

**RECORD OF DEFERRAL
SYDNEY EAST JOINT REGIONAL PLANNING PANEL
MEETING HELD AT CHRISTIES CONFERENCE CENTRE
ON TUESDAY 10 NOVEMBER 2015 AT 2:00 PM**

Panel members:

John Roseth - Chair
Sue Francis – Panel Member
Jason Perica – Panel Member
Sam Stratikopoulos – Panel Member
Stephen Agius – Panel Member

Apologies: None

Declarations of interest: None

Council staff in attendance:

Rod Logan

Matter deferred:

2015SYE078 – Kogarah - 97/2015 - Kogarah RSL Redevelopment - Demolition of existing structures and construction of a twelve (12) storey mixed use development incorporating an RSL club, training facilities, residential flat buildings and basement car parking - 250-258 Railway Parade, Kogarah

Public submissions made at this meeting:

Addressing the Panel with concerns about the item – Ron Desiatnik

Addressing the panel on behalf of the applicant - Matt Crews, Jack Haber and Clare Swan

Panel Decision:

The majority of the Panel (for: John Roseth, David Furlong, Sue Francis; against: Stephen Agius, Sam Stratikopoulos) resolves that it will approve the application when and if the concurrence of CASA is obtained.

The reasons for the majority decision are:

- The proposal is consistent with the desired future character of the area. The Panel notes that the current LEP does not contain controls for FSR and height for this site. The draft LEP 2015, which has been exhibited but is neither imminent nor certain, contains a FSR control of 4:1 and a height control of 39m. There is a proposal at officer level (not yet adopted by the elected council) to increase the FSR control to 4.5:1 for large sites, in order to encourage site amalgamation. If adopted, this site would benefit from the additional FSR. The Panel therefore accepts that the FSR of the proposal at 4.2:1 is acceptable. The variation of height is minor.
- The proposal provides space for a RSL club and a Wesley Mission training facility, which are of public benefit.

- The Panel notes that the RMS requirement for the residential parking is 165 spaces, while the proposal provides 229 spaces. The site is within 400m of Carlton station.
- The Panel notes that the applicant has made an offer to purchase the adjoining site, 248 Railway Parade, which is potentially an isolated site. The council has commissioned an independent valuation of No 48 and the Panel is satisfied that the offer was reasonable. This consistent with the planning principle on isolated sites in *Melissa Grech v Auburn Council* (2004) NSWLEC 40.

Stephen Agius and Sam Stratikopoulos voted for refusal on the grounds of inconsistency with Draft LEP 2015.

Endorsed by



John Roseth
Chair, Sydney East Joint Regional Planning Panel
Date: 10 November 2015