

# PPSSNH-320

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DA/394/2015/E – 35 Pacific Highway, Hornsby – Senior Housing Development – Modification to ILU Buildings A and B

Criteria for Regionally Significant Development: CIV >\$30M

# Existing Approved Development

Development Consent No. DA/394/2015 was determined by the Sydney North Planning Panel on 2 December 2015 and has been modified on three occasions.

The consent was for:

1. The construction and use of a new residential care facility (“RACF”) building comprising a part 2 and part 3 storey buildings, providing accommodation for up to 122 seniors. The RACF would include a range of activities for residents and support services to provide a high level of care to residents.
2. The construction of 5 independent living unit buildings (ILUs) with basement car parking spaces providing 168 dwellings for seniors.
3. The provision of community facilities to meet the needs of residents including the ground floor and basement of Building E.
4. The construction of internal access roads
5. Site landscaping
6. Provision of associated site services, stormwater management and utilities.
7. Staged demolition of all remaining buildings on the site including the existing day therapy centre, the existing nursing home and independent living units and associated ancillary buildings.
8. Ancillary and incidental uses to the above purposes.

# Current approved development - Site Plan



Source: Architectural Plans - Morrison Design  
Partnership Architects

Previous  
modifications  
to note –  
DA/394/2015/  
A, B & C

<b>Date of 1<sup>st</sup> modification:</b>	13 June 2018
<b>Details of 1<sup>st</sup> modification:</b>	Section 4.55(2) application to modify the design and staging of an approved seniors housing development comprising a residential care facility comprising 122 beds and five buildings containing a total of 168 independent living units.
<b>Conditions Added:</b>	70A
<b>Conditions Deleted:</b>	2a and 2b
<b>Conditions Modified:</b>	1, 2, 3, 5, 31, 45, 83, 84 and 85

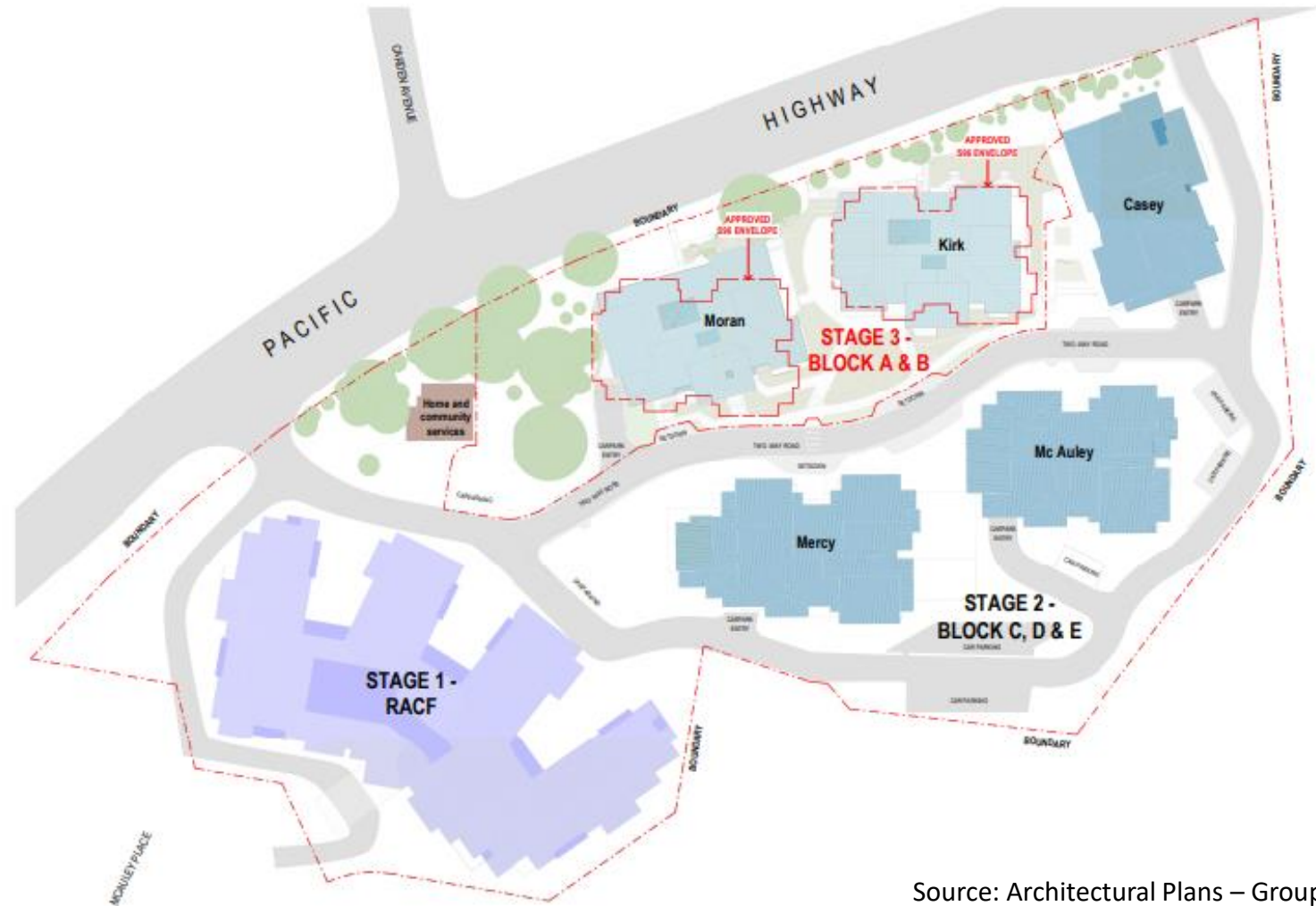
<b>Date of 2<sup>nd</sup> modification:</b>	23 July 2019
<b>Details of 2<sup>nd</sup> modification:</b>	Section 4.55(1A) to change the use of the café to a community room and use as a marketing and display suite on a temporary basis during the construction and pre-sales period.
<b>Conditions Added:</b>	2(d), 2(e) and 2A
<b>Conditions Deleted:</b>	Nil
<b>Conditions Modified:</b>	1, 71 and 72

