

**RECORD OF DEFERRAL
SYDNEY EAST JOINT REGIONAL PLANNING PANEL
MEETING HELD AT CHRISTIE CONFERENCE CENTRE
ON THURSDAY 25 FEBRUARY 2016 AT 10:30 AM**

Panel members:

John Roseth - Chair
David Furlong – Panel Member
Sue Francis – Panel Member
Stephen Agius – Panel Member
Sam Stratikopoulos – Panel Member

Council staff in attendance:

Ben Latta
Rod Logan

Apologies: None

Declarations of interest: None

Matter deferred:

2015SYE129 Kogarah 191/2015: Construction of a mixed use development comprising two buildings of 18 and 11 storeys, containing a community space, ntwo commercial tenancies and 384 residential units over a six level basement car park which incorporates 79 public car spaces at 12-22 Woniora Road, Hurstville

Public submissions made at this meeting:

Against- Desmond Robert Davey, Shirley Davey, Anne Selle, Peter Selle, Chris Skiladesllis, Theresa Kot on behalf of Petar Atanasov, Theresa Kot on own behalf, John McCormack, Cosmas Raco, Sharon Raco, Michael Whittemore, Jessica Tosti, Suzanne O'Connor and David Ticcoloraz;

On behalf of the applicant- Rohan Dickson, Andrew Ludvik, Lynette Gurr, Greg Colbran and Glenn Barker

Panel Decision:

The Panel has resolved that it cannot accept the recommendation to approve the application, principally because the proposal at its current FSR of 5.5:1 and 18 storeys has an unacceptable visual impact on the nearby O'Brien Estate Heritage Conservation Area.

The Panel is aware that currently there are no FSR and height controls applying to the site. Given their unfortunate absence, the most appropriate course is to rely on the draft controls, which have been exhibited and can therefore be taken into account. The draft controls are 4.5:1 FSR and 39m maximum building height.

The Panel therefore defers the determination of the application to allow the applicant to submit amended drawings that reduce the FSR to be closer to the draft control of 4.5:1. The Panel accepts that a taller tower than 39m is acceptable but considers that the impact of a 63m high building is unacceptable.

Endorsed by

A handwritten signature in black ink, appearing to read 'John Roseth', written in a cursive style.

John Roseth
Chair, Sydney East Joint Regional Planning Panel
Date: 25 February 2016