



GEORGES RIVER INDEPENDENT HEARING ASSESSMENT PANEL (IHAP)

Minutes of a Meeting of the Georges River Independent Hearing and Assessment Panel held on Tuesday, 19 December 2017 at DRAGON ROOM, GEORGES RIVER CIVIC CENTRE, CORNER MACMAHON AND DORA STREETS, HURSTVILLE.

Commencing at 4.00PM

COMMITTEE MEMBERSHIP

Participants:

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

Additional Invitees:

Meryl Bishop (Director Environment and Planning)
Tina Christy (Manager Development and Building)
Laura Locke (Coordinator Development Assessment)
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 4.45pm and the IHAP Panel proceeded into Closed Session to deliberate the items listed below.

3. GEORGES RIVER INDEPENDENT HEARING AND ASSESSMENT PANEL REPORTS

3.1 815 Forest Road Peakhurst

Speaker:

- Christopher Bounds (on behalf of applicant)
- Nick Spanos (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. DA2015/0279 for the use of church site as a monthly market on Friday evenings at 815 Forest Road, Peakhurst, by granting consent to the application subject to the conditions recommended in the report submitted to the IHAP meeting of 19 December 2017 except;

1. Condition 1 to be deleted.
2. No carnival rides are to operate except for inflatable jumping castle or similar. Such amenities shall be subject to the requirements/licensing of Safe Work NSW.
3. Condition 9 is to be amended to read –

Amplified sound equipment including live bands – There shall be no live bands, amplified sound equipment permitted to be used in the proposed development that will give rise to an 'offensive noise' at any time except in any emergency where the situation poses an immediate risk to public safety.



Paul Vergotis
Chairperson

3.2 27-33 Nielsen Avenue Carlton

Speaker:

- Jim Apostolou (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 determination of Development Application No. 212/2016 for the demolition of existing dwellings and the construction of a five (5) storey residential flat building comprising forty one (41) units and basement parking at 27-33 Nielsen Avenue, Carlton, and invites the applicant to submit the following;

- Amended plans that address the following:
 - To avoid significant excavation and to better align the ground floor with the natural slope of ground level. This may result in the buildings being split into two (2) components through the centre of the development. Proposed units G1, G2 and G3 may need to be raised to achieve a finished floor level closer to natural ground level.
 - The development is to achieve a minimum floor to floor height of 3.1m in accordance with the recommendations of the ADG.
 - In order to comply with the height controls, proposed units 401 and 402 may need to be deleted.



Paul Vergotis
Chairperson

3.3 27-29 Cairns Street and 28-30 Eldon Street Riverwood

Speaker:

- Ross Catts (submitter)
- Jason Lambropoulos (applicant)
- John Cao (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. DA2017/0022 for the demolition of existing structures and construction of a multi dwelling development containing twelve (12) dwellings including four (4) dwellings proposed as Affordable Rental Housing at 27-29 Cairns Street and 28-30 Eldon Street, Riverwood, by granting consent to the application subject to the conditions recommended in the report submitted to the IHAP meeting of 19 December 2017 except;

1. A revised landscape plan be provided prior to Construction Certificate demonstrating the following:
 - Between units CS-1/CS-2 and ES-1/ES-2 (as nominated on Site Plan Issue D), a landscape strip is to be provided adjoining those units resulting in a raised threshold driveway maximum width of 3m. This landscape strip shall not impede vehicular movement in and out of the site and into the adjoining garages and must comply with the Australian Standard 2890.1:2004.
 - The driveway is to be constructed from a combination of materials ie pavers and exposed aggregate finish, to enhance and soften its visual appearance.
 - The driveway area at the centre of the site between the visitor parking spaces is to be redesigned to include a landscaped island capable of growing a mature tree (minimum 200L). This may require units ES-5, ES-6, CS-5 and CS-6 to be redesigned accordingly to ensure vehicle manoeuvrability is achieved.



Paul Vergotis
Chairperson

4. CONFIRMATION OF MINUTES BY CHAIR

**GEORGES RIVER INDEPENDENT HEARING ASSESSMENT PANEL (IHAP) - 19
DECEMBER 2017**

That the Minutes of the Georges River Independent Hearing Assessment Panel (IHAP) held on 19 December 2017 were confirmed.

The meeting concluded at 5.45pm.



Paul Vergotis
Chairperson