

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Sutherland Council on Wednesday 15 June 2016 at 3:30 pm

Panel Members: David Furlong (Acting Chair), Sue Francis, Tim Moore, Carmelo Pesce and Kent Johns

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE148 – Sutherland – DA15/1254 - Demolition of Existing Structures 7 Construction of a Seven (7) & Eight (8) Storey Residential Flat Development - 16-20 & 40-44 Pinnacle Street Miranda as described in Schedule 1.

Date of determination: 15 June 2016

Decision:

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

Panel consideration:

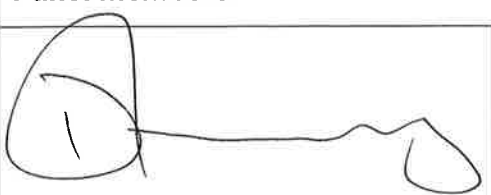

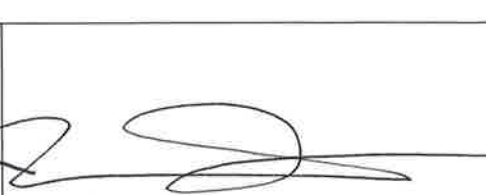
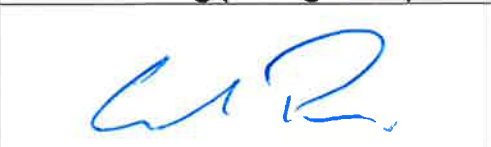

The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1. The panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

Reasons for the panel decision:

1. The panel accepted the recommendation of the assessment report to approve the development application on a deferred commencement basis, to
 - (a) allow compliance with the requirements of Sydney Trains; and
 - (b) permit the applicant to lodge amending plans with Council to satisfy the design improvements set out in the Development Assessment report (draft condition 2) with the exception of the removal of the level 7 roof top common open space. To achieve the above, proposed condition 2 is relocated to the deferred commencement part of the consent.
2. The panel did not require the removal of the level 7 roof top common open space as this will provide additional amenity and recreation opportunities to future residents with no negative impacts. Accordingly, draft condition 2(4) is deleted and replaced with the version suggested by the Applicant's Planning Consultant in their letter to the JRPP dated 13 June 2016.
3. The Panel considered the proposed Condition 2(10) and resolved to delete that condition as the proposal is located within 800m of Miranda Railway Station and under the provisions of the Apartment Design Guide (ADG) the on-site car parking meets the RMS requirements.

Conditions: The development application was approved subject to the conditions in Appendix A of the Council Assessment Report as amended at the meeting

Panel members:

 David Furlong (Acting Chair)	 Sue Francis	 Tim Moore
 Carmelo Pesce	 Kent Johns	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE148 – Sutherland – DA15/1254
2	Proposed development: Demolition of Existing Structures 7 Construction of a Seven (7) & Eight (8) Storey Residential Flat Development
3	Street address: 16-20 & 40-44 Pinnacle Street Miranda
4	Applicant: 42 - 44 Pinnacle St Miranda 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 No. 65 – Design Quality of Residential Flat Development (SEPP 65) • State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP) • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • Sutherland Shire Local Environmental Plan 2015 (SSLEP2015) • Draft Sutherland Shire Development Control Plan 2015 (SSDCP 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, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated: 31 May 2016 Written submissions during public exhibition: 4 Verbal submissions at the panel meeting: On behalf of the applicant- Jeff Mead
8	Meetings and site inspections by the panel: Briefing Meeting on 17 February 2016
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report