

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Ku-ring-gai Council** on **Friday 4 December 2015 at 3.00 pm**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, John Colvin, Cr Elaine Malicki and Cr Christiane Berlioz

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW090 – Ku-ring-gai Council, DA 0180/14, Demolish existing structures and construct a mixed use development containing 3 buildings, 144 residential apartments, retail space, basement parking and landscaping works, 870-898 Pacific Highway, Gordon.

Date of determination: 04 December 2015

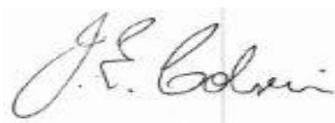
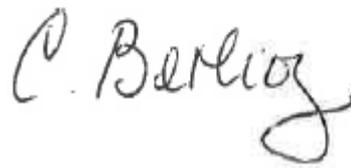
Panel consideration:

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

Panel Decision:

While the Panel considers the proposed development would add the supply of choice of housing of the North Metropolitan subregion and add to the potential retail capacity of Gordon as planned, the Panel is not satisfied that orderly an economic development of this and adjacent land occurs as the development will result in isolated sites. Accordingly the matter is deferred to enable advice to be provided to the Panel on the latest submission and to seek legal advice about the issue of isolation and whether the terms of the relevant planning principles have been or yet need to be satisfied.

Panel members:

 Mary-Lynne Taylor	 Bruce McDonald	 John Colvin
 Elaine Malicki	 Christiane Berlioz	

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SCHEDULE 1

1	JRPP Reference – 2014SYW090, LGA – Ku-ring-gai Council, DA/0180/14
2	Proposed development: Demolish existing structures and construct a mixed use development containing 3 buildings, 144 residential apartments, retail space, basement parking and landscaping works.
3	Street address: 870-898 Pacific Highway, Gordon.
4	Applicant/Owner: Applicant – Alto Prestige Pty Ltd. (Owner), Alto Prestige Pty Ltd, Georgio Altomonte Holdings Pty Ltd.
5	Type of Regional development: The proposed development has a capital investment value of greater than \$20 million.
6	<p>Relevant mandatory considerations</p> <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ Ku-ring-gai Local Environmental Plan (Local Centres) 2012 ○ State Environmental Planning Policy 55 – Remediation of Land ○ SEPP 65 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ SEPP (BASIX) 2004 ○ Sydney Harbour Catchment 2005 ○ Ku-ring-gai Local Environmental Plan (Local Centres) 2013 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Ku ring gai Contributions Plan 2010 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Regulation 2000 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. <ul style="list-style-type: none"> • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	<p>Material considered by the panel:</p> <p>Council assessment report and written submissions. Verbal submissions at the panel meeting:</p> <ul style="list-style-type: none"> • George Altomonte • David O'Donnell • Byron Saaka
8	<p>Meetings and site inspections by the panel:</p> <p>04 December 2015 – Final Briefing meeting.</p>
9	Council recommendation: Refusal
10	Reasons: Attached to council assessment report