

GEORGES RIVER INDEPENDENT HEARING ASSESSMENT PANEL (IHAP)

Minutes of a Meeting of the Georges River Independent Hearing and Assessment Panel held on Thursday, 18 May 2017 at KOGARAH CIVIC CENTRE.

Commencing at 4.10PM

COMMITTEE MEMBERSHIP

Participants:

Mr Adam Seton (Chairman)
Ms Gabrielle Morrish (Panel Member)
Ms Juliet Grant (Panel Member)
Mr Erin Sellers (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

Juliet Grant declared an interest for Item 1 and left the room while the item was discussed and deliberated in the public meeting.

2. PUBLIC SPEAKERS

The meeting commenced at 4.10pm 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 4.42pm 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 35 and 40 River Road Oatley (former Oatley Bowling Club)

Speaker:

- Melissa Derwent (Objector)
- Melina Amerasinghe (Objector)

Voting of the Panel Members:

The decision of the Panel was unanimous.

Determination

Approval:

1. Subject to paragraphs 2 and 3 below, the Georges River IHAP recommends to the Council that the Planning Proposal to amend Hurstville Local Environmental Plan 2012 (“Hurstville LEP 2012”) as follows, in respect of the northern half of the former Oatley Bowling Club Land (Lots 14 to 20 Section 3 DP 7124, Part of Lots 3 to 7 Section 4 DP 7124 and Lot 1 DP 1159269), be forwarded to the delegate of The Greater Sydney Commission for a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979:
 - a. Amend the Land Zoning Map to rezone that part of the land indicatively shown in Figure 3 of the report to Georges River Council IHAP Meeting of Thursday 18 May 2017 relating to application No. PP2016/0004 from RE1 – Public Recreation to SP2 Infrastructure, with the designated use of ‘seniors housing’;
 - b. Amend the Height of Buildings Map to introduce a maximum building height of 18.5m on that part of the land proposed to be zoned SP2 Infrastructure; and
 - c. Amend the Floor Space Ratio Map to introduce a maximum Floor Space Ratio sufficient to allow 6,020m² of gross floor area on the part of the land proposed to be zoned SP2 Infrastructure (approximately 1.2:1).
2. The Georges River IHAP recommends to the Council that the Planning Proposal referred to in paragraph 1 above be updated as follows prior to being forwarded to the delegate of The Greater Sydney Commission for a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979:
 - a. Reduce the area proposed to be zoned SP2 Infrastructure to reflect the Council decision of 7 November 2016 and update any reports to accompany the Planning Proposal as is necessary to reflect the reduced area;
 - b. Include the separate information provided on the planning proposal’s compliance with the draft South District Plan;
 - c. Include an updated Traffic and Access Assessment to reflect the indicative concept

proposal and to specifically address emergency access requirements arising from the bushfire hazard;

- d. Include an updated detailed Site Investigation to specifically address the suitability of the part of the land proposed to be zoned SP2 Infrastructure in terms of contamination risk.
3. The Georges River IHAP makes no recommendation to the Council in relation to that part of the Planning Proposal to amend Hurstville LEP 2012 (application No. PP2016/0004) by reclassifying the northern half of the former Oatley Bowling Club Land (Lots 14 to 20 Section 3 DP 7124, Part of Lots 3 to 7 Section 4 DP 7124 and Lot 1 DP 1159269) from community to operational because it is not within the functions or charter of the IHAP to make recommendations on such matters.
 4. That Council prepare an amendment to the Hurstville DCP to address interface issues with adjoining sites which may include, but may not be limited to height, interface and transition, setbacks, minimising overshadowing of the public domain and any other relevant issues.



Adam Seton
Chairperson

3.2 96 Queens Road Connells Point

Speaker:

- Phillip O Walter (Objector)
- Nicholas Aley (Objector)
- Ivan Dotur (Owner/Applicant)

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. DA2016/0177 for the alterations and additions to the existing dwelling including a first floor addition and inground swimming pool at 96 Queens Road, Connells Point, by granting consent to the application subject to the conditions recommended in the report submitted to the IHAP meeting of 8 May 2017 except:

1. Add Condition 1A in the following terms:

“The columns on the ground floor front terrace are to have a width and depth of not greater than 500mm. Details to be shown on the Construction Certificate plans.”

2. The opening on the north-east elevation is not to be obstructed by any structure other than the balustrade shown on the plans.



