

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 12 May 2016 at 10.30am

Panel Members: John Roseth (chair), Tim Moore, Sue Francis, Fabwa Kebbe and Allan Shooter

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE145 – Canterbury - DA-425/2015 - Shopping Centre Expansion - 24 Roseland Avenue, Roselands as described in Schedule 1.

Date of determination: 12 May 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 listed at item 8 in Schedule 1. The panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

Reasons for the panel decision:

The Panel considers that an improved and expanded Roseland Shopping Centre will be of benefit to the area. The Panel has listened to the concerns of objectors. The Panel believes that, subject to the additional condition imposed, the proposal has mitigated the adverse impact on nearby residents to an acceptable level.

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

- Condition 1, which is a deferred commencement condition, becomes an operational condition, with the timing being “before the submission of a Construction Certificate” and the words “to the satisfaction of council” are added after DCP 2012; and
- A new condition is inserted requiring that the maximum speed on the relocated Roseland Drive be 30 km/h.

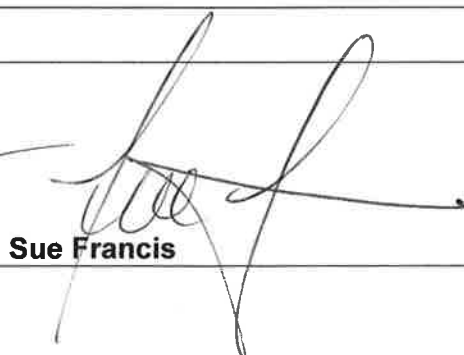
Panel members:



John Roseth (chair)



Tim Moore



Sue Francis



Fabwa Kebbe



Allan Shooter

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE145 – Canterbury - DA-425/2015
2	Proposed development: Shopping Centre Expansion
3	Street address: 24 Roseland Avenue, Roselands
4	Applicant/Owner: Federation Development 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 (State and Regional Development) 2011, • State Environmental Planning Policy 55 – Remediation of Land, • State Environmental Planning Policy (Infrastructure) 2007, • Canterbury Local Environmental Plan 2012 (CLEP 2012), • Canterbury Development Control Plan 2012 (CDCP 2012) • 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: 2 May 2015 Written submissions during public exhibition: 18 Verbal submissions at the panel meeting: Support- nil; Against- Mairi Contos, Gaby Barakat, Maroon Mouawad, Michael Tuffy; On behalf of the applicant- Bruce Ballard, Jacqueline Parker, Carla Bernadino, Stephen Brain, Leo Tsui, Josh Hollis, Leigh Galvin
8	Meetings and site inspections by the panel: Briefing Meeting was electronic
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report