

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 13 August 2015 at 11:30 am

Panel Members: John Roseth (chair), Sue Francis, Ted Cassidy and Monica Wangmann

Apologies: David Furlong - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE028 Ashfield DA/10.2015.8.1 [at 137 Victoria Street, 8-10 Clissold Street, Ashfield] as described in Schedule 1.

Date of determination: 13 August 2015

Decision:

The majority of the panel (John Roseth, Sue Francis and Ted Cassidy) determined to accept the recommendation of the assessment report to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*. The minority of the panel (Monica Wangmann) voted to refuse the application.

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 decision of the majority of the panel:

The application is consistent with the Concept Approval as modified.

The Panel notes the submission of the elected council in relation to the depth of building and the effect of this on cross ventilation. The Panel also notes that the council's SEPP 65 Assessment Officer raised no objection to the proposal.

Reasons for the decision of the minority of the panel:

There appears to be 54 out of 106 units which do not achieve satisfactory cross ventilation.

All three buildings are deeper than acceptable.

Units 99-106 add to the number of units without them having satisfactory cross ventilation.

Conditions: The development application was approved subject to the conditions recommended in the assessment report except as follows:

Conditions A(4)(B), A(4)(H) and A(4)(J) are amended as requested in the applicant's memo dated 11 August 2015.

Condition H(2) is amended as follows: "A courtesy shuttle bus service shall be provided by the developer and operated by the village at no additional fare to the residents to service the needs of clients. Such service to be capable of operating at a frequency of no less than one hour between the site, Ashfield and/or Summer Hill shops/station and be capable of meeting the maximum passenger demand generated by the site. The Cardinal Freeman Village Management shall be required to promote the service and develop a published regular schedule of trips in consultation with residents to ensure the service meets residents' local travel needs and operates at suitable times and frequencies."

A new condition is added, ie: "To advance satisfactory cross ventilation, the western entry door/windows to the corridor in Building 6 must provide fixed open elements to ensure ventilation to Units 6.0.05, 6.1.05, 6.2.05 and 6.3.05 which themselves will require highlight ventilation above the entry door."

A new condition is added, ie: "On the northern and southern ends of the central corridor of Building 7, the door/windows opening at each end must provide fixed open elements to ensure ventilation to Units 7.0.03, 7.0.04, 7.1.03, 7.1.04, 7.2.03, 7.2.04, 7.3.03 and 7.3.04, which themselves will require highlight ventilation above the entry doors to those units."

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

A sentence is added at the end of Condition G8, ie: "All soft landscaping is to be maintained." The whole set of conditions is to be checked in order to eliminate duplication and inconsistency without changing the content or intent of the conditions, including a change to condition A1 to remove the requirement to comply with the SEE. This should be attached as a reference document only.

Panel members:



John Roseth (chair)



Sue Francis



Ted Cassidy P.S.M.



Monica Wangmann

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE028 Ashfield DA/10.2015.8.1
2	Proposed development: Cardinal Freeman Village Stage 2 Redevelopment: Demolition of Buildings C & D, 12 villas and the hostel, construction of 3 part 4 and part 5 storey buildings containing 106 independent living units over basement car parking, landscaping and associated works
3	Street address: 137 Victoria Street, 8-10 Clissold Street, Ashfield
4	Applicant: Stockland Owner: Aevum Limited (Care the Village Managers) and others
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Ashfield Local Environmental Plan 2013 • Consistency with the Concept Plan approval • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 64 – Advertising and signage • State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development • State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 • State Environmental Planning Policy (Infrastructure) 2007 • Ashfield Interim Development Assessment Policy (IDAP) 2013 • 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: 30 July 2015 Written submissions during public exhibition: none Written submission from elected Council dated 12 August 2015 Written submission from applicant dated 12 August 2015 Verbal submissions at the panel meeting: On behalf of the applicant- Alison McDonagh
8	Meetings and site inspections by the panel: Briefing Meeting on 11 June 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report