

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 26 April 2016 and 2 May 2016

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

2015SYE133 – Sutherland – DA15/1134 - Mixed Use Retail, Commercial & Residential Development and Associated Public Park - 566-594 Princes Highway, Kirrawee as described in Schedule 1.

**Date of determination:** 2 May 2016

**Decision:**

The panel determined to approve/refuse the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

**Panel consideration:**


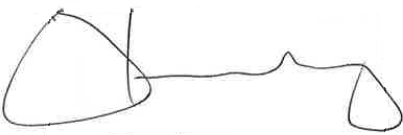



The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

**Reasons for the panel decision:**

The panel adopted the assessment of those matters in the Council Assessment Report, the principal reason for the panel decision was that it is consistent with the concept approval, and has minimal environmental impact.

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

**Panel members:**

 <b>John Roseth (chair)</b>	 <b>David Furlong</b>	 <b>Sue Francis</b>
 <b>Carol Provan</b>	 <b>Kevin Schriber</b>	

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2015SYE133 – Sutherland – DA15/1134
2	<b>Proposed development:</b> Mixed Use Retail, Commercial & Residential Development and Associated Public Park
3	<b>Street address:</b> 566-594 Princes Highway, Kirrawee
4	<b>Applicant/Owner:</b> Combined Projects (Kirrawee) Pty Ltd
5	<b>Type of Regional development:</b> General development with a Capital Investment Value of more than \$20 million
6	<b>Relevant mandatory considerations:</b> <ul style="list-style-type: none"> <li>• Sutherland Shire Local Environmental Plan 2015 (SSLEP2015)</li> <li>• Draft Sutherland Shire Development Control Plan 2015 (SSDCP2015)</li> <li>• Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy No 55—Remediation of Land</li> <li>• State Environmental Planning Policy No 64—Advertising and Signage</li> <li>• State Environmental Planning Policy No 65 Design Quality of Residential Apartment Development</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated: 23 March 2016 Written submissions during public exhibition: 17 Verbal submissions at the panel meeting: Support- Nil; Against- June Wilson; On behalf of the applicant- Anthony Whealey, Aaron Sutherland, Nick Turner, Greg Colbran & Stephen Cox
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 10 December 2015 and Public Meeting on 6 April 2016
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report