

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 5 January 2016 and 11 January 2016

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

Apologies: Ben Kenneally and George Glinatsis - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE173 – Botany Bay - 13/279 - Section 96(AA) Application to modify Development Consent No. 13/279 - 39-47 Rhodes Street Hillsdale as described in Schedule 1.

Date of determination: 11 January 2016

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 96 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.

Reasons for the panel decision:

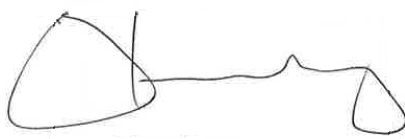
The panel adopted the assessment of those matters in the Council Assessment Report. The principal reason for the panel decision was that the proposed amendment to the approved conditions of consent reflect the plans originally approved by the court and that its approval will not create any adverse environmental impacts.

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

Panel members:



John Roseth (chair)



David Furlong



Sue Francis

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE173 – Botany Bay - 13/279
2	Proposed development: Section 96(AA) Application to modify Development Consent No. 13/279
3	Street address: 39-47 Rhodes Street Hillsdale
4	Applicant/Owner: Krikis Tayler Architects
5	Type of Regional development: General development with a Capital Investment Value of more than \$20 million
6	Relevant mandatory considerations • State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development; • Botany Bay Local Environmental Plan 2013; • Botany Bay Development Control Plan 2013 • 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: 5 January 2016 Written submissions during public exhibition: Nil
8	Meetings and site inspections by the panel: Nil
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report