

DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL PLANNING PANEL

DATE OF DETERMINATION	4 May 2017
PANEL MEMBERS	Maria Atkinson (Chair), Sue Francis, John Roseth, Toni Zeltzer
APOLOGIES	Luise Esling
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre 3 Spring Street Sydney on Thursday, 4 May 2017, opened at 10.30 am and closed at 11.00 am.

MATTER DETERMINED

2017SCL006 - Woollahra – DA2014/72/2 at 250-290 Jersey Rd Woollahra (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 96 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION





The reasons for the decision of the Panel were:

The Panel accepts the recommendation of the Council assessment report.

The Panel considered the proposal had no additional adverse impacts and that the proposal greatly improves the internal amenity of the development.

CONDITIONS

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

PANEL MEMBERS	
 Maria Atkinson (Chair)	 Sue Francis
 John Roseth	 Toni Zeltzer

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SCL006 – Woolahra – DA2014/72/2
2	PROPOSED DEVELOPMENT	Modifications to the approved scheme including layout changes to the Village centre, balconies to Macquarie Tower, access and layout and access changes to Bourke and Gipps units.
3	STREET ADDRESS	250-290 Jersey Road Wollahra
4	APPLICANT/OWNER	Anglican Retirement Villages
5	TYPE OF REGIONAL DEVELOPMENT	Section 96(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy 65 – Design quality of Residential Flat Development ○ State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 ○ Woollahra Local Environmental Plan 2014 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Woollahra Development Control Plan 2015 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • 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 <i>Environmental Planning and Assessment Act 1979</i> 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: 21 April 2017 • Written submissions during public exhibition: 5 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ On behalf of the applicant – Grahame Yard, Peter Carl, Paul Altree-Williams, Robert Player
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection: 9 February 2017 • Briefing meeting: 9 February 2017 and 4 May 2017
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report