

# 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, 23 February 2017 at COUNCIL CHAMBERS, CIVIC CENTRE, KOGARAH.

Commencing at 4.00PM

### COMMITTEE MEMBERSHIP

#### Participants:

Mr Adam Seton (Chairman)  
Mr Paul Vergotis (Panel Member)  
Ms Juliet Grant (Panel Member)  
Mr Cameron Jones (Community Representative)

#### Additional Invitees:

Meryl Bishop (Director - Environment and Planning)  
Tina Christy (Manager - Development and Building)  
Lynne Denham (EA to Director – Environmental and Planning)  
Monica Wernej (Admin Assistant)

### 1. APOLOGIES AND DECLARATIONS OF PECUNIARY INTEREST

There were no apologies received.

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Mr Cameron Jones (Community Representative) declared a Conflict of Interest in Item 3.2. The nature of the interest disclosed was that he is currently engaged in a professional capacity by the owner of the adjoining hotel site. Mr Jones vacated the room during discussion of Item 3.2 and did not participate in any deliberations in this item.

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### 2. PUBLIC SPEAKERS

The meeting commenced at 4.00pm and at the invitation of the Chair, registered speakers were invited to address the panel on the items listed below.

The public speakers concluded at 5.15pm and the IHAP Panel proceeded into Closed Session to deliberate the items listed below.

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### **3. GEORGES RIVER INDEPENDENT HEARING AND ASSESSMENT PANEL REPORTS**

#### **3.1 25 Old Forest Road Lugarno**

##### **Speaker:**

- Cathy Tsolakki - Objector
- Andrew Aversa - Objector

##### **Voting of the Panel Members:**

The decision of the panel was unanimous

##### **Determination**

###### Refusal

The Georges River Council IHAP as the delegate of the Georges River Council determines that Development Application No. 2016/0314 for the demolition of existing structures and construction of a two storey child care centre for 45 children at 25 Old Forest Road, Lugarno, be refused subject to the reasons set out in the report.



Adam Seton  
**Chairperson**

#### **3.2 11A Letitia Street, Oatley**

##### **Speaker:**

- Warren Humphreys – Objector
- Aaron Sutherland – Applicant’s Planner
- Stephen Davies – Applicant’s Heritage Consultant
- Roger Crook – Representative of the Applicant
- Roland Martinez – Applicant’s Architect

##### **Voting of the Panel Members:**

The decision of the three (3) panel members was unanimous noting that Mr Cameron Jones did not participate in voting or discussions in this matter.

## **Determination**

### Refusal

The Georges River Council IHAP as the delegate of the Georges River Council determines that Development Application No. 2016/0053 for the mixed use development involving retention of existing lodge room, demolition of rear hall and construction of new four (4) storey building containing ground floor lodge facilities and ten (10) apartments above on the subject site at 11A Letitia Street, Oatley, be refused for the following reasons:

1. The proposal provides insufficient justification for the height exceeding the 12 m height control in Kogarah Development Control Plan 2013 and the proposed maximum height development standard in Draft Amendment No. 2 Kogarah Local Environmental Plan 2012 (New City Plan).
2. The setback and separation of the proposed development from the rear boundary is inadequate and results in unacceptable impacts upon the amenity of the adjoining hotel site.
3. There is insufficient depth and width of landscaping to the rear of the site to reduce the amenity impacts on the adjoining hotel site.
4. Insufficient information has been provided to demonstrate that the car parking provided will be adequate to support the proposed development.



Adam Seton  
**Chairperson**

### **3.3 53 Allawah Avenue, Carss Park**

#### **Speaker:**

- Alec Papas - Applicant

#### **Voting of the Panel Members:**

The decision of the panel was unanimous

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## Determination

### Approval:

The Georges River Council IHAP as the delegate of the Georges River Council determines Development Application No. 2016/0198 for the demolition of existing dwelling and the construction of a new three storey dwelling with swimming pool and cabana at 53 Allawah Avenue, Carss Park, by granting consent to the application subject to the conditions recommended in the report submitted to the IHAP meeting of 23 February 2017.



Adam Seton  
**Chairperson**

## 4. CONFIRMATION OF MINUTES BY CHAIR

### **GEORGES RIVER INDEPENDENT HEARING ASSESSMENT PANEL (IHAP) - 23 FEBRUARY 2017**

That the Minutes of the Georges River Independent Hearing Assessment Panel (IHAP) held on 23 February 2017 were confirmed.

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The meeting concluded at 6.00pm



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Adam Seton  
**Chairperson**