

31 January 2011

**Project Application for redevelopment of Sydney Adventist Hospital Day Surgery
at 1A Northcote Road, Hornsby**

The Proposal

The project application seeks approval for:

- Demolition of all existing buildings on site
- Excavation for and construction of car parking for 139 vehicles over two levels (basement and lower ground);
- Staged construction of a new 3-4 storey 6237sqm hospital building; and
- Provision of landscaping and construction of associated infrastructure.

Delegation to the Commission

The application was submitted with a Political Donations Disclosure Statement disclosing a reportable political donation. Consequently, the project meets the terms of delegation and the Planning Assessment Commission may determine the Project under delegated authority. On 21 January 2011, the Director General of the Department of Planning referred the project application (MP 09_0199) to the Planning Assessment Commission for determination under a delegation issued by the Minister on 18 November 2008.

The Commission consisted of Ms Janet Thomson (chair) and Mr Lindsay Kelly (member of the PAC). They met with Departmental staff, Mr Daniel Cavallo and Mr Ben Eveleigh, on 31 January 2011 for a briefing. The Commission also visited the project site.

Key issues

The DG's report identified the following key issues:

- Height, Bulk and Scale;
- Urban Design and Public Domain;
- Noise;
- Transport;
- Environmentally Sustainable Development (ESD); and
- Public Interest.

A total of 9 submissions from the public and government agencies were received by the Department during the public exhibition period. The Department considered the issues raised in these submissions can be addressed through appropriate conditions of consent and is satisfied that potential impacts have been adequately addressed by the proponent via the Environmental Assessment, Response to Submissions, Statement of Commitments and the Department's recommended conditions of approval.

Commission's Determination

The Commission members have examined the documents and plans provided by the Department. The Commission is satisfied that the issues raised in submissions have been appropriately considered by the Department in their assessment and has determined that the project application should be approved subject to the recommended conditions.



Janet Thomson
PAC Chair



Lindsay Kelly
PAC Member