

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT WOLLAHRA COUNCIL ON WEDNESDAY 20 FEBRUARY 2013 AT 1.00PM

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Sue Francis	Panel Member
Toni Zeltzer	Panel Member
Anthony Boskovitz	Panel Member

IN ATTENDANCE

Nick Economou	Woollahra Council
David Booth	Woollahra Council

APOLOGY: NIL

1. The meeting commenced at 1.05pm.

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2012SYE091 – Woollahra - 384/2012 - Demolition of the existing buildings; construction of a Seniors Housing Development comprising: a residential care facility (RCF), serviced self-care - 2 Laguna Street, Vaucluse (former Vaucluse High School)

4. Public Submission -

Anna Messariti	Addressed the panel against the item
Sally Flannery	Addressed the panel against the item
Helen McCarthy	Addressed the panel against the item
Greg Sutherland	Addressed the panel against the item
Morris Swift	Addressed the panel against the item
Ericka van Aalst	Addressed the panel against the item
Robert Hitchen	Addressed the panel against the item
John Simon	Addressed the panel against the item
Michelle Galper	Addressed the panel against the item
Daniel Brikcius	Addressed the panel against the item
John Worgan	Addressed the panel on behalf of the applicant
Eugene Marchese	Addressed the panel on behalf of the applicant
Mark Moran	Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 - 2012SYE091 – Woollahra - 384/2012 - Demolition of the existing buildings; construction of a Seniors Housing Development comprising: a residential care facility (RCF), serviced self-care - 2 Laguna Street, Vaucluse (former Vaucluse High School)

- 1) The Panel resolves unanimously to accept the recommendation of the planning assessment report to approve the application, for the reasons mentioned in the report, and subject to the conditions recommended in the report, except as follows:
 - a) Condition A3, dealing with additional landscaping, is amended as recommended in Nick Economou's Memorandum of 18 February 2013, and by adding the requirement that the trees to be planted be super advanced.
 - b) Exit and entrance in Laguna Street shall be left-in, left-out only with appropriate design and signage.
- 2) The Panel does not require the removal of the bowling green on the roof as it considers this a beneficial feature that is unlikely to disturb the surrounding residents.
- 3) The Panel notes that the application is made under *State Environmental Planning Policy (Housing for Seniors or People with a Disability)*, and that, contrary to the planning assessment report, it does not have any non-compliances with that Policy. The State Environmental Planning Policy overrides local controls.
- 4) The Panel has considered the objectors' concerns regarding traffic and bulk and scale of development. All the expert opinion before the Panel indicates that the traffic impacts of the development are acceptable. Moreover, an additional condition and some minor word changes in conditions will alleviate concerns with construction traffic by restricting construction traffic and construction parking to Old South Head Road.
- 5) As concerns bulk and scale, the Panel accepts that the proposal is larger than the buildings around the site; however, it notes that the separation distances from surrounding properties significantly exceed accepted planning criteria.
- 6) The Panel acknowledges that the public consultation carried out by the council's staff in relation to this application was fully adequate and the processing of the application followed council's usual practice.

The meeting concluded at 3.35pm.

Endorsed by

John Roseth
Chair, Sydney East
Joint Regional Planning Panel
20 February 2013