

MINUTES

Local Planning Panel

Monday, 03 December 2018

4.00pm

Georges River Civic Theatre,
Hurstville



COMMITTEE MEMBERSHIP

Panel Members:

Mr Adam Seton (Chairperson)
Mr John Brockhoff (Expert Panel Member)
Mr Michael Leavey (Expert Panel Member)
Mr Erin Sellers (Community Representative)

Council Staff:

Meryl Bishop (Director Environment and Planning)
Ryan Cole (Manager Development and Building)
Nicole Askew (Coordinator Development Assessment)
Monica Wernej (Admin Assistant)

1. APOLOGIES AND DECLARATIONS OF PECUNIARY INTEREST

There were no apologies received

There were no declarations of Conflicts of Interest

2. PUBLIC SPEAKERS

The meeting commenced at 4.01pm 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 4.28pm and the LPP Panel proceeded into Closed Session to deliberate the items listed below.

3. GEORGES RIVER LOCAL PLANNING PANEL REPORTS

LPP054-18 37 Woronora Parade Oatley
(Report by Development Assessment Planner)

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

Speakers

- Simon Varley (objector)
- Ian Glendinning (applicant)
- Louisa Alessi (applicant)
- Erica Marshall-McClelland (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. DA2018/0293 for the proposed Torrens title subdivision of one (1) lot into two (2) lots, partial demolition of a Heritage listed residential dwelling (Heritage Item No 188), demolition of outbuilding and infilling of an inground swimming pool at 37 Woronora Parade, Oatley, is determined by **granting consent** to the application subject to the conditions recommended in the report submitted to the LPP meeting of 3 December 2018 except;

1. Add the following condition:
 - 1A. **Restrictive Covenant Limiting Scale of Built Form on Lot B** - A Restrictive Covenant shall be created and registered on the title of the property, which limits any building on the Lot to no more than one (1) storey plus attic. The name of Authority having the power to release, vary or modify the Restriction referred is to be Georges River Council.

Reason: To protect the Heritage values of the Heritage item and its surrounds.

2. Add Condition 28 f) to read:

f) Any restrictive covenants required by any other conditions of this consent.

Statement of Reasons

- The proposed development complies with the requirements of the relevant environmental planning instruments and development control plan.
- The proposed development satisfies the Heritage criteria of the site and the subdivision pattern does not adversely impact upon the heritage significance of the dwelling.
- The proposed development is considered to be appropriate for the site and the character of the locality. Subject to the implementation of the recommended conditions, the development will have no unacceptable adverse impacts upon the natural or built environment.
- 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.

LPP055-18 65-67 Lawrence Street Peakhurst
(Report by Senior Development Assessment Planner)

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

Speakers

No speakers registered for this item.

Voting of the Panel Members

The decision of the Panel was unanimous.

Determination

Deferral

The determination of Development Application No. DA2016/0224 for the construction of a part 3, part 4 storey residential flat building containing 13 apartments, basement car parking for 19 vehicles and associated landscaping and site works at 65-67 Lawrence Street, Peakhurst, is **deferred** and the applicant is invited to submit amended plans within three (3) months addressing the following requirements;

