

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 8 July 2015 at 3:00 pm

Panel Members: John Roseth (chair), David Furlong, Julie Savet Ward and Toni Zeltzer

Apologies: Cr Luise Elsing - Declarations of Interest: None

Determination and Statement of Reasons

2014SYE145 Woollahra DA 517/2014/1 [at 6-8 Cranbrook Road, Bellevue Hill] as described in Schedule 1.

Date of determination: 8 July 2015

Decision:

The panel determined to accept the recommendation of the planning assessment report 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 as addressed in the Council Assessment Report, 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:

The proposal responds to an important social need: the accommodation of aged residents.
The proposal is a reasonable fit into the existing scale and topography of the area.
The variation of the height standard has been justified.

Conditions: The conditions subject to which the application is approved are those attached to the assessment report, except as below:

Deferred commencement Condition Part A 1 is changed into an operational condition C26 with the requirements to be fulfilled before the issue of any Construction Certificate for above-ground works.

Condition C1(b) is modified so that the southern public terrace is deleted, the southern private terrace to Room 53 is narrowed to a depth of 2.5m; and the eastern public terrace is reduced to a depth of 5m including landscaping.

Condition C1(d) is amended to require the changes shown in Plan A112 Revision 05 for the first floor; and Plan A113 Revision 04 for the second floor. The living room on the ground floor is unchanged.

Condition C1(e) is amended to require a setback of 2m to the driveway along the eastern boundary up to the fire stairs.

Condition C1(f) is deleted.

Condition C7(2) is amended to require one additional tree in Area 4.

Condition C7(4) is added to require pot sizes of at least 75l to be used along the eastern boundary.

Condition I1 is amended by adding the words "or driveway" to the end of paragraph 3.

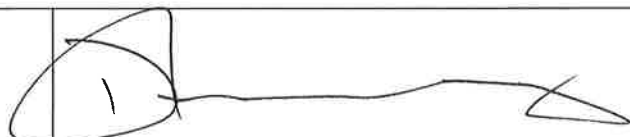
New Condition I12 is added: "The driveways must not be used for service vehicles other than between the hours of 8am and 6pm on Monday to Friday and 9am to 1pm on Saturdays and Sundays.

New condition I13 is added: "All loading/unloading of all vehicles including drop-offs and pick-ups must occur in the basement and not in the street and driveway."

Panel members:



John Roseth (chair)



David Furlong



Julie Savet Ward



Toni Zeltzer

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE145 Woollahra DA 517/2014/1
2	Proposed development: Demolition of the existing buildings, removal of trees and the construction of a part three part four storey aged care facility comprising 59 rooms (63 beds) including a roof garden and basement level car parking and storage; new landscaping, fences and siteworks
3	Street address: 6-8 Cranbrook Road, Bellevue Hill
4	Applicant: Cranbrook Properties Pty Ltd
5	Type of Regional development: General development with a Capital Investment Value of more than \$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • SEPP (Housing for Seniors or People with a Disability) 2004 • Woollahra Local Environment Plan 1995 • Woollahra Local Environment Plan 2014 • Woollahra Residential Development Control Plan 2003 • Parking Development Control Plan 2011 • Waste Not Development Control Plan 2013 • Access Development Control Plan 2004 • Section 94 Contributions Plan 2002 • Environmental Planning and Assessment Regulation 2000 • 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: 3 June 2015 Written submissions during public exhibition: 8 Late submissions from Boskovitz and Associates Resolution of elected Councillors of Woollahra Municipal Council on 22 June 2015 Submission by applicant on 3 July 2015 Council memorandum, addressing applicant submission, dated 7 July 2015 Verbal submissions at the panel meeting: Against- Tom Wheatley on behalf of owner of 3 & 10 Cranbrook Rd, Brett Brown on behalf of owners of 4 Cranbrook Rd, Anthony Boskovitz on behalf of owners of 2 and 2A Cranbrook Rd, Sue Donato; On behalf of the applicant- Markam Ralph, Brad Roeleven and Leanne Rowe
8	Meetings and site inspections by the panel: Briefing Meeting on 4 March 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report