

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT CHRISTIES CONFERENCE CENTRE ON WEDNESDAY 28 MAY 2014 AT 10.30AM

PRESENT:

David Furlong	Chair
Tim Moore	Panel Member
Sue Francis	Panel Member
Toni Zeltzer	Panel Member
Anthony Boskovitz	Panel Member

IN ATTENDANCE

Larissa Holbert	Woollahra Council
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APOLOGY: NIL

1. The meeting commenced at 10.40am.

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2014SYE028 – Woollahra - 72/2014/1 - Extensive alterations & additions of the existing independent seniors living development including an internal and external upgrade throughout and a new Village Centre - 250-290 Jersey Rd, Woollahra

4. Public Submission -

Narelle Ryan	Addressed the panel against the item
Fransiska Reichel	Addressed the panel against the item
Peter Magnisalis	Addressed the panel on behalf of the applicant
Robert Player	Addressed the panel on behalf of the applicant
Peter Carl	Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 - 2014SYE028 – Woollahra - 72/2014/1 - Extensive alterations & additions of the existing independent seniors living development including an internal and external upgrade throughout and a new Village Centre - 250-290 Jersey Rd, Woollahra

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 below:
 - a) Condition C2 – The Infrastructure Works Bond, is deleted
 - b) Condition C7 – is deleted
 - c) Condition C15 – The Section headed “Jersey Road” is deleted
 - d) Condition C6 (j) – is deleted

e) A new condition C7 is inserted:

The applicant shall demonstrate that the internal acoustic performance of the building shall be improved to a standard acceptable to Council. As against full compliance with the BCA, which is not required in this instance.

An appropriate report/plan shall be prepared by a suitably qualified acoustic expert and submitted for consideration by Council, prior to the lodgement of a construction certificate for the above ground works.

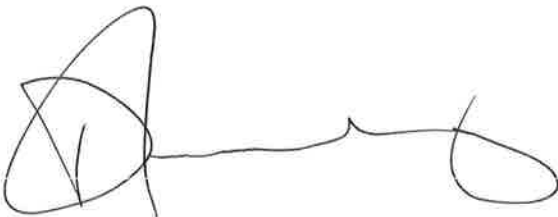
2. In making its decision the panel is satisfied that the objections under SEPP 1 are well founded and is of the opinion that it is consistent with the aims of the policy.

3. The reasons for the Panel's decision are:

- a) the proposal complies with all planning controls expect for the height and FSR of the existing buildings on the site, which already exceed the statutory height and FSR controls. Those buildings are not increasing in height;
- b) the request to vary the relevant LEP standards under SEPP 1 is acceptable and compliance with the standards in this instance is unreasonable and unnecessary;
- c) The proposal will result in improvements to the condition and quality of the existing accommodation, the on site traffic provisions and will not result in negative impact on the amenity of neighbouring properties;
- d) The proposal consolidates the footprint of the facility and will significantly improve the landscape quality of the site for future residents;
- e) The proposal will improve the visual amenity of the Jersey Road streetscape as a result of infilling the present gap between the existing buildings.

The meeting concluded at 11.30am.

Endorsed by

A handwritten signature in dark ink, consisting of a large, stylized initial 'D' followed by a long, horizontal, slightly wavy line that ends in a small loop.

David Furlong
Acting Chair, Sydney East
Joint Regional Planning Panel
28 May 2014