

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 4 February 2016 at 11.35 am

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

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE097 – Hurstville - DA2015/0262 - Demolition of existing structures and construction of an 8 storey retail and office development with car parking provided within a stacker system - 9-11 Crofts Ave, Hurstville as described in Schedule 1.

Date of determination: 4 February 2016

Decision:

The majority of the Panel (John Roseth, David Furlong, Sue Francis and Vince Badalati, with Con Hindi voting for refusal) determined to approve the development application as described in Schedule 1 pursuant to section 96 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 listed at item 8 in Schedule 1.

Reasons for the panel decision:



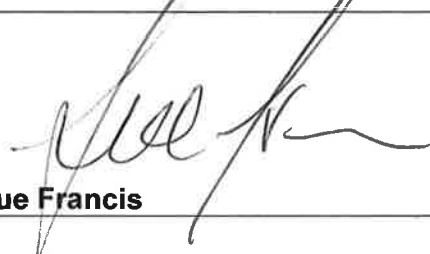

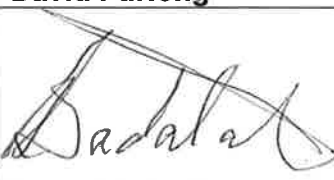
The Panel approved the application, by majority, for the following reasons:

1. The proposal is consistent with the planning controls in force when the application was lodged. The Panel has accepted a shortfall in the number of cars parked because of the location of the site next to public transport.
2. The Panel has accepted car lifts and stacked parking in this case because the site is too small to allow for ramps and a conventional parking layout.

Con Hindi voted for refusal on the grounds that mechanical parking is not suitable as only two cars can queue up, and that one additional parking level should be required to cater for the shortfall in parking.

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
 Con Hindi	 Vince Badalati	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE097 – Hurstville - DA2015/0262
2	Proposed development: Demolition of existing structures and construction of an 8 storey retail and office development with car parking provided within a stacker system
3	Street address: 9-11 Crofts Ave, Hurstville
4	Applicant: Anthony Vavayis and Associates Architects Owner: Mrs M Stevens
5	Type of Regional development: General development with a 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 • Draft State Environmental Planning Policy (Competition) 2010 • Hurstville Local Environmental Plan 1994 • Hurstville Local Environmental Plan 2014 (amendment 3) • 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: 7 December 2015 Written submissions during public exhibition: Nil Verbal submissions at the panel meeting: Support- none; Against- none; On behalf of the applicant- David Cullen, George Karavanas, James Stevens, Anthony Vavayis
8	Meetings and site inspections by the panel: Briefing Meeting on 10 September 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report