

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT ROCKDALE COUNCIL ON TUESDAY 11 JUNE 2013 AT 11.30AM

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Sue Francis	Panel Member
Meredith Wallace	Panel Member

IN ATTENDANCE

Marta Sadek	Rockdale Council
Luis Melim	Rockdale Council

APOLOGY:

1. The meeting commenced at 11.30am.

2. Declarations of Interest -

Nil

3. Business Item

ITEM 1 - 2012SYE118 – Rockdale - DA-2013/164 - Demolition of existing structures and construction of a two storey residential aged care facility comprising 143 beds and basement car parking - 1-7 Eddystone Road, 17 Rye Ave and 104-110 Stoney Creek Road Bexley

4. Public Submission -

Denise Gallagher	Addressed the panel against the item
Aygen Gold	Addressed the panel against the item
Peter Murray	Addressed the panel against the item
Graham Rollinson	Addressed the panel on behalf of the applicant
James McNally	Addressed the panel on behalf of the applicant
Mark Kennedy	Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 - 2012SYE118 – Rockdale - DA-2013/164 - Demolition of existing structures and construction of a two storey residential aged care facility comprising 143 beds and basement car parking - 1-7 Eddystone Road, 17 Rye Ave and 104-110 Stoney Creek Road Bexley

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, with a new second sentence being added to condition 21(iv) as follows:

“ The proposed opening shall be replaced by a window with a minimum sill height of 1.2 metres.”

2. In arriving at its decision the Panel has considered the matters raised by the residents of Rye Avenue and notes that a number of those issues have been addressed in the proposed conditions of consent.
3. In relation to the concerns raised about traffic and parking in Rye Avenue, the Panel would request that Council give consideration to:
 - a) Reminding the Council Depot staff to park in the allocated car park, rather than parking in Rye Avenue; and
 - b) The overall traffic circumstances of the Precinct surrounding the site be monitored.
4. The Panel also notes further advice provided to it, that the issue of parking in Rye Avenue has recently been referred to the Council's Traffic Engineering staff for consideration.

6. Business Item

ITEM 2 - 2013SYE030 – Rockdale - DA-2012/205/D - S96 Application - Modifications to Huntingdon Gardens including conversion of room uses, changes to room layout, additional excavation and new windows - 1-11 Connemarra Street, 99-105 Harrow Road & 2 Washington Street Bexley

7. Public Submission -Nil

8. Business Item Recommendation

ITEM 2 - 2013SYE030 – Rockdale - DA-2012/205/D - S96 Application - Modifications to Huntingdon Gardens including conversion of room uses, changes to room layout, additional excavation and new windows - 1-11 Connemarra Street, 99-105 Harrow Road & 2 Washington Street Bexley

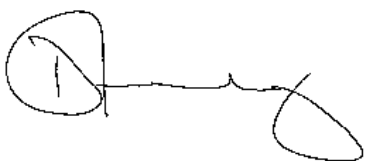
The Panel resolves unanimously to accept the recommendation of the planning assessment report to approve the application, for the reasons mentioned in the report and subject to the conditions recommended in the report with the following change:

Condition 163 is amended by the inclusion of an additional sentence as follows:

“ Alternatively, the on-site detention system shall be designed and certified by a qualified structural engineer deeming the proposed OSD tank can withstand the forces imposed by the associated car parking facility.”

The meeting concluded at 12.30pm

Endorsed by



David Furlong
Acting Chair, Sydney East
Joint Regional Planning Panel
11 June 2013