

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 4 May 2016 and 9 May 2016

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

2015SYE158 – Sutherland – DA15/1345 - Construction of a Mixed Use Development - 34-38 Railway Crescent Jannali as described in Schedule 1.

Date of determination: 9 May 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:


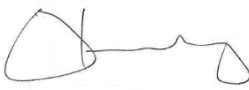



The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

The panel adopted the assessment of those matters in the Council Assessment Report. The principal reason for the panel decision was that the changes to the building layout provide improved separation to the adjoining property to the north and satisfactorily resolve the privacy concerns raised by adjoining residents. The Clause 4.6 request to vary the height standard is well founded and provides sufficient environmental planning grounds to justify the non-compliance.

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

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: 2015SYE158 – Sutherland – DA15/1345
2	Proposed development: Construction of a Mixed Use Development
3	Street address: 34-38 Railway Crescent Jannali
4	Applicant/Owner: Mr K Pitkanen
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 (Infrastructure) 2007 • State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development • Apartment Design Guide • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment • Sutherland Shire Local Environmental Plan 2015 • Draft Sutherland Shire Development Control Plan 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.
7	Material considered by the panel: Council Assessment Report Dated: 22 March 2016 and Supplementary Report dated 3 May 2016 Written submissions during public exhibition: 8 Verbal submissions at the panel meeting: Support- Nil; Against- Matthew Harris On behalf of the applicant- Anthony Betros & George Ajaka
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