

DETERMINATION AND STATEMENT OF REASONS
SYDNEY SOUTH PLANNING PANEL

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| DATE OF DETERMINATION | 25 August 2021 |
| PANEL MEMBERS | Helen Lochhead (Chair), Stuart McDonald, Susan Budd, Con Hindi, Nick Katris |
| APOLOGIES | None |
| DECLARATIONS OF INTEREST | Heather Warton - I have a Conflict of interest (as I do work for the council on contract, also I am friends with the assessment planner). |

MATTER DETERMINED

PPSSSH-61 – Georges River – DA2020/0387 at 23 Dalcassia Street HURSTVILLE 2220

Demolition Works and Construction of a New Multi Storey Mixed Use Facility for Church and Community Purposes (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 listed at item 8 in Schedule 1.

Development application

The Panel determined to refuse 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 refuse the application for the reasons outlined in the council assessment report.

The residential use is not permissible and is not considered ancillary to the community use.






Notwithstanding, the proposal is considered an over development of the site in terms of the current and future context proposed under the draft LEP. It exceeds the anticipated built form and scale notably floor space ratio and height.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition. The Panel notes that issues of concern included:

- Height and streetscape
- Bulk and scale
- Overdevelopment of the site
- Traffic, privacy and acoustic impacts
- Residential use in the zone and apartment mix

The Panel considers that concerns raised by the community have been adequately addressed in the assessment report and that no new issues requiring assessment were raised.

| PANEL MEMBERS | |
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|  Helen Lochhead (Chair) |  Stuart McDonald |
|  Susan Budd |  Nick Katris |
|  Con Hindi | |

| SCHEDULE 1 | | |
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| 1 | PANEL REF – LGA – DA NO. | PPSSSH-61 – Georges River – DA2020/0387 |
| 2 | PROPOSED DEVELOPMENT | Demolition of existing buildings and construction of a new multi-storey mixed use facility for church and community purposes. |
| 3 | STREET ADDRESS | 23 Dalcassia Street, Hurstville |
| 4 | APPLICANT/OWNER | Applicant: The Salvation Army (NSW) Property Trust Owner: The Salvation Army (NSW) Property Trust |
| 5 | TYPE OF REGIONAL DEVELOPMENT | CIV > \$5M - Private infrastructure and community facilities |
| 6 | RELEVANT MANDATORY CONSIDERATIONS | <ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development State Environmental Planning Policy No 55 – Remediation of Land State Environmental Planning Policy (Building and Sustainability Index: 2004) State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 Greater Metropolitan Regional Environmental Plan No 2— Georges River Catchment Hurstville Local Environmental Plan 2012 Draft State Environmental Planning Policy – Remediation of Land Draft State Environmental Planning Policy – Environment Draft Georges River Local Environmental Plan 2020 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Hurstville Development Control Plan No.1. Georges River Interim Policy Development Control Plan 2020 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: 28 June 2021 Written submissions during public exhibition: 3 Legal advice: 19 August 2021 |
| 8 | MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL | <ul style="list-style-type: none"> Briefing: Thursday, 11 March 2021 <ul style="list-style-type: none"> <u>Panel members</u>: Helen Lochhead (Chair), Stuart McDonald, Susan Budd, Nick Katris, Con Hindi <u>Council assessment staff</u>: Nicole Askew, Ryan Cole, Liam Frayne, Cassandra McFarlane <u>DPIE staff</u>: Michelle Burns, Leanne Harris, Carolyn Hunt |

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| | | <ul style="list-style-type: none"> Final briefing to discuss council's recommendation: Thursday, 29 July 2021 <ul style="list-style-type: none"> <u>Panel members</u>: Helen Lochhead (Chair), Stuart McDonald, Susan Budd, Nick Katris, Con Hindi Nicole Askew, Ryan Cole, Liam Frayne, Cassandra McFarlane <u>Applicant representative</u>: Oliver McGeachie <u>DPIE staff</u>: Michelle Burns, Leanne Harris, Carolyn Hunt Panel discussion: Thursday, 19 August 2021 <ul style="list-style-type: none"> <u>Panel members</u>: Helen Lochhead (Chair), Stuart McDonald, Susan Budd, Nick Katris <u>Applicant representative</u>: Oliver McGeachie <p><u>DPIE staff</u>: Michelle Burns, Leanne Harris, Carolyn Hunt</p> |
| 9 | COUNCIL RECOMMENDATION | Refusal |
| 10 | DRAFT CONDITIONS | Attached to the council assessment report |