

amended, Development Application No. DA2019/0337 for the demolition of existing structures and the construction of a six (6) storey mixed use development comprising of serviced apartments (56 dual key apartments), conference centre, associated amenities, three ground floor retail tenancies, basement car parking for 130 vehicles, landscaping and site works at 2-24 Princes Highway, Kogarah, is determined by **granting deferred commencement consent** to the application subject to the conditions recommended in the report submitted to the LPP meeting of 3 June 2021 except;

- 1 Amend Condition A. 1(i):
 - Delete the words 'shall be better detailed' and replace with 'detailed specifications (including colour/finishes) of the perforated screens to the proposed balconies'.
- 2 Amend Condition 4:
 - Delete the words 'deferred commencement' and remove brackets surrounding wording in the title.

Statement of Reasons

- The proposed development generally complies with the requirements of the relevant environmental planning instruments and development control plan.
- The proposed development is well considered and sensitively designed so that it will not result in any unreasonable impact on the natural and built environment.
- The proposed land uses are permissible in the zone and satisfy the zone objectives.
- The building will not adversely affect the amenity of any immediately adjoining properties in terms of unreasonable overlooking, overshadowing or view loss.
- The proposal aims to provide a high-quality, contemporary mixed use development in an accessible location in accordance with the planning and design requirements for development of this nature in this precinct.

LPP024-21 143-149 Boundary Road and 689-691 Forest Road Peakhurst - Planning Proposal (Report by Strategic Planner)

The Panel carried out an inspection of the site and nearby locality.

Speakers

No speakers registered for this item.

Voting of the Panel Members

The decision of the Panel was unanimous.

RECOMMENDATION

That the Georges River Local Planning Panel recommends that Council endorse the forwarding of Planning Proposal PP2019/0003 to the NSW Department of Planning, Industry and Environment (DPIE) to request a Gateway Determination under Section 3.33 of the Environmental Planning and Assessment Act 1979 for an amendment to the Hurstville Local Environmental Plan (LEP) 2012 (or Georges River LEP 2021, if gazetted),

- Rezoning from R2 – Low Density Residential to B1 – Neighbourhood Centre;
- Increasing the maximum building height from 9m to part 12m and part 15m;
- Increasing the maximum FSR from 0.6:1 to part 1.5:1 and part 1.7:1; and
- Removing the minimum lot size requirement consistent with the proposed commercial zoning.
- That the Local Planning Panel recommends to Council that further consideration be given to aligning the proposed FSR and heights on the site to assist with future site design and development assessment.

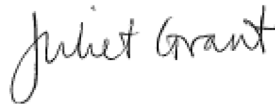
That the LPP recommends to Council that the Planning Proposal be forwarded to the Minister for Planning and Public Places for a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

That the Georges River LPP recommends to Council that a site-specific amendment to the current Development Control Plan be prepared to reflect site specific provisions for any future development of the site.

4. CONFIRMATION OF MINUTES



Paul Vergotis
Chairperson



Juliet Grant
Expert Panel Member



Michael Leavey
Expert Panel Member



George Vardas
Community Representative

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