

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

2016SYE001 – Sutherland – DA15/1552 - Demolition of 5 existing dwellings & erection of a RFB - 1-3 University Road and 668, 668a & 670 Kingsway, Miranda 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:

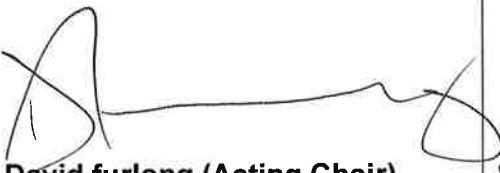

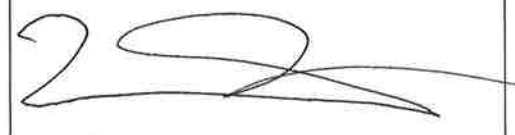
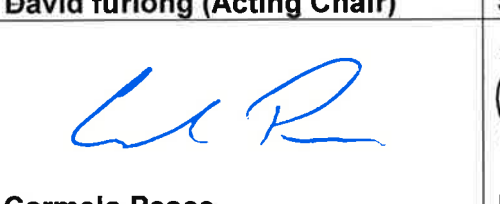
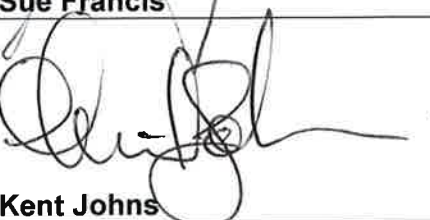
The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

The panel adopted the assessment of those matters in the Council Assessment Report and accepted the recommendation of the assessment report to approve the development application as it generally conformed with the relevant planning framework and will be improved by the design changes recommended within the draft conditions of consent.

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

Panel members:

 David furlong (Acting Chair)	 Sue Francis	 Tim Moore
 Carmelo Pesce	 Kent Johns	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2016SYE001 – Sutherland – DA15/1552
2	Proposed development: Demolition of 5 existing dwellings & erection of a RFB
3	Street address: 1-3 University Road and 668, 668a & 670 Kingsway, Miranda
4	Applicant: Livorno Two Pty Limited
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 • Sutherland Shire Local Environmental Plan 2015 (SSLEP2015) • State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (SEPP 65) • State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP) • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment • 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, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated: 31 May 2016 Written submissions during public exhibition: 1 Verbal submissions at the panel meeting: Nil
8	Meetings and site inspections by the panel: Briefing Meeting on 6 April 2016
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report