

DETERMINATION AND STATEMENT OF REASONS

SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DETERMINATION	15 March 2018
PANEL MEMBERS	Carl Scully (Chair), John Roseth, Sue Francis, Noel D'Souza
APOLOGIES	Brendan Roberts
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre, 3 Spring St, Sydney on 15 March 2018, opened at 1:40 pm and closed at 2:00 pm.

MATTER DETERMINED

2017SCL054 – Randwick – DA/506/2017 AT 2 Kensington Road, Kensington (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 reasons for the decision of the Panel were:

- The development provides a valuable additional aged care facility.
- The proposal is appropriate on the site given the existing and future desired character of the area.
- The Clause 4.6 variation request is well founded.

CONDITIONS

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

- Amend Condition 13 so it allows for the removal of trees T28 and T30.
- Insert a new condition which requires those trees (T28 and T30) to be replaced by new trees, which are to be approved by and planted to Council's specifications.

PANEL MEMBERS	
 Carl Scully (Chair)	 Sue Francis
 John Roseth	 Noel D'Souza

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SCL054 – Randwick – DA/506/2017
2	PROPOSED DEVELOPMENT	A single-stage development including concept plan for the redevelopment of existing residential aged care facility at the Daughters of Our Lady of the Scared Heart Kensington Campus encompassing; • Construction of a new 4 storey residential aged care facility providing 51 beds, car parking for 12 vehicles, offices, activity areas and associated landscape garden; and • Reconfiguration of the existing facilities, repurposing of current aged care rooms and establish linkage to existing development on the site. Street
3	STREET ADDRESS	2 Kensington Road, Kensington
4	APPLICANT/OWNER	Paynter Dixon Constructions
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"> ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 ○ State Environmental Planning Policy No 55 – Remediation of Land ○ Randwick Local Environment Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Randwick Comprehensive Development Control Plan 2013 • Planning agreements: Randwick City Council Section 94A Development Contributions Plan • Provisions of the Environmental Planning and Assessment Regulation 2000: 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 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: 1 March 2018 • Written submissions during public exhibition: Nil • Verbal submissions at the public meeting: On behalf of the Applicant: Scott Barwick, Phillip Ryan, John Oultram.
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection and briefing meeting: 18 January 2018 • Final briefing meeting to discuss council's recommendation, 15 March 2018 at 1:30 pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), John Roseth, Sue Francis, Noel D'Souza ○ <u>Council assessment staff</u>: Kerry Kyriacou, Louis Coorey, Frank Ko
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report