

**DETERMINATION AND STATEMENT OF REASONS**  
SYDNEY SOUTH PLANNING PANEL

|                                 |  |
|---------------------------------|--|
| <b>DATE OF DETERMINATION</b>    | 21 February 2021   |
| <b>PANEL MEMBERS</b>            | Helen Lochhead (Chair), Stuart McDonald, Marcia Doheny, Con Hindi, Nick Katris |
| <b>APOLOGIES</b>                | None   |
| <b>DECLARATIONS OF INTEREST</b> | None   |

**MATTER DETERMINED**

PPSSSH-23 – Georges River – DA2020/0227 at 143 Stoney Creek Road, Beverly Hills – Demolition works, lot consolidation, engineering works involving realignment of a Sydney Water stormwater culvert, construction of a medical centre with basement carparking, landscaping and site works. The application is integrated development under the Water Management Act 2000 (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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

**Development application**

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

**REASONS FOR THE DECISION**

The panel determined to approve the application for the reasons outlined in the council assessment report and the addendum report.

**CONDITIONS**

The development application was approved subject to the conditions in the council assessment report

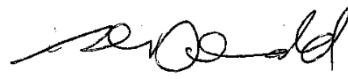
**CONSIDERATION OF COMMUNITY VIEWS**

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS



Helen Lochhead (Chair)



Stuart McDonald



Marcia Doheny



Con Hindi



Nick Katris

| SCHEDULE 1 |   |   |
|------------|---|---|
| 1          | PANEL REF – LGA – DA NO.                              | PPSSSH-23 – Georges River – DA2020/0227   |
| 2          | PROPOSED DEVELOPMENT                                  | Demolition works, lot consolidation, engineering works involving realignment of a Sydney Water stormwater culvert, construction of a medical centre with basement carparking, landscaping and site works. The application is integrated development under the Water Management Act 2000   |
| 3          | STREET ADDRESS  | 143 Stoney Creek Road, Beverly Hills<br>Lots 2 and 3 in DP1205598   |
| 4          | APPLICANT/OWNER                                       | Cambridge Unit Developments   |
| 5          | TYPE OF REGIONAL DEVELOPMENT                          | CIV > \$5M - Private infrastructure and community facilities  |
| 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 (Infrastructure) 2007</li> <li>State Environmental Planning Policy No.55 – Remediation of Land</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</li> <li>Hurstville Local Environmental Plan 2012</li> </ul> </li> <li>Draft environmental planning instruments: <ul style="list-style-type: none"> <li>Draft Environment State Environmental Planning Policy</li> <li>Draft Georges River Local Environmental Plan 2020</li> <li>Draft Remediation of Land SEPP</li> </ul> </li> <li>Development control plans: <ul style="list-style-type: none"> <li>Hurstville Development Control No.1</li> <li>Interim Georges River Development Control Plan</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: 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          | MATERIAL CONSIDERED BY THE PANEL                      | <ul style="list-style-type: none"> <li>Council assessment report and addendum: 20 January 2021</li> </ul>   |
| 8          | MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL | <ul style="list-style-type: none"> <li>Briefing: Wednesday, 7 October 2020 <ul style="list-style-type: none"> <li><u>Panel members</u>: Helen Lochhead (Chair), Stuart McDonald, Con Hindi, Nick Katris</li> <li><u>Council assessment staff</u>: Eliyah Khoury, Ryan Cole</li> </ul> </li> <li>Electronic Determination: Papers circulated Friday, 12 February 2021 <ul style="list-style-type: none"> <li><u>Panel members</u>: Helen Lochhead (Chair), Stuart McDonald, Marcia Doheny, Con Hindi, Nick Katris</li> </ul> </li> </ul>   |
| 9          | COUNCIL RECOMMENDATION                                | Approval  |
| 10         | DRAFT CONDITIONS                                      | Attached to the council assessment report and addendum  |