

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 12 January 2016 and 25 January 2016

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Ted Cassidy and Monica Wagmann

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE146 – Ashfield - 10.2013.114.2 - Ashfield Mall Redevelopment - 260A Liverpool Road, Ashfield as described in Schedule 1.

Date of determination: 25 January 2016

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:

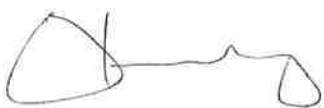
The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings listed at item 8 in Schedule 1.

Reasons for the panel decision:

The panel adopted the assessment of those matters in the Council Assessment Report. The principal reason for the panel decision was that the changes are minor and although numerous they do not change the intent of the approved development nor negatively impact on its performance in terms of the Apartment Design Guidelines.

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

Panel members:

 John Roseth (chair)	 David Furlong	 Sue Francis
 Ted Cassidy	 Monica Wagmann	

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SCHEDULE 1	
1	JRPP Reference – LGA- Council Reference: 2015SYE146 – Ashfield - 10.2013.114.2
2	Proposed development: Ashfield Mall Redevelopment
3	Street address: 260A Liverpool Road, Ashfield
4	Applicant: Abacus Group Holdings Limited C/-Urbis Pty Ltd Owner: Perpetual Trustee Company Ltd
5	Type of Regional development: General development with a Capital Investment Value of more than \$20 million
6	Relevant mandatory considerations • Ashfield Local Environmental Plan 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: 8 December 2015 and received by panel secretariat 11 January 2016 Written submissions during public exhibition: Nil Verbal submissions at the panel meeting: Nil
8	Meetings and site inspections by the panel: Nil
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report