

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Canada Bay Council on Thursday 26 March 2015 at 2.00 pm

Panel Members: John Roseth (Chair), David Furlong, Sue Francis, Michael Megna and Helen McCaffrey

Apologies: None Declarations of Interest: None

Determination and Statement of Reasons

2014SYW141 – Canada Bay Council – DA459/14 [at 17 Millar Street, Drummoyne] as described in Schedule 1.

Date of determination: 26 March 2015

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*

Panel consideration:


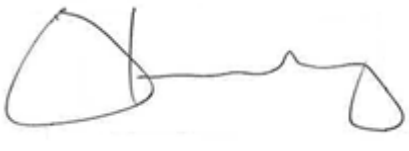



The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The proposed development serves an important social purpose, in this case accommodation and care for people affected by dementia.
2. The variation to the height standard in State Environmental Policy Seniors Living (SEPPSL) has been justified by a submission under cl 4.6 of the Canada Bay LEP 2013. The Panel notes that the design of the new building closely follows that of the existing so that the neighbours do not experience additional overshadowing.
3. There is no variation to the FSR standard as the SEPPSL does not specify a maximum FSR.
4. The Panel is satisfied that the proposal minimises the overlooking of neighbours by the use of louvers, balustrades and setbacks.
5. The Panel notes that the two existing trees with whitish trunks visible from 1 Barney Street will now be retained.
6. The Panel believes that the applicant is willing to dedicate the land on the Millar Street frontage of the property, which is currently used as a public footpath.

Conditions: The development application was approved subject to the conditions in council Assessment Report as amended by the council's memorandum of 24 March 2015. If necessary, an additional condition should be imposed requiring that the fence around the waste collection area be of sound attenuating construction.

Panel members:

		
John Roseth (Chair)	David Furlong	Sue Francis
		
Cllr Michael Megna	Cr Helen McCaffrey	

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SCHEDULE 1

1	JRPP Reference: 2014SYE141, LGA: Canada Bay Council: DA459/14
2	Proposed development: Substantial alterations and additions to existing building and use of site as a residential aged care facility providing care for 161 persons with basement parking for 75 vehicles.
3	Street address: 17 Millar Street, Drummoyne
4	Applicant/Owner: Scalabrini Village Pty Ltd
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Planning Policy (Housing for Seniors and People with a disability) 2004 (Seniors SEPP) • State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55) • Sydney Regional Environmental Planning Policy (Sydney Harbour Catchment) 2005 • Canada Bay Local Environmental Plan 2013 • City of Canada Bay Development Control Plan (Non statutory planning policies) • 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: 25 March 2015 Written submissions during public exhibition: 35 Verbal Submissions at the panel meeting: Daniel Cordaro, Kereen Edwards, Sandra Cameron, Warren Matthew, Glynis Brown, Luke Starr (Behalf of Andrew Mills Alzheimers NSW), Sue O'Neill, Tim Blythe (Urbis – Behalf of ResidentS Group), Lino Caccavo, Philip Gacitua, Glen Rice, Roger Ettie, Alan Gill, (Scalabrini - Chris Rigby, Julie Bindon and Katie Formston)
8	Meetings and Site inspections by the panel: Final Briefing Meeting and Public Meeting: 26 March 2015
9	Council recommendation: Approval
10	Conditions: As attached to council assessment report