

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT HURSTVILLE COUNCIL ON THURSDAY 9th DECEMBER 2010 AT 9.00AM

PRESENT: John Roseth (Chair)
David Furlong
Julie Savet Ward
Con Hindi
Phillip Samson

IN ATTENDANCE

Tina Christy	Manager of Development Assessment
Brett Daintry	Director of Planning and Development

APOLOGY: Nil

The meeting commenced at 09.00am.

1. Declarations of Interest
Nil

2. Business Items

ITEM 1 ***2010SYE072 - Hurstville - 10/DA-348 - Demolition of existing structures and construction of a ten (10) storey commercial/residential development with three (3) basement levels - 13-17 Woodville Street Hurstville***

3. Public Submissions

Kim Jones –	Addressed the panel in favour of the item, on behalf of applicant – Architect of DA
Andrew Robinson	Addressed the panel in favour of the item on behalf of applicant – Planner

4. Business Item Recommendations

2010SYE072 - Hurstville - 10/DA-348 - Demolition of existing structures and construction of a ten (10) storey commercial/residential development with three (3) basement levels - 13-17 Woodville Street Hurstville

- 1) The Panel resolves unanimously that it would be willing to approve the application subject to appropriate conditions.
- 2) The Panel is aware that the application has one major non-compliance, namely it is 10 storeys high, while the DCP sets a limit of 7 storeys for residential development. The Panel believes the variation of the control is justified in this case for two reasons:

- a) the proposal complies with the maximum FSR of 4:1, so that the incentive given to commercial buildings by a FSR of 8.4:1 is maintained;
 - b) this particular proposal on this particular site has no adverse environmental impact by virtue of its 10-storey instead of 7-storey height.
- 3) Minor deficiencies identified in the planning assessment report may be resolved by conditions.
- 4) A major concern of the planning assessment report is the access to the apartments. The Panel directs the applicant to prepare, within seven days of this decision, suitable amendments that provide visible direct pedestrian access from Woodville Street. The Panel requests the planning assessment officer to prepare suitable conditions within fourteen days of this decision. The Panel will then determine the application using electronic means of communication

The meeting concluded at 11.00am.

Endorsed by

John Roseth
Chair
10 December 2010