

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Sutherland Shire Council on Thursday 11 December 2014 at 1:00 pm

Panel Members: David Furlong (chair), Stuart McDonald, Julie Savet Ward, Mark Carleton and Justin Doyle

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2014SYE073 - Sutherland – 14/0598 [at 471 Captain Cook Drive, Woollooware] as described in Schedule 1.

Date of determination: 11 December 2014

Decision:

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*.

Panel consideration:


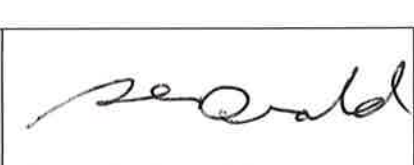
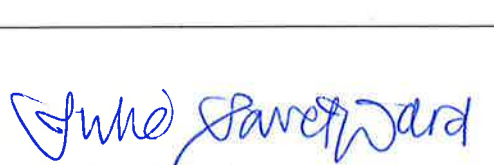
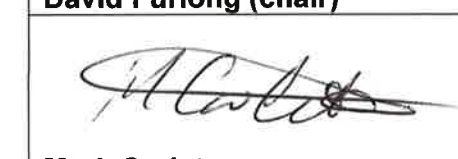
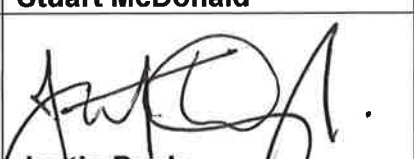
The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The proposal is consistent with the approved Concept Plan and the built form is generally appropriate for the location.
2. Assessment by Council's environmental experts has determined that the Future Application Requirements (FAR) contained in condition 22 of the Concept Approval have been achieved or can be achieved through compliance with the proposed conditions.
3. Appropriate conditions of consent have been incorporated into the approval to ensure the ongoing protection of the nearby protected environmental areas and the associated native fauna and flora.

Conditions: As attached to the Council Assessment Report dated 26 September 2014, as amended in accordance with the changes to the conditions indicated in the "Council Response" contained in the memorandum from Sutherland Shire Council dated 10 December 2014.

Panel members:

		
David Furlong (chair)	Stuart McDonald	Julie Savet Ward
		
Mark Carleton	Justin Doyle	

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE073 - Sutherland – 14/0598
2	Proposed development: Stage Two Residential Development comprising 178 Dwellings within Two (2) Residential Flat Buildings (Buildings G & H), Cafe, Construction of Part of the Central Boulevarde, and Associated Works
3	Street address: Part Lot 20 DP 529644 - 471 Captain Cook Drive, Woollooware
4	Applicant: Bluestone Capital Ventures N1 Unit Trust
5	Type of Regional development: Private infrastructure and community facilities with a Capital Investment Value of more than \$5 million (affordable housing)
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Planning Policy (Major Development) 2005 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 55 - Remediation of Land • State Environmental Planning Policy No. 62 – Sustainable Infrastructure • State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • Residential Flat Design Code • Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment • Sutherland Shire Local Environmental Plan 2006 • Draft Sutherland Shire Local Environmental Plan 2013 • Sutherland Shire Development Control Plan 2006 • Council's Section 94 Contribution Plans for Public Open Space & Community Facilities. • 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated: 26 November 2014 Memo from Sutherland Shire Council to the Sydney East Joint Regional Planning Panel dated 9 December 2014 Memo from Sutherland Shire Council to the Sydney East Joint Regional Planning Panel dated 10 December 2014 Written submissions during public exhibition: four (4) Verbal submissions at the panel meeting: On behalf of the applicant- Matt Crews
8	Meetings and site inspections by the panel: Briefing Meeting on 30 July 2014 and Site Visit on 11 December 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report