

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT PLANNING ASSESSMENT COMMISSION ON WEDNESDAY, 21 MARCH 2012 AT 1.00PM

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Sue Francis	Panel Member
Con Hindi	Panel Member
Philip Samson	Panel Member

IN ATTENDANCE

Paula Bizimis	Hurstville Council
Michael Watt	Hurstville Council

APOLOGY: NIL

1. The meeting commenced at 1.07pm.

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2011SYE110 – Hurstville - 11/DA-356 - Mixed Use Development - Fourteen (14) Storeys with a total of 104 units being 35 x 1 Bedroom, 59 x 2 Bedrooms, 10 x 3 Bedrooms and basement carpark - 2 - 2A Barratt Street and 18-22 Woodville Street, Hurstville

4. Public Submission -

Peter Smith from Smith & Tzannes Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 - 2011SYE110 – Hurstville - 11/DA-356 - Mixed Use Development - Fourteen (14) Storeys with a total of 104 units being 35 x 1 Bedroom, 59 x 2 Bedrooms, 10 x 3 Bedrooms and basement carpark - 2 - 2A Barratt Street and 18-22 Woodville Street, Hurstville

- 1) The majority of the Panel (for: Sue Francis, Con Hindi and Phillip Sansom; against John Roseth and David Furlong) resolves to defer the application pending the submission of an amended proposal.
- 2) The Panel requests the applicant to submit, by 18 April 2012, and amended proposal that
 - a) removes one floor from the Barratt Street section and
 - b) removes sufficient floor space from the Woodville Street section to bring the proposal into compliance with the FSR of 5.57:1.

- 3) The reason for the decision is that the majority of the Panel believes that a variation of the FSR control is not justified, that the height of the Barratt Street section should be the same as the six-storey adjoining building (as suggested by the Design Review Panel), and because the draft LEP indicates the future character to be of an lower FSR of 5:1.
- 4) John Roseth and David Furlong voted against the resolution and would have approved the application subject to the removal of one floor only from the Barratt Street section, which would have still resulted in a non-compliant FSR. They would have accepted this non-compliance in view of the existing approval of a building for this site with a FSR of over 6:1, which they considered to be an important circumstance of the case.

The meeting concluded at 2.25pm.

Endorsed by

John Roseth
Chair, Sydney East
Joint Regional Planning Panel
21 March 2012