

DETERMINATION AND STATEMENT OF REASONS

SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	30 October 2018
PANEL MEMBERS	Peter Debnam (Chair), Sue Francis, John Roseth, Veronique Marchandean, Michel Reymond
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically between 25 October 2018 and 30 October 2018.

MATTER DETERMINED

2017SNH074 – North Sydney – DA359/17 at 35 Rocklands Road Wollstonecraft (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 pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

With the amended application, the applicant has responded to the changes requested by the Panel following the public meeting.

The proposed extension to the hospital provides palliative care, for which, with the aging of the population, there is a growing need.





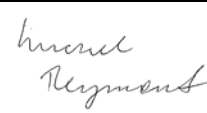
The Panel notes that the 12m height limit applying to the site has been varied in response to a well- founded submission under cl 4.6 of the North Sydney LEP 2012. The height variation does not increase the proposal's impact and allows for a better planning outcome for the extended hospital in which the new areas require to be on the same level as the existing.

The Panel accepts that, for two apartments in a nearby building the impact on valued views is serious. The Panel notes that the impact is by a building which complies with the height and that, in order to avoid the view impact, the proposal could not proceed. The Panel considers that, on balance, the refusal of the application on the grounds of view impact would not be reasonable.

The Panel has considered all the submissions to the proposal and believes that the proposal, as amended during the period of deferral, reasonably responds to all concerns.

CONDITIONS

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

PANEL MEMBERS	
 Peter Debnam (Chair)	 Sue Francis
 John Roseth	 Veronique Marchandean
 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 Council supplementary report: 23 October 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 Mossemeneer 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