

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 24 February 2022
LOCATION	videoconference

BRIEFING MATTER(S)

Sydney Eastern City Planning Panel – Bayside – DA-2021/507 - 6-12 Dalley Ave & 212 Banksia Street, Pagewood - Seniors Housing Development - NSW Land & Housing Corporation - Demolition of all structures, tree removal, and construction of a part two storey and part three storey Seniors Housing development comprising 33 units and basement car parking for 16 vehicles, associated landscaping and land consolidation.

PANEL MEMBERS

IN ATTENDANCE	Jan Murrell (Chair), Michael Nagi, Ed McDougall, John Brockhoff, Chris Wilson
APOLOGIES	Carl Scully
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Patrick Nash, Luis Melim, Marta Gonzalez-Valdes
APPLICANT	John Andreas, Gimhane Herath, Belinda McHarg, Ambrose Marquart, Kristie Vaughan, Carolyn Howell
OTHER	Stuart Withington, Cameron Brooks, Brianna Cheeseman - DPE

KEY ISSUES DISCUSSED
Council

- The application was reviewed by the Design Review Panel on the 3 February 2022. General support for the proposed development but did identify some design areas which require further refinement.
- RFI issued by Council on the 21 February 2022. Applicant to address issues raised by DRP.
- 19 submissions received, main concerns relate to parking and traffic. It was noted that the applicant has provided 16 parking bays (7 required under the SEPP (Housing for Seniors or People with a Disability) 2004). Other concerns relate to scale, character and privacy.

Applicant

- Currently working on design review panel and council requests.
- Noted the parapet height has been reduced and is now fully compliant with height requirements.
- Confirmed FSR is 0.82:1 with LEP standard of 0.55:1. A cl 4.6 request to vary the FSR development standard was included in good faith, noting case law that a Clause 4.6 variation was not required to exceed height and floor space ratio standards in a Local Environmental Plan for seniors housing under the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

Panel

- Confirmed with Council and Applicant that final plans expected to be submitted to Council next week.
- Only minor amendments are proposed and as such re-exhibition will not be required.
- Council assessment report to be provided to Panel 7th April and determined 21st April 2022.

PROPOSED DETERMINATION DATE: Thursday, 21 April 2022

Planning Panels Secretariat

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