

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically on Wednesday 29 June 2016

Panel Members: Sue Francis (chair), Tim Moore, Stuart McDonald, Murray Matson

Apologies: Kiel Smith Declarations of Interest: None

Determination and Statement of Reasons

2016SYE032 – Randwick - DA/39/2016 - Development part of Superlot 2 - 5-15 Cawood Avenue, Little Bay as described in Schedule 1.

Date of determination: 29 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.

Reasons for the panel decision:

The Panel adopts reasons expressed in the Council Assessment Report to approve the application for the following reasons:

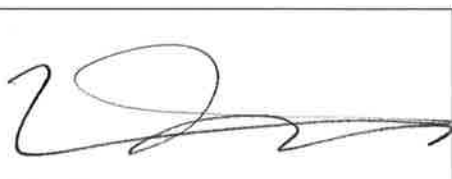
1. The Clause 4.6 variation in relation to floor space ratio is minor, well founded for the site and has no material impact
2. The proposal is consistent with stage 1 of the development which establishes the built form controls and design principles for the site
3. The proposal is acceptable on merit

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

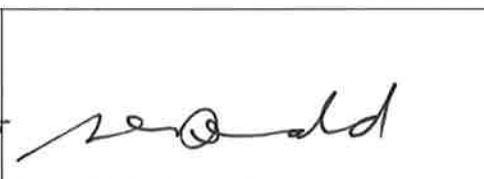
Panel members:




Sue Francis (chair)



Tim Moore



Stuart McDonald



Murray Matson

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2016SYE032 – Randwick - DA/39/2016
2	Proposed development: Development part of Superlot 2
3	Street address: 5-15 Cawood Avenue, Little Bay
4	Applicant/Owner: TA Little Bay 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 Contaminated Land (SEPP 55) • State Environmental Planning Policy 65 – Design Quality of Residential Flat Development (SEPP 65) • State Environment Planning Policy (Building Sustainability Index: BASIX) 2004 • Randwick Local Environmental Plan 2012 • Randwick Local Environmental Plan (RLEP) 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, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated: 6 June 2016 Written submissions during public exhibition: 0
8	Meetings and site inspections by the panel: Briefing Meeting on 2 March 2016
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report