

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 10 September 2015 at 12:30 pm

Panel Members: David Furlong (chair), Sue Francis, Tim Moore, Philip Sansom and Con Hindi

Apologies: None - Declarations of Interest: None

### Determination and Statement of Reasons

**2015SYE044 Hurstville DA2014/1169 at 800 Forest Road Peakhurst as described in Schedule 1.**

**Date of determination:** 10 September 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:**

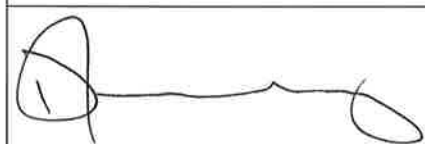
The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

**Reasons for the panel decision:**

1. The variation to the height standard in Hurstville LEP 2012 has been justified by a submission under cl 4.6 of the Hurstville LEP 2012 and the Panel considers that the request to vary the standard is well founded.
2. The proposal involves the retention of an existing locally listed Item of Environmental Heritage and the continuation of the existing community use of the site.
3. Additional car parking is to be provided on site, lessening the impact of the use on nearby residents and the surrounding road network.

**Conditions:** The development application was approved subject to the conditions in Appendix A of the Council Assessment Report

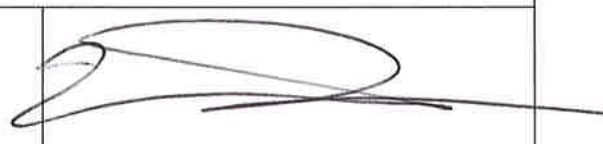
**Panel members:**



**David Furlong (acting chair)**



**Sue Francis**



**Tim Moore**



**Philip Sansom**



**Con Hindi**

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2015SYE044 Hurstville DA2014/1169
2	<b>Proposed development:</b> Demolition of structures on site, retention and conservation of existing heritage chapel; construction of a new place of public worship and ancillary buildings with basement car park
3	<b>Street address:</b> 800 Forest Road Peakhurst
4	<b>Applicant:</b> Barrelle Guirguis Architects <b>Owner:</b> Coptic Orthodox Church (NSW) Property Trust
5	<b>Type of Regional development:</b> Development application for community facility (place of public worship) with a Capital Investment Value of more than \$5 million
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy No 55 - Remediation of Land</li> <li>• Hurstville Local Environmental Plan 2012</li> <li>• Hurstville Development Control Plan No 1</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated: 27 August 2015 Written submissions during public exhibition: one (1) Verbal submissions at the panel meeting: On behalf of the applicant- Ramez Guirguis
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 16 April 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report