

DETERMINATION AND STATEMENT OF REASONS

SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	18 June 2021
DELEGATED DECISION MAKER	Rod Pickles (Manager, Development Assessments Planning & Compliance)

Decision made on 18 June 2021

MATTER DETERMINED

PPSSNH-184 – Hornsby – DA/1016/2018(A) at 18 Waitara Avenue Waitara for modifications to approved DA/1016/2018 (as described in Schedule 1)

This decision was made under the delegation of the Sydney North Planning made on 12 February 2021

CONSIDERATION AND DECISION

The decision maker considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

It was determined to approve the development application pursuant to section 4.56 of the *Environmental Planning and Assessment Act 1979*.

REASONS FOR THE DECISION

It was determined to approve the application for the reasons outlined in the council assessment report.

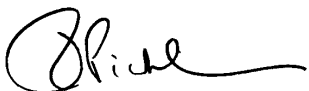
CONDITIONS

The development application was approved subject to the conditions in the council assessment report

CONSIDERATION OF COMMUNITY VIEWS

In coming to the decision written submissions made during public exhibition were considered.

Concerns raised by the community have been adequately addressed in the assessment report.

PANEL DELEGATE
 <p>Rod Pickles (Manager, Development Assessments Planning & Compliance)</p>

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-184 – Hornsby – DA/1016/2018/A
2	PROPOSED DEVELOPMENT	Section 4.56 application involving modifications of an approved Seniors Housing development by amending the basement plans, addition of a meter enclosure, alteration of windows and amendment of conditions
3	STREET ADDRESS	18 Waitara Avenue Waitara
4	APPLICANT/OWNER	EPM Projects Pty Ltd/ Vasey Housing
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.56 Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Environmental Planning and Assessment Act 1979 State Environmental Planning Policy No. 55 Remediation of Land State Environmental Planning Policy No. 65 Design Quality of Residential Apartment Development State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Housing for Seniors or People with A Disability) 2004 Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2 - 1997) Hornsby Local Environmental Plan 2013 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Hornsby 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: 18 June 2021 Written submissions during public exhibition: One Total number of unique submissions received by way of objection: One
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> No Briefings undertaken for this application
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report