

DATE OF DETERMINATION	15 August 2017
PANEL MEMBERS	Morris Iemma (Chair), Bruce McDonald, Nicole Gurran, Juliet Grant and Rod Logan
APOLOGY	None
DECLARATIONS OF INTEREST	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 – 2017SSH017 - LGA – Georges River, DA-2017/0074, Address – 15 Dora Street, 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 to the 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 and services available within Hurstville City centre and to the metropolitan transport services provided by Hurstville rail station. The proposed development will also provide additional retail and commercial capacity.
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 and SEPP (Infrastructure) 2007.
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 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.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SSH017 - LGA – Georges River, DA-2017/0074
2	PROPOSED DEVELOPMENT	Construction of a 14 storey mixed development comprising ground floor commercial/retail area and 51 residential units with basement car parking.
3	STREET ADDRESS	15 Dora Street, Hurstville
4	APPLICANT/OWNER	Icon Construction Group (Applicant) Sydney South Gateway Pty Limited, Queens Forest Pty Limited, Coopa Group Pty Limited (Owner)
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">Environmental planning instruments:<ul style="list-style-type: none">Greater Metropolitan Regional Environmental Plan No. 2 – Georges River CatchmentState Environmental Planning Policy (Infrastructure) 2007State Environmental Planning Policy No. 55 – Remediation of LandState Environmental Planning Policy No. 65 – Design Quality of Residential Apartment DevelopmentState Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

		<ul style="list-style-type: none"> • Draft State Environmental Planning Policy (Competition) 2010 • Hurstville Local Environmental Plan 2012 (amendment 3) • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> • Development Control Plan No. 2 - Hurstville City Centre (amendment 6) • Planning agreements: Nil • <i>Environmental Planning and Assessment Regulation 2000</i>: 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, recommended conditions and relevant documents submitted as part of the DA. • Written submissions during public exhibition: 1 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Support – Nil ○ Object – Nil ○ On behalf of the applicant – Danny Daher and Matt Devlin ○ On behalf of Council – Paula Bizimis and Tina Christy
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing Meeting – 11 July 2017 • Site Inspection – 15 August 2017 • Final Briefing Meeting – 15 August 2017 • Public Meeting – 15 August 2017 <p>Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Morris Iemma, (Chair), Bruce McDonald, Nicole Gurran, Juliet Grant and Rod Logan ○ <u>Council assessment staff</u>: Paula Bizimis and Tina Christy
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Submitted with report