

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Sutherland Shire Council on Wednesday 6 April 2016 at 3:30 pm

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

2015SYE149 – Sutherland – DA15/1278 - Demolition of Existing Structures & Construction of a Residential Flat Development Under the Provisions of SEPP (Affordable Rental Housing) 2009 - 128-136 Willarong Road Caringbah as described in Schedule 1.

Date of determination: 6 April 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.


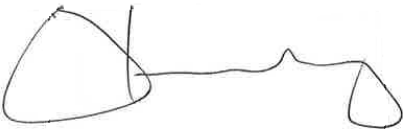



Reasons for the panel decision:

The Panel resolves unanimously to accept the recommendation of the assessment report to approve the application subject to the conditions in the Assessment Report and as amended at the meeting.

The proposal generally complies with the planning controls. A minor variation of the building height has been justified by a submission under section 4.6 of the Sutherland LEP 2015.

Conditions: The application is approved subject to the conditions recommended in the assessment report, with the exception of Conditions 2(ii) and 2(iii), which are deleted.

Panel members:

 John Roseth (chair)	 David Furlong	 Sue Francis
 Carol Provan	 Kevin Schriber	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE149 – Sutherland – DA15/1278
2	Proposed development: Demolition of Existing Structures & Construction of a Residential Flat Development Under the Provisions of SEPP (Affordable Rental Housing) 2009
3	Street address: 128-136 Willarong Road Caringbah
4	Applicant: Landmark Group Australia 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 Apartment Development) • State Environmental Planning Policy (Affordable Rental Housing) 2009 • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) • Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment • Sutherland Shire Local Environmental Plan 2015 • Draft Sutherland Shire Development Control Plan 2015 • Apartment Design Guide • 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: 22 March 2016 Written submissions during public exhibition: 9 Verbal submissions at the panel meeting: Against- Kym Byrnes; On behalf of the applicant- Steve Zappia, Benjamin Black & Joseph Scuderi
8	Meetings and site inspections by the panel: Briefing Meeting on 17 February 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report