



GEORGES RIVER COUNCIL

LOCAL PLANNING PANEL

MINUTES OF MEETING

Friday, 05 October 2018

COMMITTEE MEMBERSHIP

Panel Members:

Ms Paul Vergotis (Chairperson)
Ms Juliet Grant (Expert Panel Member)
Mr John Brockhoff (Expert Panel Member)
Mr Cameron Jones (Community Representative)

Council Staff:

Ryan Cole (Manager Development and Building)
Nicole Askew (Coordinator Development Assessment)
Chris Young (Team Leader Development Assessment)
Cathy Mercer (Team Leader DA Administration)
Monica Wernej (DA Admin Assistant)

1. APOLOGIES AND DECLARATIONS OF PECUNIARY INTEREST

There were no apologies received

Cameron Jones declared a non-pecuniary interest in Item LLP045-18 48-50 Bellevue Parade Allawah and left the chamber and took no active part in the matter.

2. PUBLIC SPEAKERS

The meeting commenced at 3.58pm 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 LPP Panel proceeded into Closed Session to deliberate the items listed below.

3. GEORGES RIVER LOCAL PLANNING PANEL REPORTS

LPP043-18 301 Kingsgrove Road Kingsgrove
(Report by Development Assessment Planner)

The Panel carried out an inspection of the site and nearby locality.

Speakers

- John Abihanna on behalf of Laura Alessandri (objector)
- Julie Abihanna (objector)

Voting of the Panel Members

The decision of the Panel was unanimous.

Determination

Deferral

1. Pursuant to Section 4.16(1) of the Environmental Planning and Assessment Act 1979, as amended, Development Application No. DA2017/0487 for the demolition of existing structures and construction of a new 47 place child care centre with basement car parking at 301 Kingsgrove Road, Kingsgrove, be **deferred** and invites the applicant to submit the following;
 - (a) Plan of Management for the overall operation of the Centre.
 - (b) Amended traffic report that considers traffic conflicts in Vivienne Street and Kingsgrove Road during peak school hours and drop off and pick up times of the proposed child care centre. In particular the amended traffic report should consider additional traffic and parking signage within Vivienne Street to minimize traffic conflict in that street and Kingsgrove Road.
2. That the amended traffic report once received shall be referred to the Council's Traffic Management Committee for comment and any appropriate recommendations.
3. Amended documentation shall be submitted to Council within four (4) weeks and a supplementary report shall be submitted to the Panel (as constituted on 5 October 2018) within two (2) weeks following the decision of the Traffic Management Committee and the matter may be handled by electronic means subject to determination of the Chairperson.

Statement of Reasons

Following the site inspection of the subject site and the adjoining properties on Kingsgrove Road and Vivienne Street and having regard to the submissions made by resident objectors, the Panel was of the opinion that the documentation before it was inadequate in relation to aspects of traffic conflict and site management for a determination to be made. Accordingly, the Panel deferred the application subject to additional information to be provided.

LPP044-18 13 Allawah Avenue Carss Park
(Report by Team Leader Development Assessment)

The Panel carried out an inspection of the site and nearby locality.

Voting of the Panel Members

The decision of the Panel was unanimous.

Speakers

- John Carnabuci (applicant)

Determination

Approval

Pursuant to Section 4.16(1) of the Environmental Planning and Assessment Act 1979, as amended, Development Application No. DA2018/0124 for the demolition works, construction of a dual occupancy, swimming pools, retaining walls and front fencing at 13 Allawah Avenue, Carss Park, is determined by **granting consent** to the application subject to the conditions recommended in the report submitted to the LPP meeting of 5 October 2018 except;

a) Insert additional condition:

- 1A. **Torrens Title Subdivision of a Dual Occupancy Development** - A separate development application is required to be lodged with Council for the Torrens Title Subdivision of a Dual Occupancy. Development consent for Torrens Title Subdivision cannot be granted until after the final Occupation Certificate has been issued for the Dual Occupancy Development

Statement of Reasons

- The proposed development is considered to be an appropriate scale and form for the site and the character of the locality;
- The proposed development, subject to the recommended conditions, will have no unacceptable adverse impacts upon the natural or built environments;
- In consideration of the aforementioned reasons, the proposed development is a suitable and planned use of the site and its approval is in the public interest.

LPP045-18 48-50 Bellevue Parade Allawah (Report by Development Assessment Officer)

The Panel carried out an inspection of the site and nearby locality.

Speakers

- Neal Murden (objector)
- Jean Chin (objector)
- Lepa Ustijanovski (objector)
- Xue Jun (Simon) Wu (objector)
- Xue Jun (Simon) Wu spoke on behalf of Mardoula Petsios (objector)
- Ellen Robertshaw (applicant)

- Keith Neems (objector)

Voting of the Panel Members

Cameron Jones declared a non-pecuniary interest in Item LLP045-18 48-50 Bellevue Parade Allawah and left the chamber and took no active part in the matter. The decision of the remaining members of the Panel was unanimous.

