

GEORGES RIVER COUNCIL

GEORGES RIVER INDEPENDENT HEARING ASSESSMENT PANEL (IHAP)

Minutes of a Meeting of the Georges River Independent Hearing and Assessment Panel held on Thursday, 2 February 2017 at COUNCIL CHAMBERS, CIVIC CENTRE, KOGARAH.

Commencing at 4.03PM

COMMITTEE MEMBERSHIP

Participants:

Mr Adam Seton (Chairman)
Ms Gabrielle Morrish (Panel Member)
Ms Juliet Grant (Panel Member)
Mr Paul Vergotis (Community Representative)

Additional Invitees:

Meryl Bishop (Director Environment and Planning)
Tina Christy (Manager Development and Building)
Lynne Denham (EA to Director Environment and Planning/IHAP Coordinator)
Monica Wernej (Admin Assistant)

1. APOLOGIES AND DECLARATIONS OF PECUNIARY INTEREST

There were no apologies received

There were no declarations of Pecuniary Interest

2. PUBLIC SPEAKERS

There were no public speakers

3. GEORGES RIVER INDEPENDENT HEARING AND ASSESSMENT PANEL REPORTS

3.1 624 Forest Road Penshurst

Voting of the Panel Members:

The decision of the panel was unanimous.

Decision

Approval

The Georges River Council IHAP as the delegate of the Georges River Council determines Development Application No. 2016/0310 for the new awning over existing grandstand/seating area in Olds Park (no increase in capacity of seating) at 624 Forest Road, Penshurst, by granting consent to the application subject to the conditions recommended in the report submitted to the IHAP meeting of 2 February 2017.



Adam Seton
Chairperson

3.2 218 Railway Parade Kogarah

Note: There were no registered speakers for this matter however the Panel sought clarification in relation to various issues from the applicant's architect Mr Theo Loucas and Mr Daher the applicant.

Voting of the Panel Members:

The decision of the panel was unanimous.

Determination

Deferral

The Georges River Council IHAP as the delegate of the Georges River Council defers determination of Development Application No. 2016/0016 for the demolition of existing buildings and construction of a ten (10) storey mixed use development consisting of forty five (45) residential apartments with ground floor commercial/retail and basement carpark at 218 Railway Parade, Kogarah subject to;

- (a) The applicant submitting a Stage 2 detailed investigation report as referred to in the contaminated Land Planning Guidelines.

- (b) That notice be given by the Council to the Chief Executive Officer of the Rail Authority for rail corridor of the application accordance with Clause 86 of SEPP Infrastructure 2007.
- (c) The applicant submitting revised plans showing the following:
1. Side wall materials are to be amended to provide a high quality façade design solution e.g. Increase used of natural materials and metallic panels rather than reliance on painted render.
 2. Reliance on the kitchen highlight windows for unit A1.5 and those above for cross ventilation creates acoustic privacy issues. These units are to be re-designed to avoid this problem.
 3. There are privacy issues for the bedroom in unit A1.5 adjacent to the access to the communal open space, a design solution is to be developed to create suitable privacy.
 4. An appropriate feature tree is to be provided within the balcony courtyard along the side elevation of unit A1.4.
 5. The alignment of the adjacent mixed use development to the south west (corner of Blake Street).
 6. A minimum front setback of 3 metres is to be provided to the edge of the balcony for units A4.1 and those above.
 7. The balconies to the bedrooms of unit A8.4 and A9.4 are to be deleted to increase the rear setback to achieve greater level of compliance. The sliding doors are to be changed to windows.



Adam Seton
Chairperson

4. CONFIRMATION OF MINUTES BY CHAIR

GEORGES RIVER INDEPENDENT HEARING ASSESSMENT PANEL (IHAP) - 2 FEBRUARY 2017

That the Minutes of the Georges River Independent Hearing Assessment Panel (IHAP) held on 2 February 2017 were confirmed.

The meeting concluded at 4.50pm



Adam Seton
Chairperson