



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, 21 September 2017 at GEORGES RIVER CIVIC CENTRE.

Commencing at 4.00PM

COMMITTEE MEMBERSHIP

Participants:

Mr Adam Seton (Chairman)
Ms Gabrielle Morrish (Panel Member)
Mr Paul Vergotis (Panel Member)
Mr Chris Young (Community Representative)

Additional Invitees:

Meryl Bishop (Director Environment and Planning)
Laura Locke (Acting Manager Development and Building)
Rita Vella (Acting Manager Strategic Planning)
Cathy Mercer (Team Leader Administration)
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 4.00pm 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 4.50pm 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 27-29 Andover Street Carlton

Speaker:

- Robert Woodward (Architect)
- Alex Phegan (Architect)
- Rod Logan (Planner)

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 2017/119 for the demolition of existing structures and construction of new residential flat building at 27-29 Andover Street, Carlton, by granting consent to the application subject to the conditions recommended in the report submitted to the IHAP meeting of 21 September 2017 except:

1. Add the following condition:
 - 1A The following changes are to be incorporated in the Construction Certificate plans:
 - (a) Relocate the basement fire stairs exiting onto Balfour Street so that it sits behind the front setback line.
 - (b) Fifty per-cent (50%) of the requirement for storage in the Apartment Design Guide is to be provided in the basement.
 - (c) The floor to floor height is to be amended to 3.1m to comply with the Apartment Design Guide.



Adam Seton
Chairperson

3.2 18 Carlton Crescent Kogarah Bay

Speaker:

No speakers

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 2016/279 for the demolition of existing structures and construction a multi-level dwelling, swimming pool and seawall at 18 Carlton Crescent, Kogarah Bay, by granting consent to the application subject to the conditions recommended in the report submitted to the IHAP meeting of 21 September 2017.



Adam Seton
Chairperson

3.3 26 Llewellyn Street Oatley

Speaker:

- James Doncas (Objector)
- Helen Yuen Ilic (Objector)
- Patrick Murray (Objector)
- Russell Green (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 2017/0192 for the boundary adjustment to approved subdivision and construction of attached dual occupancy on battleaxe lot at 26 Llewellyn Street, Oatley, by granting consent to the application subject to the conditions recommended in the report submitted to the IHAP meeting of 21 September 2017 except:

1. Add the following to condition 15:
 - (b) The windows 11 and 12 in Dwelling A be replaced with projecting windows at an angle of 45 degrees from the south facing lower ground floor level wall to bedrooms 3 and 4 (called ear windows).
 - (c) The bottom sill height of windows 29 and 30 on Dwelling B be amended to

1500mm above the floor height.

- (d) The lower roof of dwelling B (RL11.300) is to be non-trafficable.
- (e) Skylights are to be provided in the roof plane of Dwellings A and B over the ground level living areas.



Adam Seton
Chairperson

3.4 84D Roberts Avenue Mortdale

Speaker:

- Cameron Nixon

Voting of the Panel Members:

The decision of the Panel was unanimous.

Determination

1. THAT the Georges River IHAP recommends to Council that the Planning Proposal to amend Hurstville Local Environmental Plan 2012 by way of a Schedule 1 amendment to permit the uses of retail premises, bulky goods premises and child care centres, in relation to 84D Roberts Avenue (Lot 21 DP 542051), 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.
2. THAT a report to Council be prepared to advise of the IHAP recommendations.



Adam Seton
Chairperson

3.5 73 Vista Street Sans Souci

Speaker:

- James Harrison (On behalf of applicant)

Voting of the Panel Members:

The decision of the Panel was unanimous.

Determination

1. That the Georges River IHAP recommends to the Council that the Planning Proposal to amend Kogarah Local Environmental Plan 2012 (“Kogarah LEP 2012”) in relation to Lots 1 DP320605, Lot 1 DP1115986, Lot 392 DP752056 and Lot 489 DP752056 known as No 73 Vista Street, Sans Souci to:
 - Rezone Lot 392, DP752056 and Lot 489, DP752056 from W2 Recreational Waterways to R2 Low Density Residential; and
 - Amend the Foreshore Building Line to realign from the new boundary line of the R2 Low Density Residential zone, at a depth of 7.6m from Mean High Water; and
 - Amend **Schedule 1 Additional Permitted Uses** to include a provision that allows for additional building height from 9m to 12.45m – 18.9m and floor space ratio from 0.28:1 to 2.35:1 where the development is for the purpose of Seniors Housing.

not be supported for the following reasons:

- (a) The height and density proposed on the subject site is inconsistent with the Seniors Housing SEPP, Clause 6.8 of Kogarah LEP 2012, the former Kogarah Council’s endorsed Housing Strategy and the objectives of the R2 Low Density Residential zone in the recently gazetted Kogarah LEP 2012 (Amendment No 2); and
 - (b) The proposed development resulting from the Planning Proposal is inappropriate in terms of built form, scale and density and will be out of context with the character of the immediate locality when viewed both from Vista Street and the Georges River foreshore; and
 - (c) There is inadequate justification provided in the documentation submitted with the Planning Proposal to support the increased height and density on the subject site; and
 - (d) The outcomes of the Planning Proposal do not have strategic merit and the development, as proposed is inconsistent with the Strategic Merit Test as outlined in the NSW Department of Planning’s *Rezoning Reviews* (August 2016); and
 - (e) The Department of Planning does not support the use of prescriptive **Schedule 1** Amendments such as that proposed in the Planning Proposal.
2. That for the reasons outlined in (1) above, the Council will not forward the Planning Proposal to the delegate of the Greater Sydney Commission for a Gateway Determination under Section 55 and 56 of the Environmental Planning & Assessment Act 1979.

3. That Council be advised of the IHAP's recommendation.



Adam Seton
Chairperson

4. CONFIRMATION OF MINUTES BY CHAIR

GEORGES RIVER INDEPENDENT HEARING ASSESSMENT PANEL (IHAP) - 21 SEPTEMBER 2017

That the Minutes of the Georges River Independent Hearing Assessment Panel (IHAP) held on 21 September 2017 were confirmed.

The meeting concluded at 5.18pm



Adam Seton
Chairperson