

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY SOUTH PLANNING PANEL

<b>DATE OF DETERMINATION</b>	13 March 2018
<b>PANEL MEMBERS</b>	Helen Lochhead (Chair), Bruce McDonald, Nicole Gurrán, Nick Katris and Con Hindi
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Georges River Council on 13 March 2018, opened at 4.40pm and closed at 5pm.

#### MATTER DETERMINED

2017SSH032 – Georges River – DA2017/0216 at 29 Greenacre Rd, Hurstville South (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 adjourned during the meeting to deliberate on the matter and formulate a resolution.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 4.16 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 proposed development will add further supply and choice of housing within the Sydney South District and the Sutherland Shire consistently with the previously approved Woolaware Town Centre Concept Plan approved by the Planning Assessment Committee pursuant to Part 3A of the EPA ACT then in force.
- The proposed development adequately satisfies the relevant State Legislation and State Environmental Planning Policies including SEPP 55-Remediation of Land, SEPP (Infrastructure) 2007.
- The proposal is consistent with and adequately satisfies the terms of consent of the previously approved Concept Plan including Condition 22 relating to Office of Environmental Heritage requirements.
- The proposal adequately satisfies the applicable provisions and objectives of Kogarah LEP 2012 and Kogarah DCP 2013 noting that certain provisions of these instruments are overtaken by the terms of consent of the Concept Plan
- 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 operation of the local road system or the amenity residential premises in the vicinity.

- In consideration of conclusions 1- 5 above it is considered the proposed development is a suitable and planned 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 the following amendments.

- That the landscape plan be amended to include additional landscape and tree planting to screen the adjoining properties from the impacts of the acoustic perimeter walls and the school development

PANEL MEMBERS	
 Helen Lochhead (Chair)	 Bruce McDonald
 Nicole Gurran	 Nick Katris
 Con Hindi	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SSH032 – Georges River – DA2017/0216
2	PROPOSED DEVELOPMENT	Construction and use of a new educational establishment on the former South Hurstville Bowling Club Site
3	STREET ADDRESS	29 Greenacre Rd, Hurstville South
4	APPLICANT/OWNER	Applicant: Aver- Steve Huang  Owner: Trustees of the Roman Catholic Church for the Archdiocese of Sydney
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy No 55 – Remediation of Land</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</li> <li>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</li> <li>Kogarah Local Environmental Plan 2012</li> </ul> </li> <li>Development control plans: <ul style="list-style-type: none"> <li>Kogarah Development Control Plan 2013</li> </ul> </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	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: 5 March 2018</li> <li>Written submissions during public exhibition: 8</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 –Sandra Robinson and Conrad Moore</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Site inspection 13 March 2018</li> <li>Briefing meeting 4 October 2017</li> <li>Final briefing meeting to discuss council’s recommendation, 13 March 2018, 12.30pm. Attendees: <ul style="list-style-type: none"> <li><u>Panel members</u>: Helen Lochhead (Chair), Bruce McDonald, Nicole Gurrán, Nick Katris and Con Hindi</li> <li><u>Council assessment staff</u>: Tina Christy and Laura Locke</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report