

DETERMINATION AND STATEMENT OF REASONS

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

DATE OF DETERMINATION	17 October 2016
PANEL MEMBERS	John Roseth (Chair), Sue Francis, Clare Brown, Gail Connolly, Juliet Grant
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 5 October 2016 and 17 October 2016.

MATTER DETERMINED

2016SYE047 – Georges River - DA2016/0052 (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, 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.

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*.

The decision was unanimous.


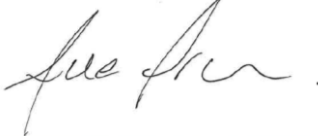



REASONS FOR THE DECISION

The panel read the assessment report and inspected the drawings plans provided by council. The panel approve the application for the following reasons:

- The proposal serves an important social purpose, namely the provision of public housing.
- The proposal complies with most applicable planning controls and where there is non-compliance, it is minor and justified by a cl 4.6 submission.
- On most criteria the internal amenity of the apartments is good; where a criterion is not fully met, there is adequate justification and compensation.
- The external impact of the proposal is acceptable.

CONDITIONS

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

PANEL MEMBERS		
		
John Roseth (Chair)	Sue Francis	Clare Brown
		
Gail Connolly	Juliet Grant	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYE047 – Georges River - DA2016/0052
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of a 3-4 storey residential flat building with basement parking
3	STREET ADDRESS	53-57 Lawrence St Peakhurst
4	APPLICANT OWNER	NSW Land and Housing Corporation NSW Land and Housing Corporation
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Building Sustainability Index (BASIX) 2004 State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Development Control Plan No. 1 – LGA Wide Planning agreements: Nil 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report dated 4 October 2016 Plans provided by council 12 October 2016 Written submissions during public exhibition: nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing Meeting 28 April 2016
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report