



GEORGES RIVER INDEPENDENT HEARING ASSESSMENT PANEL (IHAP)

Minutes of a Meeting of the Georges River Independent Hearing and Assessment Panel held on Wednesday, 31 January 2018 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 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)
Cathy Mercer (Team Leader Administration)

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 4.05pm 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 5.12pm 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 7 Wharf Road, Kogarah Bay

Speakers:

- Rod Zoabi (Architect on behalf of Applicant)
- Louie Saravinovski (Objector)
- John Bush (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. DA2017/64 for the construction of a new three level attached dual occupancy with swimming pools and outbuildings to each dwelling at 7 Wharf Road, Kogarah Bay be refused for the following reasons:

1. The proposed development is contrary to Section 79C(1)(b), (d) and (e) of the *Environmental Planning and Assessment Act 1979* (NSW) having regard to inconsistencies and inaccuracies with the submitted plans and survey information to enable a proper assessment of the proposed development and the likely impacts on the adjoining properties and the streetscape of Parkside Drive.



Paul Vergotis
Chairperson

3.2 16 - 18 Thurlow Street Riverwood

Speakers:

- David Benson (Architect for the Applicant)
- Rod Logan (for the Applicant)

Voting of the Panel Members:

The decision of the panel was unanimous.

Deferral:

The Georges River Council IHAP as the delegate of the Georges River Council defers determination of Development Application No. DA2017/0265 for the demolition of existing structures and construction of a new multi-dwelling housing development including strata subdivision (SEPP Affordable Rental Housing 2009) at 16-18 Thurlow Street, Riverwood, and invites the applicant to submit the following for consideration by the IHAP:

1. To achieve a reasonable amenity to the occupants of the rear bedrooms in units 9-12 inclusive, without compromising the privacy of the adjacent development, amended plans are to demonstrate appropriate rear setback to accommodate two storey structure in addition to achieve an appropriate fenestration (window) treatment (suggested rear setback in the order of 9m).
2. To facilitate the amenity of the upstairs bedrooms and light to the ground floor living spaces, provide a minimum separation of 5m between the building forms within the site.
3. To enhance the visual outlook of the streetscape, relocate the fire egress stairs adjacent to the eastern front boundary to be within the site, whilst complying with the National Construction Code.
4. To improve the amenity to all residents and to increase landscaping along the side boundary, relocate the garbage area to the basement.



Paul Vergotis
Chairperson

3.3 24 - 24B Barry Avenue Mortdale

No Speakers for this application

Voting of the Panel Members:

The decision of the panel was unanimous.

Approval:

The Georges River Council IHAP as the delegate of the Georges River Council determines Development Application No. DA2017/0044 for the demolition of existing structures and construction of new light industrial building with parking at 24-24B Barry Avenue, Mortdale, by granting consent to the application subject to the conditions recommended in the report submitted to the IHAP meeting of 31 January 2018 and with additional Condition 11 to read as follows:

11. The maximum height of the building is not to exceed 11m being 10% variation to *Hurstville Local Environmental Plan 2012*. Details to be submitted prior to construction certificate.

Note: The Panel has imposed this condition having regard to the Department of Planning and Environment's Circular No. PS17-006 dated 15 December 2017.



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 6.05pm.



Paul Vergotis
Chairperson