



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, 26 October 2017 at GEORGES RIVER CIVIC CENTRE, CNR DORA AND MACMAHON STREETS, HURSTVILLE.

Commencing at 4.00PM

COMMITTEE MEMBERSHIP

Participants:

Mr Paul Vergotis (Chairman)
Ms Sue Francis (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)
Rita Vella (Coordinator Strategic Planning)
Cathy Mercer (Team Leader Administration)
Monica Wernej (Admin Assistant)

1. APOLOGIES AND DECLARATIONS OF PECUNIARY INTEREST

Apologies from Cathy McMahon (Manager Strategic Planning).

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 4.36pm 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 12-14 Pindari Road Peakhurst Heights

Speaker:

- Glenn McCormack and John McCormack (on behalf of 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 the planning proposal at the request of the proponent and to address the following:

- (a) Consistency of the existing zoning pattern;
- (b) The required land uses for the continued operation of Learning Links and to ensure the future long term economic viability of the site; and
- (c) Built form controls that minimise the adverse impact on the adjoining low scale R2 Low Density Residential development. It is advisable that a built form analysis of the proposed controls is undertaken.

In making the decision to defer the planning proposal, the Georges River IHAP discussed with the proponent the following recommended changes to the current planning controls:

1. A change to the land use zoning from SP2 Church and Community Purpose to R2 Low Density Residential;
2. Changing the maximum Floor Space Ratio (FSR) control to 1:1;
3. Changing the maximum building height to 9m; and
4. Amending Schedule 1 to include *Educational establishments* as an additional land use for the subject property.

Reason: The Panel did not consider the proposed change of the zoning to B1 to be an appropriate planning outcome in relation to the existing and likely future zoning and built form outcome.



Paul Vergotis
Chairperson

3.2 Suite 1A 34 MacMahon Street Hurstville

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 DA2017/0149 for the use of suite as educational training facility for 30 x students at Suite 1A/34 MacMahon Street, Hurstville, by granting consent to the application subject to the conditions recommended in the report submitted to the IHAP meeting of 26 October 2017.



Paul Vergotis
Chairperson

4. CONFIRMATION OF MINUTES BY CHAIR

GEORGES RIVER INDEPENDENT HEARING ASSESSMENT PANEL (IHAP) - 26 OCTOBER 2017

That the Minutes of the Georges River Independent Hearing Assessment Panel (IHAP) held on 26 October 2017 were confirmed.

The meeting concluded at 4.58pm.



Paul Vergotis
Chairperson