

**RECORD OF DEFERRAL
SYDNEY EAST JOINT REGIONAL PLANNING PANEL
MEETING HELD AT CHRISTIE CONFERENCE CENTRE
ON TUESDAY 29 SEPTEMBER 2015 AT 1:30 PM**

Panel members:

David Furlong – Chair
Sue Francis – Panel Member
Julie Savet Ward – Panel Member
Julie Hegarty – Panel Member
Jacqueline Townsend – Panel Member

Council staff in attendance:

Gordon Edgar
Rebecca Englund
Anna Williams
Liza Cordoba
Matt Edmonds

Apologies: None

Declarations of interest: None

Matter deferred:

**2014SYE113 Pittwater Council N0322/14: Demolition of existing building
and construction of a 92 bedroom residential aged care facility at 2-4
Jenkins Street & 1679 Pittwater Road, Mona Vale**

Public submissions made at this meeting:

On behalf of the applicant: Peter Strudwick, Geoff Foord and Sean Bilton

Panel Decision:

The panel resolved unanimously to defer the development application pending the resolution of a number of issues. These matters relate to the following:

1. What is the level of capacity of the residents of the facility – high care, medium care or low care. If high care, can all required services be supplied on site thereby overcoming the distance requirements of Clause 26 of the SEPP (Housing for Seniors and People with a Disability).
2. Provision for access for service vehicles inclusive of ambulances, resident bus and delivery vehicles. Final details of staff numbers and service providers, to determine the required number of onsite car parking spaces.
3. Ways of improving the visual and acoustic privacy of bedrooms within the development including those adjacent / near to communal open space and the access driveway.
4. Resolution of the issues around building height including compliance or not and impact on view and privacy.
5. Landscaping area – including quantum and functionality relative to the needs of the proposed residents.

The panel requests

- a) that the applicant and Council planning staff meet within the next week to discuss the above issues and resolve the need for amendments to the plans.
- b) The applicant submit to Council, by COB 21 October 2015, amended plans, the details in relation to onsite service provision and a view loss analysis in relation to the building height, setbacks, etc.
- c) Council is to assess the additional information and provide a Supplementary Council Assessment Report by 18 November 2015. Should re-notification be required, this is to occur concurrently with Council's assessment process.
- d) The panel will reconsider this application at a further public meeting on 2 December 2015.

Endorsed by

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a long horizontal stroke that ends in a small loop.

David Furlong
Acting Chair, Sydney East Joint Regional Planning Panel
Date: 29 September 2015