

## 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

2015SYE156 – Sutherland – DA15/1325 - Construction of a Mixed Use Development - 1081 - 1091A Old Princes Highway Engadine as described in Schedule 1.

**Date of determination:** 15 June 2016

**Decision:**

The panel determined to 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 reasons for the panel decision was the failure of the proposal to meet a number of the requirements of the SEPP 55 – Remediation of Land, Sutherland LEP in terms of maximum FSR, SEPP 65 and the Apartment Design Guide (ADG) in relation to a number of design principles

**Conditions:** The development application was refused subject to the reasons set out in the recommendation contained in the Council's Planning Assessment report.

**Panel members:**

 <b>David Furlong (Acting Chair)</b>	 <b>Sue Francis</b>	 <b>Tim Moore</b>
 <b>Carmelo Pesce</b>	 <b>Kent Johns</b>	

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2015SYE156 – Sutherland – DA15/1325
2	<b>Proposed development:</b> Construction of a Mixed Use Development
3	<b>Street address:</b> 1081 - 1091A Old Princes Highway Engadine
4	<b>Applicant:</b> Regent Pacific Capital
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>• State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development</li> <li>• Apartment Design Guide</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>• Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment</li> <li>• Sutherland Shire Local Environmental Plan 2015</li> <li>• Draft Sutherland Shire Development Control Plan 2015</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, including the principles of ecologically sustainable development.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated: 22 July 2016 Written submissions during public exhibition: 9 Verbal submissions at the panel meeting: Nil -
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 17 February 2016
9	<b>Council recommendation:</b> Refusal
10	<b>Draft conditions:</b> N/A