

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday 7 October 2020
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSNH-111 – Hornsby – DA484/2011/H

392 Glaston Road, Glaston

Modifications to an approved application of a seniors living development comprising 76 independent living units and associated community building.

PANEL MEMBERS

IN ATTENDANCE	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, David White, Ross Walker
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Stephen Dobbs
OTHER	Sharon Edwards – Panel Secretariat

KEY ISSUES DISCUSSED

- Overview of application
- Access Road
- Landscape planning
- Amenity of Basement facilities
- Setbacks & Intensity of development
- Late November determination

SUBMISSIONS

- 3 submissions received; unique issues raised include:
 - Condition No. 45 of the consent may not be able to be satisfied with the community centre (ensuring that essential services are provided, e.g. cleaning, home delivered meals and health care facilities).
 - SCC required the development to be single storey and the community centre would include a basement level.
 - Potential soil contamination
 - Out of character
 - The proposal is not substantially the same as the original development.

ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE: Late November 2020

- Panel request that Council actively engage with the applicant to have conditions agreed prior to submission of the Assessment Report. Any unresolved conditions to be noted in the assessment report.
- Subject to re-exhibition of the application, Council have nominated the application be determined electronically. The Panel have agreed to this.