

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christie Conference Centre on Thursday 9 July 2015

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

Apologies: None Declarations of Interest: None

Determination and Statement of Reasons

2015SYE033 Hurstville MOD2015/0011 [at 454-456 Forest Road, Hurstville] as described in Schedule 1.

Date of determination: 9 July 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 96 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:

The proposal for modification departs from the Court-approved proposal to a minor extent only. The modifications add a minor amount of floor space bringing the Court-approved FSR of 3.04:1 to 3.08:1. The additional floor space does not add to the perceived bulk of the building. The addition of home offices is acceptable and has no external impact.

Conditions: The development application was approved subject to the conditions recommended in the planning assessment report.

Panel members:

John Roseth (Chair)

David Furlong

Sue Francis

Philip Sansom

Con Hindi

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE033 Hurstville MOD2015/0011
2	Proposed development: S96AA to modify mixed use development – reconfiguration and increase in size of ground floor, new windows on southern and western side of the building for levels 1-8; and Levels 9, 10 and 11 converting the one(1) penthouse unit to a three bedroom and a studio unit on each level
3	Street address: 454-456 Forest Road, Hurstville
4	Applicant: Elieti Pty Ltd
5	Type of Regional development: S96AA application for development originally referred to the regional panel
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Planning Policy (Infrastructure) 2007 • 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 • Hurstville Local Environmental Plan 1994 • Draft Hurstville (City Centre) Local Environmental Plan 2014 • Hurstville Development Control Plan No. 2 – Hurstville City Centre • 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 22 June 2015 Written submissions during public exhibition: 1
8	Meetings and site inspections by the panel: Briefing meeting on 16 April 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to Council Assessment Report