

GEORGES RIVER INDEPENDENT HEARING ASSESSMENT PANEL (IHAP)

Minutes of a Meeting of the Georges River Independent Hearing and Assessment Panel held on Thursday, 23 March 2017 at KOGARAH CIVIC CENTRE.

Commencing at 4PM

COMMITTEE MEMBERSHIP

Participants:

Mr Adam Seton (Chairman)
Ms Gabrielle Morrish (Panel Member)
Ms Juliet Grant (Panel Member)
Mr George Vardas (Community Representative)

Additional Invitees:

Meryl Bishop (Director - Environment and Planning)
Tina Christy (Manager - Development and Building)
Catherine McMahon (Manager - Strategic Planning)
Cathy Mercer (Admin Assistant)
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

The meeting commenced at 4.03pm 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 5.23pm and the IHAP Panel proceeded into Closed Session to deliberate the items listed below.

3. GEORGES RIVER INDEPENDENT HEARING AND ASSESSMENT PANEL REPORTS

3.1 123 Croydon Road Hurstville

Speaker:

- Gary Finn - Architect
- Murray Norman - Objector

Voting of the Panel Members:

The decision of the panel was unanimous.

Determination

Approval

The Georges River Council IHAP as the delegate of the Georges River Council determines Development Application No. DA2016/0106 for the demolition of existing structures and construction of a new two storey child care centre with basement parking for thirty two (32) children at 123 Croydon Road, Hurstville, by granting consent to the application subject to the conditions recommended in the report submitted to the IHAP meeting of 23 March 2017 except add the following condition:

1. The stairway on Gannons Avenue is to be fully enclosed to provide internal stair access between the levels. Details to be submitted with the Construction Certificate.

Note: The Panel notes that the development exceeds the one storey DCP control, however, considers that it is reasonable in the circumstances of this case because the upper level is not used for any play areas and consists of staff facilities only. It is also in context with the residential character of the locality which comprises of a mixture of single and two storey dwelling houses.



Adam Seton

Chairperson

3.2 55A Vista Street Sans Souci

Speaker:

- Brett Daintry - Planner
- Darryl Forbes-Taber – Building Designer
- Tony Moody - Objector
- Kim Woodward - Objector
- Con Lyras - Objector
- Mary Lyras - 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. DA2016/0003 for the alterations and additions to dwelling including additional floor and new roof and enclosure of carport and adjoining structures at 55A Vista Street, Sans Souci, be refused for the following reason:

1. The view loss from the premises at 55 Vista Street is considered to be moderate and in circumstances where that loss arises as a result of the non-compliance with the Floor Space Ratio based on the site area and the height controls, it is considered that such impact is unreasonable.



Adam Seton
Chairperson

3.3 29-31 MacMahon Street Hurstville

Speaker:

- Stephen Toomey - Owner

Voting of the Panel Members:

The decision of the panel was unanimous.

Determination

Refusal

The Georges River Council IHAP provides the following recommendation in relation to Planning Proposal No. PP2015/0003 for the post exhibition report at 29-31 MacMahon Street, Hurstville:

1. That the Planning Proposal for 29-31 MacMahon Street Hurstville to amend Hurstville Local Environmental Plan 2012 not be supported for the following reasons:
 - (i) The additional height proposed is excessive having regard to the adjacent context. In that regard, the Panel considers that a height of no more than 46m, which equates to the height of the building to the south at 2 Barratt Street, is the upper limit. The Floor Space Ratio would need to be adjusted to reflect this height and appropriate built form.
 - (ii) Allowing the current Planning Proposal would be likely to result in development that would have unacceptable amenity impacts on adjoining development, unacceptable streetscape and curtilage impacts on adjacent heritage items.
 - (iii) The Planning Proposal fails to adequately address impacts on traffic and vehicular access within Hurstville City Centre.

- (iv) Any future Planning Proposal should be accompanied by a site specific DCP to reflect a detailed urban design study including a proposed building envelope for the site that demonstrates the key principles of SEPP 65 are achievable.



Adam Seton
Chairperson

3.4 34 Coreen Avenue, Peakhurst

Speaker:

- There were no registered speakers

Voting of the Panel Members:

The decision of the panel was unanimous.

Determination

Approval

The Georges River Council IHAP supports the Planning Proposal No. PP2015/0004 for the reclassification of part of 34 Coreen Avenue Peakhurst at 34 Coreen Avenue, Peakhurst, and makes the following recommendation:

1. That the amendment to the Hurstville Local Environmental Plan (LEP) 2012 to reclassify part of 34 Coreen Avenue, Peakhurst (Part of Lot 18 DP 31882) from Community Land to Operational Land under the *Local Government Act 1993* and the associated update of Schedule 4 of Hurstville LEP 2012 be supported.
2. That a report to Council be prepared to advise of the IHAP recommendations and request Council to support the Planning Proposal and the finalisation of the draft amendment to the Hurstville Local Environmental Plan 2012 in accordance with Section 59 of the *Environmental Planning and Assessment Act, 1979*.



Adam Seton
Chairperson

4. CONFIRMATION OF MINUTES BY CHAIR

GEORGES RIVER INDEPENDENT HEARING ASSESSMENT PANEL (IHAP) - 23 MARCH 2017

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

The meeting concluded at 6.50pm



Adam Seton
Chairperson