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| DATE OF DETERMINATION | Thursday 7 September 2017 |
| PANEL MEMBERS | Maria Atkinson (Chair), Sue Francis, John Roseth |
| APOLOGIES | Murray Matson, Scott Nash |
| DECLARATIONS OF INTEREST | None |

Electronic meeting held between 6 September and 7 September 2017.

MATTER DETERMINED

2017SCL024 – Randwick – DA132/2017 at 30-36 Dangar Street Randwick (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 decision was unanimous.




REASONS FOR THE DECISION

The Panel deferred the determination of the application at a public meeting on 17 August 2017 in order to be satisfied that the proposal satisfies the provisions of clause 26 of the Seniors SEPP. The supplementary report states that the proposal does not satisfy the grades specified in clause 26; however, as this is a development standard, it can be varied under clause 4.6 of the Randwick LEP 2012.

The Panel accepts the clause 4.6 variation request to vary the clause 26 of the SEPP Seniors Housing 2004 as being well founded. The applicant has suitably demonstrated that despite the non-compliance with gradient standard of access to public transport, the proposed development will satisfy the objective contained in SEPP Seniors Housing 2004 by, among other things, providing a bus service for those residents for whom the gradient of the walk to services is too difficult.

CONDITIONS

The development application was approved subject to the conditions in the Council updated supplementary report dated 7 September 2017.

| PANEL MEMBERS | |
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|  Maria Atkinson (Chair) |  John Roseth |
|  Sue Francis | |

| SCHEDULE 1 | | |
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| 1 | PANEL REF – LGA – DA NO. | 2017SCL024 – Randwick – DA132/2017 |
| 2 | PROPOSED DEVELOPMENT | Demolition of all existing structures in the south western corner of the site and construction of two buildings (E & F) containing a total of 79 independent Living Units (ILU's) purposes of Senior housing at the south western corner of the Montefiore Seniors Housing site. |
| 3 | STREET ADDRESS | 30-36 Dangar Street Randwick |
| 4 | APPLICANT/OWNER | Equity Development Management / Sir Joseph Montefiore Jewish Home |
| 5 | TYPE OF REGIONAL DEVELOPMENT | Private infrastructure and community facilities over \$5 million |
| 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 No.55 – Remediation of Land State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 Randwick Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Randwick Development Control Plan 2012 Policy Controls – S94A Contribution Plan 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: 24 July 2017 Council supplementary report: 6 September 2017 Council updated supplementary report: 7 September 2017 Written submissions during public exhibition: 3 Verbal submissions at the public meeting 17 August 2017: <ul style="list-style-type: none"> On behalf of the applicant – Peter Strudwick |
| 8 | MEETINGS AND SITE INSPECTIONS BY THE PANEL | <ul style="list-style-type: none"> Site inspection and briefing meeting: 6 July 2017 Final briefing meeting to discuss council's recommendation, 17 August 2017. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Maria Atkinson (Chair), Sue Francis, John Roseth <u>Council assessment staff</u>: Louis Coorey, Kerry Kyriacou |
| 9 | COUNCIL RECOMMENDATION | Approval |
| 10 | DRAFT CONDITIONS | Attached to the council assessment report |