<b>Date of this modification:</b>	3 September 2019
<b>Details of this modification:</b>	Section 4.55(1A) to amend condition 24 waste management relating to the design of the internal road
<b>Conditions Added:</b>	Nil
<b>Conditions Deleted:</b>	Nil
<b>Conditions Modified:</b>	24 (d)

# Approved vs Modified Development

## Overview of proposed modifications:

1. Modifications to orientation of buildings
2. Increase number of storeys from 5 to 6
3. Changes to internal apartment layouts
4. Increase in GFA
5. Increase in number of 2 and 3 bedroom apartments - reduction in overall unit numbers



Source: Architectural Plans – Group GSA

# DA/394/2015 – Outstanding items and Planning Considerations

- Design Excellence Panel Meeting/Review - Tentatively scheduled for 24<sup>th</sup> August 2022
- Traffic and Parking - Traffic Branch does not support the provision of any additional car parking above the SEPP requirements. A parking justification study or statement will be requested demonstrating why excessive parking is required for the site or alternatively reduce the number of spaces – An excess of 93 car parking spaces proposed.
- Waste Management – self-contained waste management for additional commercial uses have not been considered (for the salon and function rooms), location of collection services not provided, inadequate number of bins, no bulky waste storage areas, amenity impacts associated with new location of bin storage rooms at ground level.
- Stormwater – Additional OSD catchment details and hydraulic calculations to be requested

# Planning Considerations – Height, Bulk and Scale

- The site is subject to a maximum building height of 12 metres under the HLEP. Development consent is sought under the provisions of the State Environmental Planning Policy (Housing) 2021 and consequently the development standards in the HLEP do not apply to the development.
- Consideration has been given to the objectives of the height development standard in the design of the development in that the height of buildings is appropriate for the site constraints, development potential and infrastructure capacity of the locality
- The proposed increase in building height to the top of the roof is 1.3 metres for Building A and 2.27 metres for Building B.
- The additional height allows the footprints of the buildings to be reduced, allowing greater opportunity for setbacks to adjoining properties, retention of vegetation and provision of new landscaping.

# Referrals

## Internal

- Tree Management
  - Development Engineers
  - Traffic & Safety
  - Waste Management
  - Design Excellence Panel
- All initial referrals with exception of DEP advice received.
  - Additional information with regards to excess parking, waste management and OSD catchment details and hydraulic calculations to be requested
  - No tree concerns