

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 2 September 2015 at 3:30 pm

Panel Members: John Roseth (chair), Sue Francis, Julie Savet Ward, Carol Provan and Kevin Schreiber

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE074 Sutherland Shire DA15/0462 [at 680-684 Old Princes Highway, Sutherland] as described in Schedule 1.

Date of determination: 2 September 2015

Decision:

The panel determined to accept the recommendation of the assessment report 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 as addressed in the Council Assessment Report, 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:

The proposal is consistent with the desired future character of the area envisaged by the Sutherland LEP 2015.

The external impact and the internal amenity of the proposal are acceptable.




The Panel has agreed to the SEPP 1 Objection seeking to vary the planning controls in Sutherland LEP 2006 (under which the application was lodged) on the basis that the proposal complies with the controls in the Sutherland LEP 2015 which is in operation at the time the application is approved.

The Panel has considered the objections of a representative of the owner of the neighbouring site to the south in relation to inadequate separation distances. The Panel notes that this development provides at least half the separation distances required by Apartment Design Guide, while the adjoining development to the south does not.

Conditions: The development application was approved subject to the conditions recommended in the assessment report except for:

1. An additional part (c) is added to Condition 17, "Before commencement of excavation the applicant is to give 28 days' written notice to owners of the adjoining properties."
2. A Design Condition in 2A(iii) is added: "The following additional requirements shall apply to the ground floor tenancies:
 - Soundproofing to the ceilings shall be installed to achieve acoustic privacy to the residential apartments above (with details to accompany the Construction Certificate).
 - Trading hours of 6am to 10pm Monday to Thursday and 6am to midnight Friday to Sunday (including setup/shutdown) shall apply."

Panel members:

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 Carol Provan	 Kevin Schreiber	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE074 Sutherland Shire DA15/0462
2	Proposed development: Demolition of Existing Structures & Construction of a Mixed Use Development Comprising Ground Floor Commercial & Shop Top Housing With Strata Subdivision Into 5 Commercial Tenancies & 67 Residential Units
3	Street address: 680-684 Old Princes Highway, Sutherland
4	Applicant: Innovative Architects Pty Ltd
5	Type of Regional development: General development with a Capital Investment Value of more than \$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 1 – Development Standards (SEPP 1) • State Environmental Planning Policy No. 65 (Design Quality of Residential Flat Development) • State Environmental Planning Policy Greater Metropolitan Regional Environmental Plan No. 2 (Georges River Catchment) • Sutherland Shire Local Environmental Plan 2006 (SSLEP 2006) • Sutherland Shire Local Environmental Plan 2015 (SSLEP 2015) • Sutherland Shire Development Control Plan 2006 (SSDCP 2006) • Residential Flat Design Code • Section 94 Contribution Plans • 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: 24 August 2015 Written submissions during public exhibition: Nine (9) Late submission from St George Community Housing dated 31 August 2015 Verbal submissions at the panel meeting: Against- Dominic Stefan on behalf of St George Community Housing; On behalf of the applicant- Cameron Jones
8	Meetings and site inspections by the panel: Briefing Meeting on 22 July 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report