

3 May 2012

Our Ref: DA-2012/205
Contact: Amanda Spalding - 9562 1752



Mr John Roseth
Chair, Sydney East Region
Joint Regional Planning Panel
C/o Panel Secretariat
Department of Planning
Level 13, 301 George Street
SYDNEY NSW 2000

Dear Mr Roseth

Re: JRPP Matter 2012SYE0004 DA-2012/205 Huntingdon Nursing Home

I am writing to advise that, at its meeting of Wednesday 2 May 2012, Council resolved to express to the JRPP its strong objection to the above Development Application.

The resolution, verbatim, is below:

"That Council submits to the Joint Regional Planning Panel its strong objection to DA 2012/205 on the grounds that:

- 1. The proposal represents an overdevelopment of the site as illustrated by:
 - The proposed building height exceeding the allowable 8 metre height limit in the SEPP by up to 2.59 metres;
 - The proposed building exceeding the allowable single storey height limit in the rear 25% of the site in the SEPP by 2 storeys;
 - The proposed development exceeding the allowable 1:1 FSR for the site in the SEPP, having an FSR of 1.032:1 (Note, No. 2 Washington Street is not legitimately regarded to be part of the development site);*
- 2. The proposal is poorly designed for its site and surrounds. It fails to respect the topography of the site; it is excessively high when considered in the context of the prevailing development standards and the scale of surrounding development; and it intrudes excessively in the landscape;*
- 3. The proposal would provide poor amenity for its residents owing to the minimal sunlight access to the courtyard and absence of other communal open space; and*
- 4. The proposal would have unacceptable traffic impacts in the locality and on-site given the irregular design of the proposed basement carpark access."*

Council looks forward to the JRPP giving due consideration to these matters when determining the application.

Amanda Spalding
Director – Corporate and Community

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