

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 10 December 2015 at 3.30pm

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Carol Provan and Kevin Schreiber

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE091 Sutherland DA15/0742: Demolition of Existing Structures & Construction of Two (2) Residential Flat Buildings Containing 197 Units and Two (2) Levels of Basement Car Parking at 660-664 Kingsway & 2-22 University Road, Miranda as described in Schedule 1.

Date of determination: 10 December 2015

Decision:

The Panel determined unanimously to accept the recommendation of the assessment report to approve the development application as described in Schedule 1, subject to deferred commencement, 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 listed at item 8 in Schedule 1.

Reasons for the panel decision:

The proposal is consistent with the desired future character of the area. The variation of the building height has been justified under cl 4.6 of the Sutherland LEP 2015. While the proposal is a departure from the built form in the draft DCP, however, this is a response to the sensitive nature of the school playground next door.

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

Condition 1 is deleted.

Condition 2 becomes an operational condition, with the timing to be before the application for any above ground Construction Certificate.

Condition 3 is deleted.

Condition 4 remains as the only deferred commencement condition.

Condition 5 is to be completed to list the approved plans.

Condition 6(i) and 6(ii) are deleted.

Condition 8 is deleted.

Conditions 11, 12 and 13 are amended to reflect the correct number of apartments.






Condition 15(ii), 15(iv), 15(ix) and 15(x) are deleted.

Condition 25 is deleted.

In Condition 26(vii) "ground floor" is inserted before "dwelling".

Condition 48 is amended so that the number of car spaces reflects the correct number of apartments.

Panel members:

 John Roseth (chair)	 David Furlong	 Sue Francis
 Carol Provan	 Kevin Schreiber	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE091 Sutherland DA15/0742
2	Proposed development: Demolition of Existing Structures & Construction of Two (2) Residential Flat Buildings Containing 197 Units and Two (2) Levels of Basement Car Parking
3	Street address: 60-664 Kingsway & 2-22 University Road, Miranda
4	Applicant/Owner: Galileo Miranda Nominee Pty Limited
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 (State and Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 65 (Design Quality of Residential Apartment Development) • Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment • Sutherland Shire Local Environmental Plan 2015 • Draft Sutherland Shire Development Control Plan 2015 • Apartment Design Guide • 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 2015 Written submissions during public exhibition: 2 Verbal submissions at the panel meeting: Support- Nil; Against- Nil; On behalf of the applicant- Jeff Mead
8	Meetings and site inspections by the panel: Briefing Meeting on 2 September 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report