

Joint Regional Planning Panel

(Sydney East Region)

Addendum Report

Meeting Date: 10 May 2012

JRPP Number:	2012SYE004
DA Number:	DA-2012/205
Local Government Area:	ROCKDALE
Proposed Development:	Alterations and additions to existing aged care facility known as Huntingdon Gardens and associated site works
Street Address:	99-105 Harrow Road, 1-11 Connemarra Street & 2 Washington Street, Bexley
Applicant/Owner:	Huntingdon Nursing Home Pty Ltd
Number of Submissions:	N/A
Recommendation:	Approval subject to attached conditions
Report by:	Marta Sadek – Senior Development Assessment Planner

BACKGROUND

At its meeting on 10 May 2012, the Joint Regional Planning Panel (JRPP) resolved to grant consent to the development application for alterations and additions to the aged care facility known as Huntingdon Gardens and associated site works subject to amendments to the plans. The applicant submitted amended plans on 31 May 2012 to address the issues raised by the panel. A summary of the amendments has been provided by the applicant as follows:

LEVEL 3 (ref DA1301/j)

- *Link structures including a timber deck and inclinators removed to connect No 2 Washington Street existing building. New use of No 2 property will be subject of a separate development application.*
- *Carparking modified from the 19 carspaces (including 3 accessible carspaces) to 22 carspaces (including 3 accessible carspaces). The additional 3 carspaces were provided by taking up previously unused part of the carparking area.*

- Additional area for the carparking area has been provided to allow new egress stairs to Harrow Road; and to provide a space for general store and laundry store/collection which are serviced by shutters from above on level 4.

LEVEL 4 (ref DA1302/i)

- The total number of rooms on this level has been reduced from 54 to 51; the area for the central internal courtyard and the internal communal spaces have been increased.
- The previous south-west communal wing proposed:
Salon, library, theatre, communal area, dining, nurse's station, servery.

This amended plan proposes;

Salon, movie theatre, theatre, communal area, dining, nurse's station, servery, gift shop, café shop, and amenities. The overall communal area in this wing has increased as one of the staircases has been relocated to take the place of the previous bed room 4.10.

- The previous north-east wing proposed;

Dining, lounge, servery, lift

The amended plans propose;

Dining, lounge, server, lift and two sets of dirty and clean store rooms.

The communal space has not decreased in size.

The lift position has been relocated to the north of the dining area which has a slight increase in the footprint of approximately 8 sqm. We have considered the increase in footprint to be reasonable as the location reduced a narrow deep alcove to the central courtyard. The additional footprint only affects the internal central courtyard which has no effect on the streetscape nor external outer perimeter walls. We stress that the total GFA has been reduced to be below the 1:1 floor space ratio.

LEVEL 5 (ref DA1303/i)

- The total number of rooms on this level has been reduced from 42 to 38.
- The previous south-west communal wing proposed:

Gymnasium, lounge, dining, servery.

This amended plan proposes;

Gymnasium, lounge, dining, server, office. There is a slight increase in the size of lounge/dining (communal area).

- The previous north-east wing proposed;

Dining, lounge, servery, lift, nurse's station.

The amended plan proposes;

Dining, lounge, servery, lift, and two sets of dirty and clean store rooms.

The dining room has decreased slightly in size; however, an external deck overlooking the central courtyard has been created in its place.

The amended plans have been reviewed against the recommendations of the panel as follows:

1(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.*

Comment: The GFA has been reviewed to exclude the site at 2 Washington Street and to comply with the RLEP 2011 definition. The maximum GFA is 7931sq.m. It is noted that the number of rooms has been reduced from 149 to 142. As a result, the FSR has been reduced to 0.96:1 and complies with the requirements of the SEPP. Furthermore the internal communal spaces have not been substantially modified. As the number of rooms has been reduced, the proportion of internal communal spaces against the number of bedrooms has not been reduced and as such the proposal complies with this recommendation.

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

Comment: The footprint of the internal courtyard has been increased by removing the encroachments and a slight increase to the width. Solar access to the central courtyard has been improved as compared to the original scheme.

1(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.

Comment: The amended plans reflect this requirement.

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

Comment: The applicant states that a metal security gate is already installed and provided with a key lock. A security gate is also shown on the amended plans. A condition of consent has been added requiring access to the site for waste collection and services via the Washington Street entrance rather than this entrance to minimise impacts on Connemarra 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.

Comment: The draft conditions of consent have been reviewed to ensure consistency with the Arborist report submitted with the application, confirming the retention of the trees.

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

Comment: Condition 21 (now condition 19) has been amended accordingly.

As requested by the Panel, the final draft conditions (attached to this report) have been sent to the applicant and no further comments have been received. Please note, the draft conditions attached to this report do not match the conditions reviewed by the Panel at the meeting as some conditions have been consolidated, others deleted with a view to reduce the number of conditions in the development consent.

CONCLUSION

The proposal has been amended, mainly to satisfy the JRPP recommendations. However, it is noted that other amendments have been included such as an increase to the basement level to provide 3 additional carparking spaces, 2 service rooms and achieve compliance with the BCA. The relocation of the lift in levels 4 and 5 has resulted in an increase to the footprint of the building within its internal perimeter. These additional changes do not create

additional impacts and are consistent with the previous recommendations of the planning report considered by the panel at its meeting on 10 May 2012.

Overall, the proposal as modified does not create additional impacts to surrounding properties and the character of the area. The draft conditions of consent provide for further measures to be incorporated within construction and on going operation of the facility to minimise unreasonable impacts to the neighbourhood. The proposal is consistent with relevant planning policies. As such the proposed development for alterations and additions to the aged care facility known as Huntingdon Gardens and associated site works at 99-105 Harrow Road, 1-11 Connemarra Street & 2 Washington Street, Bexley is recommended for approval subject to the conditions of consent attached to this report.