



DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL PLANNING PANEL

DATE OF DETERMINATION	18 May 2017
PANEL MEMBERS	Maria Atkinson (Chair), John Roseth, Louise Camenzuli, Colin Clissold
APOLOGIES	Sue Francis, Debra Dawson, Meredith Wallace
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre, 3 Spring Street Sydney on Thursday, 18 May 2017, opened at 12:05pm and closed at 1.00 pm.

MATTER DETERMINED

2016SYE083 – Bayside – DA2017/27 (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

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.

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*.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel reviewed the assessment report prepared by Council and agrees with the recommendation to approve the development application.

The proposed development meets an important social need.





The Panel notes the applicant's request for variation in the height and the floor space and the Panel considers the clause 4.6 variation request is well founded.

The Panel listened to the arguments put forward by the members of the public and notes the following:

- The proposal provides for 120 onsite car spaces which is a surplus of 41.
- The applicant was amenable to planting tree species to achieve a canopy which softens the aesthetic impact of the development for local residents.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
 Maria Atkinson (Chair)	 John Roseth
 Louise Camenzuli	 Colin Clissold

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYE083 – Bayside – DA2017/27
2	PROPOSED DEVELOPMENT	St Basils Aged Care Facility - Integrated Development - Construction of a part three (3) and part four (4) storey residential care facility comprising 198 sole occupancy rooms including amenity, services and car parking within two (2) levels of basement, chapel, function room, roof top communal open space, vegetable garden, putting green and demolition of existing structures
3	STREET ADDRESS	62-82 Harrow Road Bexley
4	APPLICANT/OWNER	Applicant: Mark Collison, C/- Momentum Project Group Owner: St Basils Homes
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ S91A – Environment Planning and Assessment Act 1979 (as amended) ○ State Environmental Planning Policy Infrastructure 2007 ○ State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016 ○ State Environmental Planning Policy (Major Development) 2005 ○ State Environmental Planning Policy 55 – Remediation of Land ○ Rockdale Local Environment Plan 2011 ○ Rockdale Local Environment Plan Amendment 13 • Development control plans: <ul style="list-style-type: none"> ○ Rockdale Development Control Plan 2011 ○ Section 94 Development Contributions Plan 2008 • Planning agreements: Nil • Provisions of the Environmental Planning and Assessment Regulation 2000: EPA Regulations 92, 98A and 98E • Coastal zone management plan: 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 Environmental Planning and Assessment Act 1979 or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 5 May 2017 • Written submissions during public exhibition: 13 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Object – Rasmus Torkel, Mymna Banbury ○ On behalf of the applicant – Stuart Gordon, Ziad Chanine, Spiro Stavis, Fr Nicholas Stavropoulos

8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site Visit: 23 May 2017 • Briefing Meeting: 23 May 2017 • Final briefing meeting to discuss council's recommendation, 18 May 2017 at 11:45am. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Maria Atkinson (Chair), John Roseth, Louise Camenzuli, Colin Clissold ○ <u>Council assessment staff</u>: Fiona Prodromou, Luis Melim, Michael McCabe
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report