

<b>DATE OF DEFERRAL</b>	Wednesday 11 December 2019
<b>PANEL MEMBERS</b>	Peter Debnam (Chair), John Roseth, Sue Francis, David White, Ross Walker
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Hornsby Council Chambers, 296 Peats Ferry Road Hornsby, on 11 December 2019, opened at 1.53pm and closed at 1.54pm.

#### **MATTER DEFERRED**

PPSSNH-22 – Hornsby – DA315/2019 at 284 Castle Hill Road Castle Hill for a seniors living development (as described in Schedule 1)

#### **REASONS FOR DEFERRAL**






The Panel received a notification from the applicant requesting that the determination of the application be deferred. The applicant wishes to submit an amended application to meet the council's concerns and provide additional information where the council requires it.

As a result, the Panel deferred its decision until the applicant submits an amended application.

The Panel requests the council to prepare a supplementary report soon after it receives the amended application. When this information has been received, the panel will determine the matter electronically unless the panel chair determines otherwise.

The Panel notes that Schedule 1 of the assessment report contains the council's 18 suggested reasons for refusal. The Panel requests the council to revise this schedule by putting the reasons in order of importance, starting with those that are determinative and followed by those where additional information could resolve the issue.

The decision to defer the matter was unanimous.

<b>PANEL MEMBERS</b>	
 Peter Debnam (Chair)	 Sue Francis
 John Roseth	 David White
 Ross Walker	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-22 – Hornsby – DA315/2019
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of seniors housing incorporating a 92 bed residential care facility, 162 independent living units, and ancillary works and facilities including office, café, earthworks and landscaping.
3	STREET ADDRESS	284 Castle Hill Road Castle Hill, 411-415 and 417-419 Old Northern Road Castle Hill
4	APPLICANT/OWNER	Anglican Community Services / Anglican Retirement Villages and Anglican Community Services
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ State Environmental Planning Policy No. 44 - Koala Habitat</li> <li>○ State Environmental Planning Policy No.55 - Remediation of Land</li> <li>○ State Environmental Planning Policy No.65 - Design Quality of Residential Apartment Development</li> <li>○ State Environmental Planning Policy No. 20 - Hawkesbury-Nepean River</li> <li>○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>○ State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</li> <li>○ Hornsby Local Environmental Plan 2013</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Hornsby Development Control Plan 2013</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>• Biodiversity Conservation Act 2016</li> <li>• Roads Act 1993</li> <li>• Coastal zone management plan: Nil</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council assessment report: 29 November 2019</li> <li>• Clause 4.6 Variation Request</li> <li>• Written submissions during public exhibition: 2</li> <li>• Verbal submissions at the public meeting 11 December 2019: <ul style="list-style-type: none"> <li>○ In support – Nil</li> <li>○ In objection – Nil</li> <li>○ Council assessment officer - Nil</li> <li>○ On behalf of the applicant - Nil</li> </ul> </li> </ul>

8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Briefing:11 September 2019 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Peter Debnam (Chair), Sue Francis, John Roseth, David White, Ross Walker</li> <li>○ <u>Council assessment staff</u>: Caroline Maeshian, Deborah Dickerson (consultant for council), Cassandra Williams</li> </ul> </li> <li>• Site inspection: 11 December 2019 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Peter Debnam (Chair), Sue Francis, John Roseth, David White, Ross Walker</li> <li>○ <u>Council assessment staff</u>: Caroline Maeshian, Deborah Dickerson (consultant for council), Cassandra Williams</li> </ul> </li> <li>• Final briefing to discuss council's recommendation, 11 December 2019 at 1pm. Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Peter Debnam (Chair), Sue Francis, John Roseth, David White, Ross Walker</li> <li>○ <u>Council assessment staff</u>: Caroline Maeshian, Rodney Pickles, Deborah Dickerson</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Attached to the council assessment report