

## RESOLUTION OF THE SYDNEY NORTH PLANNING PANEL

### Background

The planning assessment team at Hornsby Shire Council (council) has identified that based on the minor nature of the modifications that the following modification of development consent is suitable to be delegated by the Sydney North Planning Panel (panel) to council staff for determination under section 4.56 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act):

- DA/1016/2018/A - 18 Waitara Avenue, WAITARA proposing minor design modifications to the approved seniors housing development including the following:
  - Correcting the description of the required on-site stormwater detention (OSD) system; The establishment of a shoring and structure zone at basement level and the inclusion of drainage;
  - Collection of basement groundwater in the OSD system and discharge into the Council Stormwater System on a permanent basis.
  - Minor modifications to approved basement drawings;
  - Provision of meter enclosure at ground floor level; and
  - Changing window functionality from awning windows to sliding windows on all elevations of the building.

The panel were advised that:

- the application is straightforward and without complexity;
- one submission has been received, with concerns relating to the original development; and
- the proposal does not alter the nature of the original development which remains a senior's housing development comprising 117 residential units. There will be no significant change to the appearance, functionality, use or scale of the development or to the approved access arrangements. It is considered that the proposed modifications will not have an adverse impact on the amenity of the surrounding area due to their minor nature.

The Minister for Planning and Public Spaces has provided approval under section 2.16(6) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) for any Sydney district or regional planning panel to delegate any of its functions under the EP&A Act or any other Act (other than the power of delegation) to the general manager or other staff of a council, for any area or part of any area for which the Sydney district or regional planning panel is constituted.


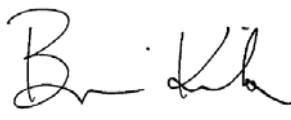



As such, the panel agreed to delegate the matter to Council staff for determination.

## Resolution

This is a resolution of the Panel made on 12 February 2021 in accordance with Schedule 2 Part 5 of the EP&A Act.

The pursuant to section 2.16(6)(c) of the EP&A Act 1979 the Panel resolves to delegate to the Group Manager, Planning Division and the Manager, Development Assessments of the council the power to make a determination as consent authority under section 4.56 of the EP&A Act on:

- PPSSNH-184 – Hornsby - DA/1016/2018/A at 18 Waitara Avenue, WAITARA.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Brian Kirk
 Julie Savet Ward	 Ross Walker (OAM)
 David White	