

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 10 October 2014 and 17 October 2014

Panel Members: John Roseth (Chair), David Furlong, Sue Francis, George Katsabaris and Nick Katris

Apologies: None Declarations of Interest: None

Determination and Statement of Reasons

2014SYE088 – Kogarah City Council – 164/2014 [at 1A South St, Kogarah] as described in Schedule 1

Date of determination: 17 October 2014

Decision:

The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:


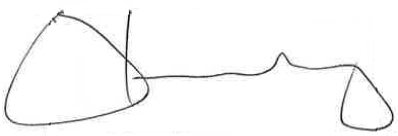


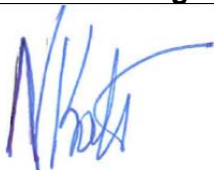
The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The proposal's impact on the nearby heritage items is acceptable.
2. The proposal's traffic, parking and acoustic impacts are acceptable.
3. The extension to the hospital responds to an important social need.

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

Panel members:

 John Roseth (Chair)	 David Furlong	 Sue Francis
 George Katsabaris	 Nick Katris	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE088 – Kogarah City Council – 164/2014
2	Proposed development: Alterations and additions to existing hospital facility (St George Private Hospital)
3	Street address: 1A South Street, Kogarah
4	Applicant/Owner: Buildcorp Group Pty Ltd / AME Properties Pty Ltd
5	Type of Regional development: Private infrastructure with a capital investment value of more than \$5 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Planning Policy (Infrastructure) 2007 • Deemed State Environmental Planning Policy – Georges River Catchment • Kogarah Local Environmental Plan 2012 • Kogarah Development Control Plan 2013 • 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.
7	Material considered by the panel: Council Assessment Report Dated 11 September 2014 Written submissions during public exhibition: no submissions received
8	Meetings and site inspections by the panel: Briefing meeting on 19 August 2014
9	Council recommendation: Approval
10	Draft conditions: attached to report