

DATE OF DETERMINATION	09 January 2018
PANEL MEMBERS	Bruce McDonald (chair), Nicole Gurran, Stuart McDonald, Con Hindi and Nick Katris
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 21 December 2017 and 9 January 2018.

MATTER DETERMINED

2017SSH015 – Georges River– DA43/2017 (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 meetings 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

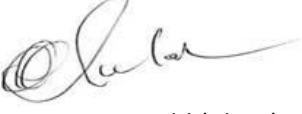




The reasons for the decision of the Panel were:

- The proposal is consistent with the provisions of the Revised Draft South District Plan in which South Hurstville is identified as a Local Centre and Planning Priority S6 includes the urban renewal of local centres.
- The proposal is generally consistent with the statutory provisions of SEPP (Infrastructure) 2007, SEPP 65 (including the Apartment Design Guide), SEPP 55, Kogarah LEP 2012, as well as Kogarah DCP 2013.
- The proposal will add to the supply of housing and housing choice in the South District of the metropolitan area.
- The proposal, subject to the recommended conditions of consent, will be an acceptable development outcome in the location and will not result in unacceptable environmental impacts on adjoining properties, the locality or the local and regional road network.
- The proposal will provide for an acceptable level of residential amenity for the future residents of the development.

- The proposal will provide activation of the ground plane and public domain along the site frontages of King Georges Road, Allen Street and Short Lane due to the incorporation of retail space in Building 1.
- In consideration of the above matters, approval of the application is in the public interest.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report

PANEL MEMBERS	
 Bruce McDonald (Chair)	 Stuart McDonald
 Nicole Gurrán	 Con Hindi
 Nick Katris	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SSH015 – Georges River– DA43/2017
2	PROPOSED DEVELOPMENT	Demolition of existing buildings and construction of a six (6) storey mixed development comprising two buildings containing fifty-seven (57) apartments, two (2) ground floor retail/commercial tenancies and three (3) levels of basement car parking.
3	STREET ADDRESS	850-858 King Georges Road, South Hurstville
4	APPLICANT/OWNER	George Antoniou (Applicant), Gaidra Pty Ltd (Owner)
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 ○ Kogarah Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Kogarah Development Control Plan 2013 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 21 December 2017 • Written submissions during public exhibition: Nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing meeting 11 July, 2017
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report