

MINUTES OF THE SYDNEY EAST REGIONAL PANEL MEETING HELD AT HURSTVILLE CITY COUNCIL CIVIC CENTRE ON WEDNESDAY, 7 JULY 2010

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Mary-Lynne Taylor	Panel Member
Philip Sansom	Panel Member
Con Hindi	Panel Member

IN ATTENDANCE

Brett Daintry	Director – Planning and Development
Ilyas Karaman	Senior Development Assessment Officer
Catherine Mercer	Admin Officer

The meeting commenced at 5.45pm. The Chair welcomed everyone to the meeting of the Panel.

1. **Declarations of Interest** – There were no declarations of interest to record.

2. **Business Items**

ITEM 1 - 2010SYE017 Hurstville DA No. 10/da-80 – 5 storey mixed use development with basement parking, 219-231 Kingsgrove Road, Kingsgrove

3. **Public Submission** – Mr Joe Abboud spoke in favour of the application.

4. **Business Item Recommendations**

ITEM 1 - 2010SYE017 Hurstville DA No. 10/da-80 – 5 storey mixed use development with basement parking, 219-231 Kingsgrove Road, Kingsgrove

The Panel unanimously resolved to accept the recommendation of the planning assessment report to refuse the application for the following reasons:

1. The proposed FSR significantly exceeds the permissible FSR of 1.5:1 in the LEP.
2. The objection under SEPP1 does not justify the large variation.
3. The Council has consistently applied the existing FSR standard in Kingsgrove.

4. While the adjoining site has been rezoned to a FSR of 2:1, that site is much larger, it went through a master planning process, is subject to a four storey height limit and contains a great deal more open space and greater setbacks than the subject site.
5. The Panel did not take into account the Land and Environment Court's approval of a proposal with similar massing in which several floors are taken up by parking. To take this into account would encourage other applicants to seek approval for buildings with above ground parking, which does not contribute to floor space, only to amend the application substituting other uses, which do contribute to floor space, for the parking. (This reason was added after the meeting by consensus.)

MOTION CARRIED

The meeting concluded at 6.37pm.

John Roseth
Chair, Sydney East Region Planning Panel
19 July 2010