

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 14 June 2016 and 15 June 2016

Panel Members: John Roseth (chair), David Furlong, Sue Francis and Scott Nash

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE164 – Randwick - DA/813/2015 - Demolition of all existing structures, construction of shop top housing development comprising 8 storeys to Green Street, 7 storeys to Maroubra Road, with 2 retail tenancies fronting Maroubra Road and 1 fronting Green Street, 69 residential dwellings, 3 levels of basement car parking for 100 vehicles, landscaping and associated works - 180-188 Maroubra Road, Maroubra 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:


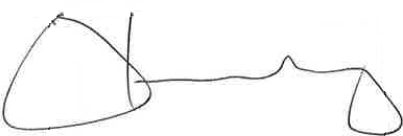


The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings listed at item 8 in Schedule 1. The panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

Reasons for the panel decision:

The panel adopted the assessment of those matters in the Council Assessment Report. The principal reason for the panel decision was that the urban design and amenity issues of the assessment officer and the Panel have been satisfied.

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

Panel members:

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|  <p>John Roseth (chair)</p> |  <p>David Furlong</p> |  <p>Sue Francis</p> |
|  <p>Scott Nash</p> | | |

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SCHEDULE 1

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| 1 | JRPP Reference – LGA- Council Reference: 2015SYE164 – Randwick - DA/813/2015 |
| 2 | Proposed development: Demolition of all existing structures, construction of shop top housing development comprising 8 storeys to Green Street, 7 storeys to Maroubra Road, with 2 retail tenancies fronting Maroubra Road and 1 fronting Green Street, 69 residential dwellings, 3 levels of basement car parking for 100 vehicles, landscaping and associated works |
| 3 | Street address: 180-188 Maroubra Road, Maroubra |
| 4 | Applicant: Darren John Beasley Owner: Prime & Famous 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. 55 – Remediation of Land • State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development • State Environmental Planning Policy (Building Sustainability Index BASIX) 2004 • Randwick Local Environmental Plan 2012 • 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: 29 February 2016, Supplementary Report dated 19 April 2016 and further Supplementary Report dated 10 June 2016 Written submissions during public exhibition: 6 Verbal submissions at the 16 March 2016 panel meeting: Support- Nil; Against- Nil; On behalf of the applicant- Bernard Gallagher, Bruno Gallace, Paolo Salotto, Darren Beasley |
| 8 | Meetings and site inspections by the panel: Briefing Meeting on 21 January 2016 and Public Meeting 16 March 2016 |
| 9 | Council recommendation: Approval |
| 10 | Draft conditions: Supplied with Supplementary Report |