

DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	Wednesday 12 September 2018
PANEL MEMBERS	Peter Debnam (Chair), John Roseth, Julie Savet Ward, Cedric Spencer, Sam Ngai
APOLOGIES	None
DECLARATIONS OF INTEREST	Sue Francis declared a conflict as her firm has provided planning consulting advice on this application.

Public meeting held at Christie Conference Centre, 100 Walker Street North Sydney, on 12 September 2018, opened at 12.39pm and closed at 12.45pm.

MATTER DETERMINED

2017SNH080 – Ku-ring-gai MOD0222/17 at 742, 746, 746A and 748 Pacific Highway Gordon (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 adjourned during the meeting to deliberate on the matter and formulate a resolution.

The Panel determined to approve the development application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

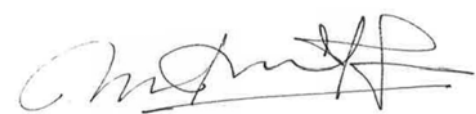
The Panel unanimously approved the application subject to the conditions in the assessment report.

The amended proposal is substantially the same as the original proposal.

The modifications do not have any additional material impacts.

CONDITIONS

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

PANEL MEMBERS	
 Peter Debnam (Chair)	 John Roseth
 Julie Savet Ward	 Cedric Spencer
 Sam Ngai	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH080 – Ku-ring-gai – MOD0222/17
2	PROPOSED DEVELOPMENT	Section 4.55(2) modification to a development consent for the construction of a hospital
3	STREET ADDRESS	746-748 Pacific Highway, Gordon NSW 2072
4	APPLICANT OWNER	The Lawson Clinic Pty Ltd R I A F Pty Ltd, JSNL Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (State and Regional Development) 2011 - Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) - Ku-ring-gai Local Environmental Plan (Local Centres) 2012 - Draft environmental planning instruments: Nil - Development control plans: - Ku-ring-gai Local Centres Development Control Plan - Ku-ring-gai Contributions Plan 2010 - 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	- Council assessment report: 29 August 2018 - Written submissions during public exhibition: none
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	- Site inspection and briefing: 11 April 2018 - Final briefing to discuss council's recommendation, Wednesday 12 September 2018 at 11.40am. Attendees: <u>Panel members</u>: Peter Debnam (Chair), John Roseth, Julie Savet Ward, Cedric Spencer, Sam Ngai <u>Council assessment staff</u>: Jonathan Goodwill, Corrie Swanepoel, Kerry Gordon, Joseph Piccoli, Brian O'Connell, Adam Richardson, Kerry Hunter, Roybn Askew
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report