

**JOINT REGIONAL PLANNING PANEL
(East)**

JRPP No	2014SYE124
DA Number	DA2014/1083
Local Government Area	Hurstville City Council
Proposed Development	Demotion of existing structures and construction of a new eleven (11) storey mixed use development with basement parking and offer to enter into a Voluntary Planning Agreement.
Street Address	1-5 Treacy Street and 1 Hill Street Hurstville
Applicant/Owner	Applicant: GR Capital Group Pty Ltd Owner: GR Capital Group Pty Ltd, J C Y Lee, Mrs I Y Lee, Ms S S Lee, Mr B Giarrizzo, Mr A Giarrizzo, Mr L Giarrizzo, Mr L Giarrizzo, Mrs J A Giarrizzo, Tabaja Pty Limited, St George and Sutherland Masterbuilders Association Limited
Number of Submissions	Application advertised for twenty-eight (28) days One (1) submission received
Regional Development Criteria (Schedule 4A of the Act)	Value over \$20M
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> ▪ State Environmental Planning Policy No 55 - Remediation of Land ▪ State Environmental Planning Policy – Infrastructure (2007) ▪ State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development ▪ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ▪ Hurstville Local Environmental Plan 1994 ▪ Draft State Environmental Planning Policy (Competition) 2010 ▪ Draft Hurstville (City Centre) Local Environmental Plan 2014 • Hurstville Development Control Plan No 2
List all documents submitted with this report for the panel's consideration	Architectural Drawings – Dickson Rothschild Voluntary Planning Agreement – GR Capital Group Landscape Plans – Distinctive Living Design Statement of Environmental Effects – Daintry Associates SEPP 65 – Design Verification Statement – Dickson Rothschild Structural Report - Australian Consulting Engineers Pty Ltd Stormwater Plans - Australian Consulting Engineers Pty Ltd Geotechnical Report - Asset Geotechnical Aargis – Environmental Site Assessment BCA Report – Michael Wynn-Jones Australia

	Fire Engineering Report and Accessibility Report – AED Group Acoustic Report - Renzo Tonin and Associates Dilapidation Report- Australian Consulting Engineers Pty Ltd BASIX – Building and Energy Consultants Australia Access Report – AED Group Transport and Parking Assessment Australia – Mott MacDonald Waste Management Plan – Elephants Foot Recycling Solutions Pedestrian Wind Environment Statement – Windtech Risk Assessment Report QS Certificate and Report Construction Management Plan Amended Offer to Enter into a Planning Agreement – Gaiden's Lawyers Applicant's reponse to Design Review Panel Comments Revised Architecturals – Dickson Rothschild Revised Landscape Plans – Distinctive Living Design Revised Access Report – AED Group
Recommendation	Approval – subject to deferred commencement
Report by	Michael Watt – Director Planning and Development Hurstville City Council