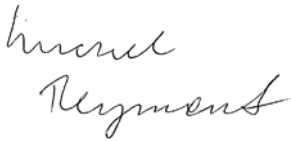
Following receipt of the supplementary report the Panel will determine the application by electronic means unless the Chair decides that a further public meeting is required.

When this information has been received, the panel will determine the matter electronically unless the Chair determines otherwise.

The decision to defer the matter was unanimous.

The Panel adjourned during the meeting to provide the applicant time to consult and provide a response to the issues raised during the public meeting.

A second adjournment was made by the Panel to deliberate on the matter and formulate a resolution. This was following the applicant's response.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Sue Francis
 John Roseth	 Veronique Marchand
 Michel Reymond	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH074 – North Sydney – DA359/17
2	PROPOSED DEVELOPMENT	Alterations and additions to hospital including a 2 storey extension to the existing ward block, with two levels of clinical accommodation, an additional building of 2 levels, a landscaped courtyard between the buildings and two lower levels of car parking.
3	STREET ADDRESS	35 Rocklands Road Wollstonecraft
4	APPLICANT/OWNER	Keith Lapthorne, St Vincent's Healthcare Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 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 ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) (Deemed SEPP) 2005 ○ North Sydney Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ North Sydney Development Control Plan 2013 • 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: 17 September 2018 • Applicants Response: 19 September 2018 • Written submissions during public exhibition: 19 to original plans, 28 to amended plans and 1 late submission • Verbal submissions at the public meeting 26 September 2018: <ul style="list-style-type: none"> ○ Object – Linda McLean, David Cook, Natalie Nickson, Malcom Oakes, Tom Wilson, Melissa Shakas ○ Council assessment officer – Geoff Mossmenear ○ On behalf of the applicant – Andrew Beatty, Ben Forster, Keith Lapthorne
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection and briefing: 25 July 2018 • Final briefing to discuss council's recommendation, 26 September 2018, 10am. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Sue Francis, John Roseth, Veronique Marchandean, Michel Reymond ○ <u>Council assessment staff</u>: Geoff Mossemeneer
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report