

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT ROCKDALE COUNCIL ON THURSDAY, 10 MAY 2012 AT 11.30AM

PRESENT:

David Furlong	Chair
Julie Savet-Ward	Panel Member
Wayne Carter	Panel Member
Meredith Wallace	Panel Member

IN ATTENDANCE

Marta Sudak	Rockdale Council
Louis Melim	Rockdale Council

APOLOGY: NIL

1. The meeting commenced at 11.37am.

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2012SYE004 – Rockdale - DA-2012/205 - Alterations and additions to existing aged care facility known as Huntingdon Gardens and associated site works - 1-11 Connemarra Street, 99-105 Harrow Road and 2 & 8 Washington Street, Bexley

4. Public Submission -

Brian Jackson	Addressed the panel against the item
Cathy Jackson	Addressed the panel against the item
John Bowie	Addressed the panel against the item
Marilyn McMartin	Addressed the panel against the item
Russell Hoore	Addressed the panel against the item
Kevin Snell	Addressed the panel on behalf of the applicant
Jillian Kral	Addressed the panel on behalf of the applicant
Feng Chen	Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 - 2012SYE004 – Rockdale - DA-2012/205 - Alterations and additions to existing aged care facility known as Huntingdon Gardens and associated site works - 1-11 Connemarra Street, 99-105 Harrow Road and 2 & 8 Washington Street, Bexley

1. The Panel resolves unanimously that it would grant consent to the application as recommended in the planning assessment report, for the reasons mentioned in the report, subject to the following amendments:

(a) The floor space ratio (FSR) of the proposal being reduced to a maximum of 1:1 in order to comply with the SEPP.

NOTE: The required reduction in floor area shall not involve an increase in the building footprint. Additionally, it shall not reduce the area of the internal communal spaces, or the proportion of those spaces to the number of bedrooms.

(b) The amended plans must also demonstrate improved solar access to the proposed central courtyard.

(c) Rooms 5.40, 5.41 and 5.42 shall be removed and that space filled by replicating rooms 5.38 and 5.39 into it, to reduce the non – compliance with the SEPP height control.

(d) The provision of security gates to the western most existing driveway off Connemurra Street.

2. The Panel notes confirmation from the Council assessment staff that the proposal will retain seven (7) on site trees and will include the protection of two (2) street trees on Harrow Road.

3. The Panel also notes advice from the applicant confirming that the waste collection activities on the site now take place no earlier than 8am. Proposed condition No. 21 will be amended to reflect this operational fact.

4. The Panel requests:

a) the applicant to prepare amended drawings responding to paragraph 1 by 31 May, 2012;

b) the Council's planning assessment officer to review the amended plans to determine compliance with the requested amendments and make any necessary changes to the draft conditions of consent by 15 June, 2012;

c) the Council's planning assessment officer (should the amendments meet the Panel's requested changes) to provide a copy of the final draft conditions to the applicant on 15 June, 2012 and the applicant to provide a response to those draft conditions by 20 June, 2012; and

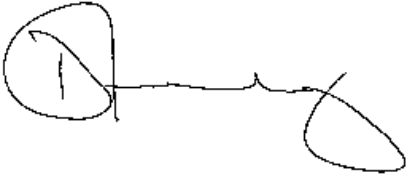
d) the Council's planning assessment officer provide an addendum report advising whether the amended proposal responds to the requirements in paragraph 1 and (if the amendments meet the Panel's request) the final conditions to the Panel Secretariat by C.O.B on 22 June, 2012.

5. Following the above, the Panel will determine the application by communicating by electronic means.

6. In arriving at its decision the Panel has considered all of the submissions made to it, including that from the elected Council and is of the view that the proposed amendments resolve the concerns expressed regarding the proposal's bulk, scale and potential impact on the amenity of surrounding residents.

The meeting concluded at 1.50pm.

Endorsed by

A handwritten signature in black ink, appearing to read 'David Furlong', with a large loop at the end.

David Furlong
Acting Chair, Sydney East
Joint Regional Planning Panel
10 May 2012