

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christie Conference Centre on Wednesday 20 May 2015 at 12:30 pm

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

Apologies: Jack Jacovou Declarations of Interest: None

Determination and Statement of Reasons

2014SYE122 Hurstville DA2014/1066 [at 23-31 Treacy Street, Hurstville] as described in Schedule 1.

Date of determination: 20 May 2015

Decision:

The panel determined to accept the recommendation of the planning assessment report 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:

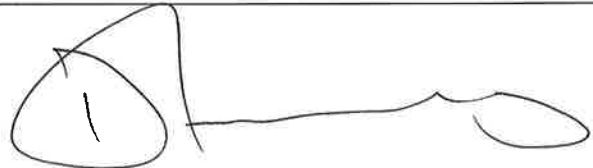
1. The proposal is consistent with approved Concept Plan as amended.
2. The proposal achieves high design quality.
3. The Panel considered the submission of the elected council suggesting that "the properties on either side of the Treacy Street application be included as part of this development application"; however, the panel did not act on the request because it is not possible to add land to a development application after it has been lodged.

Conditions: The development application was approved subject to the conditions in the planning assessment report as amended by council's addendum report that reached the Panel Secretariat on 19 May 2015, with the further amendment that the two last plans referred to in the table in Condition GEN 1001 (the Easement Plans and the 88B Instrument by LTS Lockley Registered Surveyor) are deleted.

Panel members:



John Roseth (Chair)



David Furlong



Philip Sansom



Tim Moore

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE122 Hurstville DA2014/1066
2	Proposed development: Construction of a mixed use development comprising retail uses; 227 residential apartments and a maximum building height of 55 metres and basement parking
3	Street address: 23-31 Treacy Street Hurstville
4	Applicant: Piety THP Capital Pty Ltd Owner: Henlia 24 Pty Ltd
5	Type of Regional development: Capital investment value of more than \$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 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 30 April 2015 Written submissions during public exhibition: one received by Council after exhibition Written submission on behalf of Councillors of Hurstville City Council, dated 15 May 2015 Written submission on behalf of owners of 33-35 Treacy St, dated 18 May 2015 Written submission on behalf of applicant, dated 18 May 2015 Addendum Council Assessment Report dated 19 May 2015 Written submission on behalf of owners of 33-35 Treacy St, dated 19 May 2015 Verbal submissions at the panel meeting: On behalf of the applicant- Helen Macfarlane
8	Meetings and site inspections by the panel: Briefing meeting on 27 November 2014
9	Council recommendation: Deferred commencement approval
10	Draft conditions: as attached to Council Assessment Report dated 30 April 2015 and amended by the Addendum Council Assessment Report dated 19 May 2015