

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 23 April 2015 at 10:30 am

Panel Members: John Roseth (chair), David Furlong, Tim Moore and Philip Sansom

Apologies: Jack Jacovou - Declarations of Interest: Phillip Sansom lives near the development site but does not consider this to be a conflict of interest

Determination and Statement of Reasons

2014SYE118 Hurstville DA 2014/1050 [at 378, 380 and 384 Forest Rd, Hurstville] as described in Schedule 1.

Date of determination: 23 April 2015

Decision:

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*.

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 complies with the FSR controls of Development Control Plan 2 (DCP 2).
2. While the proposal does not comply with the height controls of DCP 2, this arises out of a switch of high and low buildings on the site that allows the corner to be reinforced. The switch of height is consistent with the advice of the council's Design Review Panel.
3. The proposal's residential amenity, in relation to SEPP 65 and the Residential Flat Design Code, is satisfactory.
4. The Panel notes that the proposal seeks a variation of the council's parking requirement in DCP 2 by reducing the number of visitor parking spaces. The Panel considered the elected council's submission not to allow this variation, as well as the applicant's justification of the variation. The Panel considers that the applicant's justification is sound, as the provision of visitor parking is consistent with the RMS Guidelines for residential development. Moreover, the same reasoning has been accepted for another recent application for a similar development on a nearby site.

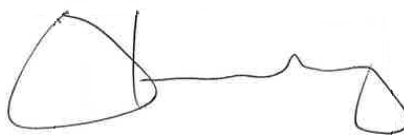
Conditions:

The application was approved subject to the conditions recommended in the assessment report.

Panel members:



John Roseth (chair)



David Furlong



Tim Moore



Philip Sansom

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE118 Hurstville DA 2014/1050
2	Proposed development: Demolition of existing structures and construction of a mixed use development containing basement level car parking, ground floor commercial/retail area and twelve levels containing 93 residential units
3	Street address: 378, 380 and 384 Forest Rd, Hurstville
4	Applicant: Icon Construction Group Owner: Sydney South Gateway P/L
5	Type of Regional development: General development with a Capital Investment Value exceeding \$20 million.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Planning Policy No 55 – Remediation of Land • State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy (Infrastructure) 2007 • Hurstville Local Environmental Plan 1994 • Draft State Environmental Planning Policy (Competition) 2010 • Draft State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development • Draft Hurstville (City Centre) Local Environmental Plan 2014 • Hurstville Development Control Plan No 2 • 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 9 April 2015 Written submissions during public exhibition: three (3) Written submission from Mayor, on behalf of elected Council, dated 22 April 2015
8	Meetings and site inspections by the panel: Briefing Meeting on 27 November 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to the assessment report