Adam Seton
Chairperson

3.3 296 Forest Road and Diment Way Hurstville

Speaker:

- Malcolm Gunning (on behalf of owner of 300 Forest Road)

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. DA2017/0049 for the construction of a new public plaza including landscaping, paving, seating and public amenities on Lot 16 DP4799 and known as 296 Forest Road and Diment Way, Hurstville, by granting consent to the application subject to the conditions recommended in the report submitted to the IHAP meeting of 18 May 2017 except:

1. Add Condition 1A in the following terms:

“The inground fixings and table settings adjacent to the north-western boundary near No. 300 Forest Road are to be deleted.”

2. Add Condition 1B in the following terms:

“The substation is to be placed underground if permitted by Ausgrid.”

3. Add Condition 13(vi) in the following terms:

“Undergrounding of the substation if permitted by Ausgrid.”

4. Add Condition 7A in the following terms:

*“GOV1010 - **Ausgrid-Substation** – Ausgrid shall be consulted to determine the requirements for the relocation of the substation from Diment Way and this is to be addressed as follows:*

- (a) written confirmation of Ausgrid’s requirements being satisfied is to be submitted prior to the issue of the Construction Certificate; and*
- (b) Ausgrid’s requirements are to be met before the issue of the Occupation Certificate.”*



Adam Seton
Chairperson

**3.4 37-41 Treacy Street Hurstville - Planning Proposal - Treacy Street Car Park
Speaker:**

- There were no speakers.

Voting of the Panel Members:

The decision of the Panel was unanimous.

Determination

Approval:

1. The Georges River IHAP recommends to the Council that the Planning Proposal PP2015/0006 to amend Hurstville Local Environmental Plan 2012 as follows, in respect of the land known as 37-41 Treacy Street, Hurstville (Treacy Street Car Park Site), be forwarded to the delegate of the Greater Sydney Commission for a Gateway Determination under Section 56 of the Environmental Planning and Assessment Act 1979:
 - a. Amend the Land Application Map to remove the “deferred matter” status from the Site.
 - b. Amend the Land Zoning Map to remove the “deferred matter” from the Site and zone the Site B4 Mixed Use.
 - c. Amend the Height of Building Map (HOB) to specify a maximum building height of 55m.
 - d. Amend the Floor Space Ratio Map (FSR) to specify a maximum floor space ratio of 7:1.
 - e. Amend the Active Street Frontages Map (ASF) to identify an active street frontage along the Treacy Street boundary of the Site.

- f. Amend Clause 4.4A of Hurstville LEP 2012 to include a provision requiring a minimum 'non-residential' floor space ratio of 1:1 on the Site.
 - g. Amend to include provision for affordable housing to be incorporated in any development on the site equivalent to not less than 5% of the gross floor area of the development.
 - h. Amend to include provision for public car parking to be provided in any development on the site equivalent to not less than 90 car spaces.
2. If it is determined by the Greater Sydney Commission or its delegate under Section 56 of the Environmental Planning and Assessment Act 1979 that the Planning Proposal referred to in Recommendation 1 should proceed, the Georges River IHAP recommends to the Council that an amendment to the *Hurstville Development Control Plan No 2 – Hurstville City Centre (Amendment No 6)*, in respect of the land known as 37-41 Treacy Street Hurstville (Treacy Street Car Park Site), be prepared and publicly exhibited at the same time that the Planning Proposal is publicly exhibited:
- a. To include the site in the land to which the development control plan applies;
 - b. To include site specific provisions including (but not limited to):
 - vehicle access points,
 - site and boundary landscaping,
 - active street frontages and building rear setbacks,
 - building breaks,
 - minimising overshadowing of the public domain.
3. If it is determined by the Greater Sydney Commission or its delegate under Section 56 of the Environmental Planning and Assessment Act 1979 that the Planning Proposal referred to in Recommendation 1 should proceed, the Georges River IHAP recommends to the Council:
- a. That a revised urban design analysis is to be undertaken and to be exhibited with the Planning Proposal that assesses the inter-relationship between the proposed height and floor space ratio as well as compliance with the Apartment Design Guide and avoids units with sole orientation to the railway line.
 - b. Consideration be given to the traffic impacts generated by the development of the site in accordance with the Planning Proposal and the contributions that can be made to offset that impact.



Adam Seton
Chairperson

4. CONFIRMATION OF MINUTES BY CHAIR

GEORGES RIVER INDEPENDENT HEARING ASSESSMENT PANEL (IHAP) – 18 MAY 2017

That the Minutes of the Georges River Independent Hearing Assessment Panel (IHAP) held on 18 May 2017 were confirmed.

The meeting concluded at 7.20pm.



Adam Seton
Chairperson