

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 Schriber

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE108 Sutherland DA15/0936: Demolition of Existing Structures & Construction of a Four (4) Storey Residential Development Containing Eighty (80) Residential Apartments at 11, 11A, 13 & 15 Veno Street & 1-3/30 Rosebery Street, Heathcote 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 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 and, except for one minor variation, complies with the relevant planning controls.


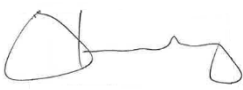



Conditions: The development application was approved subject to the conditions recommended in the assessment report, except for:

Condition 2(iii) and 2(v) are deleted;

The number of adaptable units are to be reduced to 20% of the units;

The contribution in Conditions 5 and 6 shall be amended to reflect one additional unit.

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: 2015SYE108 Sutherland DA15/0936
2	Proposed development: Demolition of Existing Structures & Construction of a Four (4) Storey Residential Development Containing Eighty (80) Residential Apartments
3	Street address: 11, 11A, 13 & 15 Veno Street & 1-3/30 Rosebery Street, Heathcote
4	Applicant/Owner: Globuild 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"> • Sutherland Shire Local Environmental Plan 2015 (SSLEP2015) • State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) • State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (SEPP 65) • Apartment Design Guidelines (ADG) • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy (Infrastructure) 2007 • Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment • Draft Sutherland Shire Development Control Plan 2015 (DSSDCP 2015) • 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: 25 November 2015 Written submissions during public exhibition: 12 Verbal submissions at the panel meeting: Support- Nil; Against- Nil; On behalf of the applicant- Jeff Mead and Tony Owens
8	Meetings and site inspections by the panel: Briefing Meeting on 4 November 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report