

<b>DATE OF DETERMINATION</b>	15 August 2017
<b>PANEL MEMBERS</b>	Morris Iemma (Chair), Bruce McDonald, Nicole Gurran, Juliet Grant and Rod Logan
<b>APOLOGY</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Georges River Council on Tuesday 15 August 2017 opened at 11.30 am and closed at 11.45 am.

#### **MATTER DETERMINED**

Panel Ref – 2016SSH002 - LGA – Georges River, DA-2016/0322, Address – 282-290 Forest Road, Hurstville (AS DESCRIBED IN SCHEDULE 1)

#### **PANEL CONSIDERATION AND DECISION**

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meeting and the matters observed at site inspections listed at item 8 in Schedule 1.

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*. The decision was unanimous.

#### **REASONS FOR THE DECISION**






1. The proposed development will add further retail services and significant additional commercial capacity to Hurstville City Centre consistent with the planned development of the City Centre and will reinforce the designated role of Hurstville as a Strategic Centre.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP 55 Remediation of Land.
3. The proposal adequately satisfies the applicable objectives and provisions of Hurstville LEP 2012 and Hurstville DCP No. 2.
4. The proposed development subject to the conditions imposed will have no unacceptable adverse impacts on the natural or built environments including the amenity of nearby buildings the appreciation of nearby heritage items or the operation of the local road system.
5. In consideration of conclusions 1-5 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

#### **CONDITIONS**

The development application was approved subject to the conditions in the Council Assessment Report with an amendment to Condition 18 to read as follows:

Condition 18 – Prior to Council or an accredited certifier issuing a construction certificate, a detailed site investigation and remedial action plan (if required) shall be undertaken/completed by a suitably qualified person in accordance with the relevant guidelines approved by the Office of Environment and Heritage (OEH) and in accordance with the requirements of the Contaminated Land Management Act 1997.

If remediation is required, as a consequence of that detailed site investigation, the required measures are to be implemented to the satisfaction of George River Council's Environmental Health Officer.

PANEL MEMBERS	
 Morris Iemma (Chair)	 Bruce McDonald
 Nicole Gurran	 Rod Logan
 Juliet Grant	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SSH002 - LGA – Georges River, DA-2016/0322
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of a 14 storey building comprising 3 x levels of retail floor area, 11 x levels of commercial floor area and basement parking accessed from Humphreys Lane.
3	STREET ADDRESS	282-290 Forest Road, Hurstville
4	APPLICANT/OWNER	Telado Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Proposed development has a capital investment value of over \$20million.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment</li> <li>State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>State Environmental Planning Policy (Building Sustainability</li> </ul> </li> </ul>

		<p>Index: BASIX) 2004</p> <ul style="list-style-type: none"> <li>• Hurstville Local Environmental Plan 2012 (amendment 3)</li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>• Development Control Plan No. 2 - Hurstville City Centre (amendment 6)</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</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 <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report, recommended conditions and relevant documents submitted as part of the DA.</li> <li>• Written submissions during public exhibition: 1</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ Support – Nil</li> <li>○ Object – Nil</li> <li>○ On behalf of the applicant – Pascal Bobillier and Michael Coombes</li> <li>○ On behalf of Council – Paula Bizimis and Tina Christy</li> </ul> </li> </ul>
8	<b>MEETINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Briefing Meeting – 11 July 2017</li> <li>• Site Inspection – 15 August 2017</li> <li>• Final Briefing Meeting – 15 August 2017</li> <li>• Public Meeting – 15 August 2017</li> </ul> <p>Attendees:</p> <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Morris Iemma, (Chair), Bruce McDonald, Nicole Gurran, Juliet Grant and Rod Logan</li> <li>○ <u>Council assessment staff</u>: Paula Bizimis and Tina Christy</li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Deferred Commencement Approval
10	<b>DRAFT CONDITIONS</b>	Submitted with report