

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Ku-ring-gai Council** on **Friday 4 December 2015 at 3.00 pm**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, John Colvin, Cr Elaine Malicki and Cr Christiane Berlioz

**Apologies:** None

**Declarations of Interest:** None

### Determination and Statement of Reasons

2015SYW017 – Ku-ring-gai Council, DA0423/14, Demolition of the existing dwellings and construction of two residential flat buildings containing a total of 74 apartments, basement parking and landscaping works, 124-128 Killeaton Street, St Ives.

**Date of determination:** 04 December 2015

**Decision:**

The panel unanimously determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.



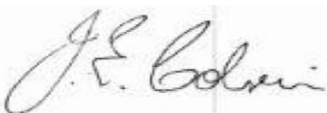


**Panel consideration:**

The panel considered: the matters listed at item 6, the material listed at item 7 and the matters observed at site inspections listed at item 8 in Schedule 1.

**Reasons for the panel decision:**

1. The proposed development will add to the supply and choice of housing within the North Metropolitan Subregion and the Ku ring gai local government area in a location with ready access to the services, amenities provided by Town Centre.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including, SEPP 65 Design Quality of Residential Flat Development) and it's associated Residential Flat Design Code, SEPP 55 Remediation of Land and SEPP (Infrastructure) 2007.
3. The proposal adequately satisfies the provisions and objectives of Ku-ring-gai LEP (Local Centres) 2012 and Ku ring gai Local Centres DCP.
4. The proposed development will have no unacceptable adverse impacts on the natural or built environments including the integrity of the local ecology and nearby residential premises, or the operation of the local road system.
5. In consideration of conclusions 1-4 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

**Panel members:**

 <b>Mary-Lynne Taylor</b>	 <b>Bruce McDonald</b>	 <b>John Colvin</b>
 <b>Elaine Malicki</b>	 <b>Christiane Berlioz</b>	



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### SCHEDULE 1

1	<b>JRPP Reference – 2015SYW017, LGA – Ku-ring-gai Council, DA/0423/14</b>
2	<b>Proposed development:</b> Demolition of the existing dwellings and construction of two residential flat buildings containing a total of 74 apartments, basement parking and landscaping works.
3	<b>Street address:</b> 124-128 Killeaton Street, St Ives.
4	<b>Applicant/Owner:</b> <b>Applicant:</b> Ausprospect Ptd td. <b>Owners:</b> Michael Stephan, Margaret Denise McElhone, Trevor and Brenda Satill.
5	<b>Type of Regional development:</b> The proposed development has a capital investment value of greater than \$20 million.
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ SEPP 55</li> <li>○ SEPP 65</li> <li>○ SEPP (infrastructure) 2007</li> <li>○ SEPP (BASIX) 2004</li> <li>○ SREP (Sydney Harbour Catchment) 2005</li> <li>○ LEP (Local Centres) 2012</li> <li>○ KDCP (Local Centres) 2013</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Development Contributions Plan 2010</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>○ Environmental Planning and Assessment Regulation 2000</li> </ul> </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.</li> </ul>
7	<b>Material considered by the panel:</b> Council assessment report with recommended conditions and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> <li>• Gary Chapman</li> </ul>
8	<b>Meetings and site inspections by the panel:</b> 04 December 2015 – Site Inspection and Final Briefing meeting.
9	<b>Council recommendation:</b> Approval
10	<b>Conditions:</b> Attached to council assessment report