

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, Paul Stein and David Stray

Apologies: Nil - Declarations of Interest: Nil

Determination and Statement of Reasons

2014SYE064 - Manly - DA88/2014 - Family Health Services Building - 21 Dalwood Avenue, 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 adopted the assessment of those matters in the Council Assessment Report, for the reasons expressed in that report and the conditions attached except for the following amendments:
 - DA1 – is to read.... The development, except where modified by the conditions of this consent, is to be carried out in accordance with the following plans reference. Relevant reference documentation to be provided below.
 - The title to the second "box" is to be entitled....Reference Documentation and then read....Documentation affixed with the Council's stamp relating to Development Consent No. 88/2014.
 - The 'reason at the end of the second box to be relocated to the end of the first 'box' and state....In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail. Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council.
2. Additional condition for entry/entrance signage on site – *That entry and entrance signage to be replaced to ensure clear instructions to pedestrians and drivers*

Conditions: The panel adopts the Council Assessment Report, and the notes in the recommended conditions with an additional condition for entry/entrance signage on site – *That entry and entrance signage to be replaced to ensure clear instructions to pedestrians and drivers*

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE064 - Manly - DA88/2014
2	Proposed development: Family Health Services Building
3	Street address: 21 Dalwood Avenue, Seaforth
4	Applicant/Owner: JBA Urban Planning Consultants Pty Ltd/Health Infrastructure
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ <i>Rural Fires Act 1997</i> ○ <i>Threatened Species Act 1995</i> ○ SEPP 55 – Remediation of Land ○ SEPP (Infrastructure) 2007 ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 ○ 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: 22 July 2014 Written submissions during public exhibition: 25 Verbal submissions at the panel meeting: Support- Nil; Against- Michael Wrathall; On behalf of the applicant- Leone McEntee and Rebecca Willott
8	Meetings and site inspections by the panel: Briefing Meeting 18 June 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report