

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 1 April 2015 at 10.30am

Panel Members: John Roseth (Chair), David Furlong, Sue Francis, Con Hindi and Philip Sansom

Apologies: - Declarations of Interest:

Determination and Statement of Reasons

2014SYE138 – Hurstville - DA-2014/1132 – Affordable Rental Housing - 47-51 Lawrence St, Peakhurst as described in Schedule 1.

Date of determination: 1 April 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.

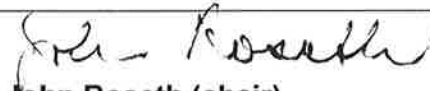

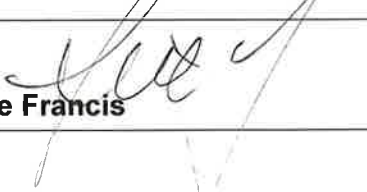

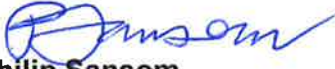
Reasons for the panel decision:

1. The provision of affordable housing in the area is in the public interest.
2. The proposal complies with the significant planning controls except for a minor variation of the building height which has been justified under cl 4.6 of the Hurstville LEP 2012.

Conditions:

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

Panel members:

 John Roseth (chair)	 David Furlong	 Sue Francis
 Con Hindi	 Philip Sansom	

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference: 2014SYE138 LGA: Hurstville Council Reference: DA2014/1132
2	Proposed development: Affordable rental housing consisting of 3-4 storey residential flat building with 39 dwellings and basement parking.
3	Street Address: 47-51 Lawrence Street, Peakhurst
4	Applicant/Owner: St George Community Housing
5	Type of Regional development: Capital investment value > \$5M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Planning Policy (Affordable Rental Housing) 2009 • State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development • Greater Metropolitan Regional Environmental Plan No.2 Georges River Catchment • Hurstville Local Environmental Plan 2012 • Development Control Plan No.1 LGA Wide • 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: 20 March 2014 Written submissions during public exhibition: 5 Submissions Verbal submissions at the panel meeting: Ms Gillian Kirkby, Dr John Brodie and Adam Byrnes.
8	Meetings and site inspections by the panel: 1 Final Briefing and 1 Public Meeting – 1 April 2015
9	Council recommendation: Approval
10	Draft conditions: As attached to assessment report