

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 15 December 2015 and 16 December 2015

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Stephen Aguis and Sam Stratikopouls

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE078 – Kogarah - 97/2015 - Kogarah RSL Redevelopment - Demolition of existing structures and construction of a twelve (12) storey mixed use development incorporating an RSL club, training facilities, residential flat buildings and basement car parking - 250-258 Railway Parade, Kogarah as described in Schedule 1.

Date of determination: 16 December 2015

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 96 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:


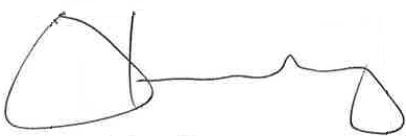
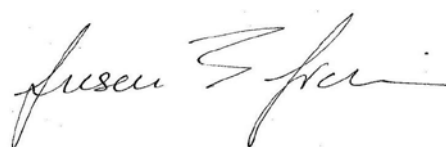


The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings listed at item 8 in Schedule 1.

Reasons for the panel decision:

The panel adopted the assessment of those matters in the Council Assessment Report. The principal reason is now the approval from CASA has now been received the Panel are happy to approve the DA subject to the conditions proposed by Council and for the reasons stated in the Panel's previous decisions on 10 November 2015.

Conditions: The development application was approved subject to the conditions in the Council Assessment Report.

Panel members:

		
John Roseth (chair)	David Furlong	Sue Francis
		
Stephen Aguis	Sam Stratikopoulos	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE078 – Kogarah - 97/2015
2	Proposed development: Kogarah RSL Redevelopment - Demolition of existing structures and construction of a twelve (12) storey mixed use development incorporating an RSL club, training facilities, residential flat buildings and basement car parking
3	Street address: 250-258 Railway Parade, Kogarah
4	Applicant: Bluestone Capital Ventures (Kogarah) Pty Ltd Owner: Kogarah RSL Club Ltd
5	Type of Regional development: s96 (2)
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No 55 – Remediation of Land • State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development (SEPP No 65) • Kogarah Development Control Plan 2013 (KDCP 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: 28 October 2015 Written submissions during public exhibition: 35 Verbal submissions at the panel meeting: Support- Nil; Against- Ron Desiatnik; On behalf of the applicant- Matt Crews, Jack Haber and Clare Swan
8	Meetings and site inspections by the panel: Briefing Meeting on 5 August 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report