Determination

Approval

Pursuant to Section 4.16(1) of the Environmental Planning and Assessment Act 1979, as amended, Development Application No. DA2017/0323 for the demolition of existing dwelling and relocation of the two (2) storey modular classroom building from 51-69 Woids Avenue to the subject site for educational purposes at 48-50 Bellevue Parade, Allawah, is determined by **granting consent** to the application subject to the conditions recommended in the report submitted to the LPP meeting of 5 October 2018 except;

- Amend Condition 33 as follows:
 33. The use of the building shall only operate between the hours of 7.00am to 8.00pm Monday to Saturday excluding Public Holidays.
- Amend Condition 35 as follows:
 35. **Noise Control** - The use of the premises must not give rise to the transmission of offensive noise to any place of different occupancy. Offensive noise is defined in the [Protection of the Environment Operations Act 1997](#) (as amended). In particular, the air conditioning condenser units shall not operate between the hours of 8.00pm to 7.00am on any day.
- Amend Condition 37 as follows:
 37. The area between the building and 46 Bellevue Parade shall not be used for any school related activities.

Statement of Reasons

- The proposed development is considered to be an appropriate scale and form for the site and the character of the locality – in particular the proposal seeks a reconfiguration of the existing school. The scale of building proposed is consistent with both the other buildings as part of the St George Christian School and also the scale of buildings normally expected in a residential zoning.
- The proposed development, subject to the recommended conditions, will have no unacceptable adverse impacts upon the natural or built environments.
- The site is considered suitable for the proposed land use given the residential history of the site and as such is considered acceptable against the provisions of SEPP 55 – Remediation of Land.
- In consideration of the aforementioned reasons, the proposed development is a suitable and planned use of the site and its approval is in the public interest.

LPP046-18 54 Woids Avenue Allawah
(Report by Development Assessment Officer)

The Panel carried out an inspection of the site and nearby locality.

Speakers

- Chris Katris (on behalf of applicant)

Voting of the Panel Members

The decision of the Panel was unanimous.

Determination

Approval

The Panel is satisfied that:

1. The applicants written request under Clause 4.6 of the Kogarah Local Environmental Plan 2012 seeking to justify a contravention of Clause 4.1A minimum lot sizes for multi dwelling housing, residential flat buildings and seniors housing development standard has adequately addressed and demonstrated that:
 - (a) Compliance with the standard is unreasonable or unnecessary in the circumstances of the case; and
 - (b) There are sufficient environmental planning grounds to justify the contravention.
2. The proposed development will be in the public interest because it is consistent with the objectives of the standards and the objectives for development within the zone in which the development is proposed to be carried out.

Pursuant to Section 4.16(1) of the Environmental Planning and Assessment Act 1979, as amended, Development Application No. DA2017/0500 for the alterations and additions to existing residential flat building at 54 Woids Avenue, Allawah, is determined by **granting consent** to the application subject to the conditions recommended in the report.

Statement of Reasons

- The proposed development is considered to be an appropriate scale and form for the site and the character of the locality.
- The proposed development, subject to the recommended conditions, will have no unacceptable adverse impacts upon the natural or built environments.
- In consideration of the aforementioned reasons, the proposed development is a suitable and planned use of the site and its approval is in the public interest.

LPP047-18 470 Railway Parade Allawah
(Report by Development Assessment Officer)

The Panel carried out an inspection of the site and nearby locality.

Speakers

- David Ripplingill (on behalf of applicant)

Voting of the Panel Members

The decision of the Panel was unanimous.

Determination

Approval

Pursuant to Section 4.16(1) of the Environmental Planning and Assessment Act 1979, as amended, Development Application No. DA2018/0132 for the alterations to Allawah Hotel – demolition and reconstruction of the single storey building of the Hotel to contain an outdoor gaming area, bar and back of house facilities at 470 Railway Parade, Allawah, is determined by **granting consent** to the application subject to the conditions recommended in the report submitted to the LPP meeting of 5 October 2018 except;

Delete Conditions 43, 50, 51 and 56.

Statement of Reasons

- The proposed development is considered to be an appropriate scale and form for the site and the character of the locality.
- The proposed development, subject to the recommended conditions, will have no unacceptable adverse impacts upon the local heritage item.
- In consideration of the aforementioned reasons, the proposed development is a suitable and planned use of the site and its approval is in the public interest.

LPP048-18 Operation of the Georges River Local Planning Panel (Report by Manager Development and Building)

Voting of the Panel Members

The decision of the Panel was unanimous.

Determination

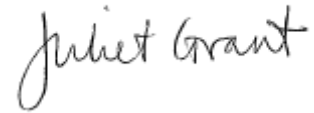
THAT Georges River Council Local Planning Panel resolves that the Chairperson and Alternate Chairpersons write to the General Manager of the Council responding to the items contained in parts (b) and (c) of Council Resolution NM037-18 dated 4 April 2018.

4. CONFIRMATION OF MINUTES BY CHAIR

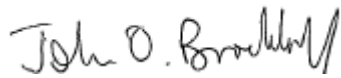
The meeting concluded at 7.04pm.



Paul Vergotis
Chairperson



Juliet Grant
Expert Panel Member



John Brockhoff
Expert Panel Member



Cameron Jones
Community Representative