

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 6 August 2014 at 11.30am

Panel Members: Sue Francis (chair), Tim Moore, Stuart McDonald and Paul Stein

Apologies: Nil - Declarations of Interest: David Stray

Determination and Statement of Reasons

2014SYE046 – Manly – 54/2014 - Residential Health Services Facility for persons, with age related health issues, Community Centre and Café - 550 Sydney Road, Seaforth as described in Schedule 1.

Date of determination: 6 August 2014

Decision:

The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The panel unanimously adopts the recommendation of the assessment report, for the reasons expressed in that report and the conditions attached to that report except for the following amendments:
2. Amendments to the following conditions:
 - Condition 1 include reference to the landscape plan identified in condition 51
 - Condition 21 be amended to delete \$584,637 and replace with \$108,154 and to allow payment at occupation certificate instead of construction certificate
 - Condition 27 i) add in 4.5m
 - Condition 74 to be deleted
 - Condition 79 to be deleted
 - Condition 94 to be deleted
 - Condition 95 to be deleted
 - Condition 98 amended to allow servicing to occur only between 8am to 5pm Monday to Friday, 9am to 12pm Saturday, no servicing on Sundays and no commercial waste collection Saturday or Sunday
 - Condition 105 to be amended from 7pm to 8pm
 - Condition 107 to be amended to read *The removal of bodies of deceased residents is to occur at appropriately discreet times consistent with the Management Plan*

The following conditions are to be added:

- *The Management Plan to be amended consistent with the amended conditions of consent and lodged prior to construction certificate*
 - *That operation of the facility to occur consistent with the amended Plan of Management approved at construction certificate*
3. The panel has considered the issues raised by the residents, in respect of loading, car parking and concerns for noise but consider the amended plans and conditions of consent will reasonably mitigate any concerns.
 4. The panel considers the location of the facility within the town centre of Seaforth to be a desirable location to allow integration of the aged residents with the rest of the community.

Conditions: The panel adopts the Council Assessment Report, and the notes in the recommended Conditions of Approval, as the reasons for imposition of the conditions except as follows:

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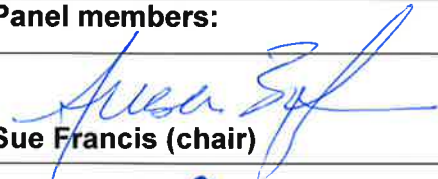




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Panel members:

 Sue Francis (chair)	 Tim Moore	 Stuart McDonald
 Paul Stein	 David Stray	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE046 – Manly – 54/2014
2	Proposed development: Residential Health Services Facility for persons, with age related health issues, Community Centre and Café
3	Street address: 550 Sydney Road, Seaforth
4	Applicant/Owner: RJA Projects Pty Ltd/Manly Council
5	Type of Regional development: Capital Investment Value > \$5M - private infrastructure and community facility
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ SEPP 55 ○ SEPP (Infrastructure) ○ SEPP (Housing for Seniors or People with a Disability) ○ Manly LEP 2013 • Draft environmental planning instruments: Nil • Development control plans: Manly DCP 2013 • Planning agreements: Nil • Regulations: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated: 24 July 2014 Written submissions during public exhibition: 25 Verbal submissions at the panel meeting: Support- Nil; Against- David Curry, Georg Faeste, Hendrik Visser, Dior Loveridge; On behalf of the applicant- Robert Player, Richard Abbott
8	Meetings and site inspections by the panel: Briefing Meeting 4 June 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report