



GEORGES RIVER COUNCIL

LOCAL PLANNING PANEL (LLP)

MINUTES OF MEETING Thursday, 15 March 2018

COMMITTEE MEMBERSHIP

Participants:

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

Additional Invitees:

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 5.35pm and the LPP Panel proceeded into Closed Session to deliberate the items listed below.

3. GEORGES RIVER LOCAL PLANNING PANEL REPORTS

LPP001-18 33 Hampden Street Beverly Hills (Report by Senior Development Assessment Officer)

Speaker:

- Mr and Mrs Burns (objector)
- Adam Alfonsi (objector)
- Michelle Tesoriero (objector)
- Maree Miller (objector)
- Rhonda Jamleoui (on behalf of applicant)
- Anthony Charbel (applicant)
- Abbas Chebli (on behalf of applicant)

Voting of the Panel Members:

The decision of the Panel was unanimous.

Determination

Approval

The Georges River Council LPP as the delegate of the Georges River Council determines that Development Application No. DA2017/0192 for the demolition of existing structures and construction of a boarding house containing 15 rooms at 33 Hampden Street, Beverly Hills, by granting a deferred commencement consent to the application subject to the conditions recommended in the report submitted to the LPP meeting of 15 March 2018.

The Development Application described above has been determined by the granting of a Deferred Commencement Consent subject to the conditions specified in this notice.

This Development Application is a Deferred Commencement Consent under Section 4.16(3) of the Environmental Planning and Assessment Act (as amended) 1979. Strict compliance is required with all conditions appearing in Schedule 1 within twelve (12) months from the Determination Date of this consent. Upon confirmation in writing from Georges River Council that the Schedule 1 Conditions have been satisfied, the consent shall commence to operate as a Development Consent for a period of five (5) years from the Determination Date of this consent.

Schedule 1

1. A current site specific Plan of Management shall be submitted to the Council's Director Environment and Planning for approval which outlines details in relation to the ongoing use of the premises for affordable housing having regard to and not limited to the following matters:
 - Noise;
 - Safety and security of occupants and adjoining neighbours;
 - Orderly car parking including visitor car parking;
 - Waste disposal;
 - Complaint management and matters raised by any affected adjoining owners.

- Use of common areas.

Schedule 2

2. Condition 8 is amended to read as follows:

CC9.12 - Required design changes - The following changes are required to be made and shown on the Construction Certificate plans:

Window Privacy	The sill height of the window/s located on the southern elevation of Level 1 and Level 2 are to be a minimum height of 1.5m above floor level, or alternatively, the window/s is/are to be fixed and provided with translucent, obscured, frosted or sandblasted glazing below 1.5m above floor level
Landscape Plan	A landscape plan prepared by a qualified landscape architect is to be prepared for the approved development. the landscape plan is to show the details specified in condition 12 of this development consent
Accessible rooms	An accessible bedroom is to be provided for five guests'/tenants' in accordance with the relevant requirements and the provisions of Hurstville Development Control Plan 1. All common facilities within the room where an accessible bedroom is located must also be accessible
Balconies	The balustrade to the balconies is to be amended to be translucent glazing (not clear).
Fences	The fence on the rear boundary shall be 1.8m high comprising 1m solid construction with 800mm on top of open construction, similar to that shown for the front fence on the approved plans. The access to the rear parking area is to be through a mechanical security door.

3. Condition 12 is amended to read as follows:

12. **CC9.83 - Landscape Plan** - A detailed landscape plan, drawn to scale, by a qualified landscape architect or landscape designer, must be submitted prior to the issue of the Construction Certificate. The plan must include:

- (a) Location of existing and proposed structures, services and existing trees on the subject site and the adjoining property, No. 37 Hampden Street Beverly Hills;
- (b) Details of earthworks including mounding and retaining walls and planter boxes;
- (c) Location of proposed plants and a plant schedule showing the plant symbol, botanical name/ common name; quantity; pot size/; and mature height x width.
- (d) Details of planting procedure and maintenance;
- (e) Landscape specification;
- (f) Details of drainage and watering systems;
- (g) Details of garden edging and turf; and
- (h) Any required fencing, retaining walls and other structures not shown on other approved architectural and engineering plans.

Statement of Reasons

The reasons for this determination are:

- The proposed development complies with the requirements of the relevant environmental planning instruments and development control plan
- The applicant has amended the proposal from that originally submitted to address issues relating to privacy and car parking to provide a better outcome for adjoining developments and the functioning of the site.
- The Panel heard submissions from adjoining residents and imposed additional deferred commencement conditions to address the matters raised.



Paul Vergotis
Chairperson

LPP002-18 16-18 Thurlow Street Riverwood
(Report by Senior Development Assessment Planner)

Speaker:

- David Benson (applicant)
- Rod Logan (on behalf of applicant)

Voting of the Panel Members:

The decision of the Panel was unanimous.

Determination

Deferral

The Georges River Council LPP as the delegate of the Georges River Council defers the 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;

- Fully dimensioned amended plans which must indicate the following (but not limited to):
 - Setbacks to all boundaries;
 - Room sizes;
 - Heights including ceiling and ridges;
 - Floor space ratio calculation plan;
 - Landscape plans and private open space areas;
 - Updated shadow diagrams;

- Compliance with the requirements of Schedule 1, Part 1 of the *Environmental Planning and Assessment Regulation 2000* having regard to Item 2 of Part 1.
- The second floor of the rear building shall be moved northward to achieve a minimum 9m setback from the rear boundary. The rear setback of the rear building shall remain no less than 6m from the southern boundary. In this regard the northern elevation of the rear building shall maintain a 5m separation to the middle building.



Paul Vergotis
Chairperson

LPP003-18 2 Belgrave Street Kogarah
(Report by Development Assessment Officer)

Speaker:

- Margaret Antunes (on behalf of applicant)
- Samantha Risteski (applicant)

Voting of the Panel Members:

The decision of the Panel was unanimous.

Determination

Approval

The Georges River Council LPP as the delegate of the Georges River Council determines that Development Application No. DA2017/0366 for the change of use and fit-out to a recreation facility (indoor) - gym at 2 Belgrave Street, Kogarah, by granting consent to the application subject to the conditions recommended in the report submitted to the LPP meeting of (type in date of meeting) except;

- Additional ongoing condition 10A:

The use of the premises shall be restricted to the following hours:

- Monday to Friday inclusive – 5.00am to 8.30pm;
- Saturday, Sundays and Public Holidays - 5.00am to 11.00am.

Statement of Reasons

The reasons for this recommendation are the proposal satisfies the requirements of the relevant planning controls, with the exception of signage, which will not be included as part of the consent.



Paul Vergotis
Chairperson

LPP004-18 112-114 Blakesley Road South Hurstville
(Report by Senior Planner)

Speaker:

- George Andonoski (on behalf of applicant)

Voting of the Panel Members:

The decision of the Panel was unanimous.

Determination

The Panel in giving consideration to this development application has taken into account the relevant matters relating to Clause 4.6 of the KLEP 2012 and concluded that the written request prepared by the applicant was well founded.

Approval

The Georges River Council LPP as the delegate of the Georges River Council determines that Development Application No. DA2017/0550 for the boundary adjustment at 112-114 Blakesley Road, South Hurstville, by granting consent to the application subject to Council's standard conditions for boundary adjustments.

Statement of Reason

The Panel concluded that the proposed minor boundary adjustment would not result in any adverse impact and would not cause any undesirable precedent.



Paul Vergotis
Chairperson

4. CONFIRMATION OF MINUTES BY CHAIR

The meeting concluded at 7.02pm.



Paul Vergotis
Chairperson