

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT WILLOUGHBY CITY COUNCIL ON WEDNESDAY, 16 FEBRUARY 2011 AT 12:00 PM

PRESENT:

DAVID FURLONG (CHAIR)
JULIE SAVET WARD
KARA KRASON
PAT REILLY
JEFF ELLIS

IN ATTENDANCE

Annie Leung	Willoughby City Council
Ian Arnott	Willoughby City Council

APOLOGY: NIL

1. The meeting commenced at 12.08pm
2. **Declarations of Interest:** Nil
3. **Business Items**

ITEM 1 - 2010SYE075- Willoughby DA 2010/575 - Demolition of existing dwellings and construction of residential aged care facility containing 116 beds -164, 166, 170, 172, 176 Sailors Bay Road and 47, 49, 51 Baringa Road, NORTHBRIDGE NSW 2063

5. Public Submission -

Winston Readford	Addressed the panel against the item
Simon Alder	Addressed the panel against the item
John Lightfoot	Addressed the panel against the item
Elizabeth Therese Copeman	Addressed the panel against the item
Phyllis Ma	Addressed the panel against the item
John Graham	Addressed the panel against the item
Geraldine Brown	Addressed the panel against the item
Greg Woodhams	Addressed the panel on behalf of the Elected Council
Graeme Skeritt – Applicant	Addressed the panel.
Ralph Markam– Architect	Addressed the panel on behalf of the applicant
Sue Francis –Town Planner	Addressed the panel on behalf of the applicant
Graham Pindar –Traffic consultant	Addressed the panel on behalf of the applicant

6. Business Item Recommendations

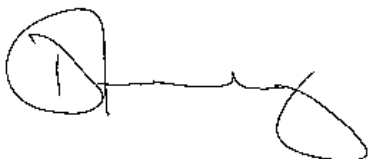
1. The Panel resolves by a majority 4:to 1 (For: David Furlong, Kara Krason, Julie Savet-Ward and Jeff Ellis – Against: Pat Reilly) that it would be of the mind to accept the recommendation of the planning assessment report to approve the application, subject to the conditions contained therein, with the alterations outlined in points 4 - 6 below for the reasons mentioned in the planning assessment report.

2. In arriving at its majority decision the Panel considers that the submitted SEPP 1 objections against Clause 40(4) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 are well founded and should be accepted. The majority of the Panel considers it unreasonable and unnecessary to strictly apply the development standards contained in Clause 40(4) given that the objectives of those standards have been by the proposed development despite its numerical non-compliance with them.
3. Pat Reilly was not prepared to support the majority position to approve the application as he was concerned that the project on this site, will not provide a tangible benefit to the Northbridge Community and he shares the concerns raised by residents regarding bulk and scale, traffic and parking problems in the area.
4. The Panel requires that the submitted plans be amended to provide additional staff car parking spaces in a stacked form adjacent to space numbers 27-33.
5. The Panel proposes to apply the following additional conditions of approval and they shall be incorporated by Council staff into the relevant Development Consent:
 - a) On site staff parking spaces shall be freely available for use by all staff within the facility.
 - b) An Emergency Evacuation Plan is to be prepared prior to occupation of the facility. The Plan shall comply with any and all relevant legislative requirements and shall ensure the safe evacuation of all residents of the facility in an emergency.

The Plan shall be submitted to Council and the NSW Fire Brigade and input shall be sought from the Fire Brigade during the Plan's preparation. A copy of the plan must be readily available on site at all times during the facility's operation.
 - c) An additional bullet point to proposed condition 28 to read:
 - All construction vehicles shall access the site via Sailors Bay Road and not from the surrounding streets.
6. The Panel has considered the applicant's request to amend a number of the conditions contained in the planning assessment report and agrees to delete proposed conditions 11 and 19 and with the requested amendments to 48. No other alterations are agreed to.
7. In relation to the car parking alterations, the Panel requires the submission of amended plans to Council by Friday 25 February 2011. Council's assessment officer is to assess and make any changes to the conditions by Friday 4 March 2011 for the final consideration of the Panel.
8. Following resolution of the matters outlined in Points 4 and 6 (above), the Panel will consult by electronic means of communication to finalise this application, unless it considers that another public meeting is necessary.

The meeting concluded at 2.50pm.

Endorsed by



David Furlong
Acting Chair, Sydney East Joint Regional Planning Panel
18 February 2011