

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 15 April 2015 at 10:30 am

Panel Members: John Roseth (chair), David Furlong, Julie Savet Ward and Nick Katris

Apologies: George Katsabaris - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE018 Kogarah DA 276/2013 [at 143 - 155 Princes Highway and 38-48 Chapel Street, KOGARAH] as described in Schedule 1.

Date of determination: 15 April 2015

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 79 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 development which is the subject of the s96 application is substantially the same development as the originally approved development.
2. The principal amendment is to maintain the size of the building, and to reduce the number of independent living apartments and to increase the size of the residential aged care facility component. This decreases the external impact of the development.

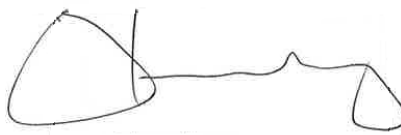
Conditions:

The application was approved subject to Conditions 1 and 5 of the original approval being changed as recommended on pages 1 and 2 of the planning assessment report.

Panel members:



John Roseth (chair)



David Furlong



Julie Savet Ward



Nick Katris

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE018 Kogarah DA 276/2013
2	Proposed development: Section 96 application to modify approved demolition of existing buildings and construction of a seniors living housing development
3	Street address: 143 - 155 Princes Highway and 38-48 Chapel Street, KOGARAH
4	Applicant: Trustees of Roman Catholic Church – Archdiocese of Sydney
5	Type of Regional development: Section 96(2) modification to development with CIV exceeding \$20 million.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979, section 96(2) • SEPP (Housing for Seniors or people with a Disability) 2004 • SEPP (Infrastructure) 2007 • SEPP (BASIX) 2004 • SEPP 65 – Design Quality of Residential Flat Development • Deemed State Environmental Planning Policy – Georges River Catchment • Kogarah Local Environmental Plan 2012 • Kogarah Development Control Plan 2013 • 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 9 April 2015 Written submissions during public exhibition: two (2)
8	Meetings and site inspections by the panel: Briefing Meeting on 19 February 2015
9	Council recommendation: Approval
10	Draft conditions: Conditions attached to original consent, as modified in the assessment report