

DETERMINATION AND STATEMENT OF REASONS

SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	Wednesday 21 March 2018
PANEL MEMBERS	Peter Debnam (Chair), Sue Francis, Julie Savet Ward, Annelise Tuor
APOLOGIES	John Roseth
DECLARATIONS OF INTEREST	Steve Kennedy declared a conflict as the applicant, RSL, are a client of his on other applications.

Public meeting held at Christie Conference Centre 100 Walker Street North Sydney on 21 March 2018, opened at 11.24am and closed at 11.26am.

MATTER DETERMINED

2017SNH081 – Northern Beaches – MOD2017/0304 at Lot 1 Veterans parade Narabeen (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 (previously section 96) of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel accepted the recommendation in the Council's assessment report to approve the application for the following reasons:

- The Panel noted there no community objections to the application.
- The Panel noted the modification proposal rationalises the approved scheme for construction without compromising the original design concept. The modifications proposed are generally consistent with the relevant planning controls applying to the site and the overall use of the site, being seniors' housing, remains unchanged.

CONDITIONS

The modification was approved subject to the amended conditions in the Council Assessment Report.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Sue Francis
 Julie Savet Ward	 Annelise Tuor

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH081 – Northern Beaches – MOD2017/0304
2	PROPOSED DEVELOPMENT	Modification of Development Consent DA2009/1693 granted for Seniors Housing Development at the RSL War Veterans Retirement Village.
3	STREET ADDRESS	Lot 1 DP 774980, 1 / 0 Veterans Parade NARRABEEN NSW 2101
4	OWNER APPLICANT	RSL LifeCare Limited TSA Management Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 96(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: • Draft environmental planning instruments: Nil • Development control plans: - o Warringah Development Control Plan 2011 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Section 4.55(2) • 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: 12 March 2018 • Written submissions during public exhibition: 0
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Briefing meeting: 27 February 2018 • Final briefing meeting to discuss council's recommendation, 21 March 2018. Attendees: - o <u>Panel members</u>: Peter Debnam (Chair), Sue Francis, Julie Savet Ward, Annelise Tuor - o <u>Council assessment staff</u>: Lashta Haidari, Anna Williams
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report