

DATE OF DETERMINATION	22 November 2017
PANEL MEMBERS	Morris Iemma (Chair), Bruce McDonald, Nicole Gurran, Con Hindi and Nick Katris
APOLOGY	None
DECLARATIONS OF INTEREST	None

Public meeting held at Georges River Council on Wednesday 22 November 2017 opened at 12.30 pm and closed at 2.40pm.

MATTER DETERMINED

Panel Ref – 2017SSH001 - LGA – Georges River, DA262/2016, Address – 2-10 Woniora Road, Hurstville, Description - Demolition of existing buildings and the construction of a mixed use development comprising of three (3) basement levels, ground floor commercial and twelve (12) residential apartment levels containing 112 apartments.

VERBAL SUBMISSIONS

- Support – Nil
- Object – Nil
- On behalf of the applicant – Brett Daintry

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 majority (M Iemma, C Hindi and N Katris) deferred the development application for the following redesign:

- Provision of a min 3m separation between this building and the approved building at No. 2 – 10 Woniora Rd, Hurstville,
- Reduction of the height of the building by one level,
- The building is to be “stepped-down” in the north-western corner to a maximum height of 8 storeys, so as to be more aesthetically sympathetic to the adjoining heritage conservation area. This will provide a transition between the subject site and the nearby lower scale development.

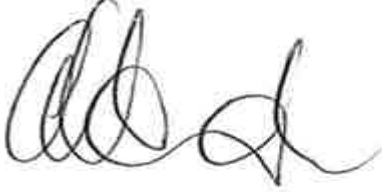
These changes have been imposed to reduce the overshadowing caused from the development and to improve the amenity of the immediate area, considering the lower scale development adjoining.

Mr B McDonald and Ms N Gurran would approve the application with the following reasons:

1. The proposed development will add further supply and choice of housing within the Sydney South District and the Georges River local government area in a location with ready

access to the amenities, services and metropolitan transport facilities available within Hurstville Central Business District.

2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP 65 Design Quality of Residential Apartment Development, SEPP 55 Remediation of Land, SEPP (Infrastructure) 2007 and SEPP (Vegetation in Non-Rural Areas) 2017.
3. The proposal adequately satisfies the provisions and objectives of Kogarah LEP 2012 as applicable at the time and subject allocation was lodged. It is noted that the LEP has since been amended and that the proposal, while marginally exceeding the current maximum height standard continues to adequately satisfy the provisions and objectives of the amended LEP.
4. The proposed development is considered to be of appropriate scale and form consistent with the planned character of the element of the Hurstville CBD in which it is located and to provide a strong gateway statement to the CBD appropriate to the location of the subject site.
5. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the local ecology or riparian systems, the amenity of nearby residential premises, the operation of the local road system or the significance of the nearby heritage conservation area.
6. In consideration of conclusions 1-5 above Mr B McDonald and Ms N Gurran considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

PANEL MEMBERS	
 Morris Iemma (Chair)	 Bruce McDonald
 Nicole Gurran	 Con Hindi
 Nick Katris	

