



GEORGES RIVER COUNCIL

LOCAL PLANNING PANEL

MINUTES OF MEETING Monday, 7 May 2018

COMMITTEE MEMBERSHIP

Panel Members:

Mr Adam Seton (Chairperson)
Ms Juliet Grant (Expert Panel Member)
Mr Michael Leavey (Expert Panel Member)
Mr Cameron Jones (Community Representative)

Council Staff:

Meryl Bishop (Director Environment and Planning)
Tina Christy (Manager Development and Building)
Cathy Mercer (Team Leader DA Administration)
Monica Wernej (DA 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 4.56pm and the LPP Panel proceeded into Closed Session to deliberate the items listed below.

3. GEORGES RIVER LOCAL PLANNING PANEL REPORTS

LPP012-18 1-3 John Street Kogarah Bay
(Report by Team Leader Development Assessment)

The Panel visited the locality of the site prior to the meeting.

Speakers

- David Waghorn (objector)
- Leesha Payor (objector)
- Tasso Condous (objector)
- Andrew Robinson (on behalf of applicant)

Determination

The resolution of the Panel is:

Pursuant to Section 4.16(1) of the Environment Planning and Assessment Act, 1979, as amended, Development Application No. DA2017/0218 for demolition of existing structures and construction of seven (7) storey residential flat building containing twenty three (23) units and basement parking at 1-3 John Street, Kogarah Bay, is determined by **refusal** for the following reasons:

1. The development application contravenes the maximum height development standard in Clause 4.3 of Kogarah Local Environmental Plan 2012 and no written request under Clause 4.6 seeking to justify the contravention in respect of the development as amended has been made.
2. The height of the proposed building is excessive, having regard to the LEP 2012 maximum height limit and the location of the site adjoining R2 zoned land.
3. The floor to floor height is inadequate having regard to the guidance provided in the Apartment Design Guide which shows 3.1m in figure 4C.5.
4. The amenity of the units on the 4th, 5th and 6th floor plan is poor in that the bedrooms are facing north and the living areas are facing south, contrary to the guidance provided in the Apartment Design Guide. In addition, the foyer on these levels does not have any natural light or ventilation.
5. The plans relating to the solar access impacts of the development are inadequate and incomplete and do not enable a proper assessment of the impact, particularly on properties to the south in the R2 zone.

Voting: Unanimous

LPP013-18 19-23 Empress Street Hurstville
(Report by Independent Assessment)

The Panel visited the locality of the site prior to the meeting.

Speaker

- Jim Apostolou (on behalf of applicant)

Determination

The resolution of the Panel is:

Pursuant to Section 4.16(1) of the Environment Planning and Assessment Act, 1979, as amended, Development Application No. DA2017/0465 for demolition of existing structures and construction of a four storey residential flat building containing twenty six (26) units and basement car parking at 19-23 Empress Street, Hurstville, by **granting consent** to the application subject to the conditions recommended in the report submitted to the LPP meeting of 7 May 2018 except that Condition 24 is amended to include the following in the table:

South west elevation of units G2, 1.2, 2.2	Windows with sill heights 1.5m above floor level are to be included in the bathrooms and laundries
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Statement of Reasons

1. The proposed development complies with the applicable development standards in Kogarah Local Environmental Plan 2012 and is considered to be of an appropriate scale and form for the site and is compatible with the character of the locality.
2. The design of the development responds appropriately to the design criteria in the Apartment Design Guide and the controls in the Kogarah Development Control Plan where relevant.

Voting: Unanimous

LPP014-18 325-329 Princes Hwy Carlton
(Report by Senior Development Assessment Officer)

The Panel visited the locality of the site prior to the meeting.

Speaker

- Derek Rathby (on behalf of applicant)

Determination

The resolution of the Panel is:

Pursuant to Section 4.16(1) of the Environment Planning and Assessment Act, 1979, as amended, Development Application No. DA2017/0491 for demolition of existing structures and construction of a six storey mixed use development comprising three commercial tenancies, 45 residential units, basement car parking and landscaping, and occupation of shop 3 as a veterinarian hospital at 325-329 Princes Highway, Carlton, by **granting consent** to the application subject to the conditions recommended in the report submitted to the LPP meeting of 7 May 2018 except:

1. Amend the table in Condition 12 to include:

North east waste room	Provide internal access for residents to access the waste room
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- 2. Add to end of Condition 32:

Veterinary Waste

The Waste Management Plan is to be amended to make satisfactory provision for the storage of animal cadavers, clinical waste and other animal waste.

Statement of Reasons

1. The Panel has considered the written request made under Clause 4.6 of Kogarah Local Environmental Plan 2012 in relation to the contravention of the maximum height development standard in Clause 4.3 and is satisfied in respect of the matters set out in Clause 4.6(4).
2. The development incorporates adequate floor to floor heights that comply with the guidance in the Apartment Design Guide including additional height provided on the ground floor.
3. The development is an acceptable scale and form for the site having regard to the relevant provisions of Kogarah Local Environmental Plan 2012 and Kogarah Development Control Plan.
4. The proposed development, subject to the conditions imposed will have no unreasonable or unacceptable impacts in the locality.
5. The site is suitable for the proposed development.

Voting: Unanimous

4. CONFIRMATION OF MINUTES

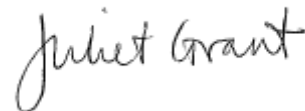
The meeting concluded at 5.53pm



Adam Seton
Chairperson



Michael Leavey
Expert Panel Member



Juliet Grant
Expert Panel Member



Cameron Jones
Community Representative