- i) In order to improve the relationship of the building and access to the rear area of open space, a staircase shall be incorporated along the eastern side of the site. The accessway shall be setback 900mm from the eastern boundary. This 900mm side setback will include planter boxes with a minimum height of 900mm and will be appropriately landscaped.
- ii) The new accessway along the eastern side shall have a minimum width of 1m.
- iii) The new planter boxes, any boundary fencing and the access path along the eastern side shall be sensitively designed so that it does not adversely affect the integrity of the neighbouring tree and property at 69 Lawrence Street.
- iv) The eastern courtyard to Apartment 1-2 shall be reduced but should maintain a minimum 2m width along this side and shall extend to the rear where it adjoins the deep soil area (6m setback).
- v) The western courtyard located on the ground floor to Apartment 1-3 shall be extended to the rear to include the area adjacent to the basement void and end where the deep soil area begins (6m from the rear boundary).
- vi) A detailed updated Landscape Plan prepared by a Qualified Landscape Architect or equivalent professional shall be provided to include the following details;
 - Solid fixed planter boxes located along the eastern boundary and the proposed planting species and number within these shall be included.
 - A planter box with a minimum width of 900mm and 900mm in height shall be included along the full length of the boundary along the western side of the ground floor courtyard adjoining Apartment 1-3.
 - Treatment of all planting proposed on the roof top.The Landscape Plan shall include all the proposed planting species, number, quantity and type.
- vii) An updated schedule of proposed colours, materials and finishes shall be submitted to Council.
- viii) The fixed louvres along the southern side of the rear balcony to Apartment 2-3 and 3-3 are to be reduced in width and shall have a maximum width of 1.5m when measured from the western side (adjoining Bedroom 3). The intention is to open up these external spaces and provide for more solar access.
- ix) The study to Apartment 2-4 shall be reduced to have a maximum width of 2.4m so that the size of Bedroom 1 shall be increased with the WIR being moved to the north to accommodate this change.
- x) The floor to floor heights of the ground floor, first, second and third floor shall be increased to a minimum of 3.050m to accommodate an internal floor to ceiling height of 2.7m. These changes can be accommodated in the following manner;
 - The basement level can be reduced in height by 200mm to achieve a floor to floor height of 2.8m in the basement and the ground floor level lowered by 200mm as

- ceiling heights in the basement of 2.4m are acceptable given this is not a habitable area. The ground floor level will become RL41.9 as opposed to RL42.1.
- The additional 50mm increase in height at each level (from 3m to 3.050m) for the ground floor level, first floor level and second floor amounts to a total increase of 150mm. This will be captured by the 200mm reduction in height of the garage and the following levels will result;
 - Ground Floor: RL41.9 as opposed to RL42.1
 - First Floor: RL44.95 as opposed to RL45.1
 - Second Floor: RL48:00 as opposed to RL48.1
 - Third Floor: RL51.05 as opposed to RL51.1
 - The floor to floor height of Apartments 4-1 and 4-2 (at the third level) will need to be increased by 250mm as currently the floor to floor height at this level is 2.8m and a minimum of 3.050m should be provided. The 250mm increase will result in the overall height of the roof to these Units at RL54.1 which is 200mm higher than the existing building. The apartments are located at the rear of the building and currently sited well below the 12m height limit so the 200mm increase will not create any adverse impacts and still achieve compliance with the height control.
 - Given the design changes will affect the height in the basement a minimum clearance of 2.4m needs to be maintained at this level and minimum gradients into the basement need to be complied with. This can be achieved by excavating the basement further and the basement could be moved further to the rear to achieve an adequate gradient without adversely affecting the deep soil area at the rear since the basement is located 3m below the existing ground level at the rear.
- xi) The vergola on the roof shall be cut back and reduced in size. The vergola is to only provide protection over the pathway adjoining the lift and stairs and the paths (1m in width) providing access to both apartments on this roof level.
 - xii) The courtyard to Apartment 4-1 on the roof level shall be reduced and the balustrade along the eastern side shall be setback and align with the wall of Bedroom 1 and the adjustable louvres shall be reduced in length to 2m.
 - xiii) The proposed bike rack at the front near the entry is to be deleted as its prominent and within the front setback area.
 - xiv) The void area above the garage at the rear will be open and not include a roof to allow for the basement to be naturally ventilated.
 - xv) Car parking space 1 shall be dedicated to the adaptable apartment.
 - xvi) The location, size and treatment of any ancillary services (booster, electricity substation, and hydrants) need to be shown and designated on the plans.
 - xvii) Details of the proposed front fencing shall be provided. The front fence shall not exceed 1.2m in height and the upper third of the fence shall be constructed of transparent materials.

The Panel delegates the function of determining this application to the General Manager.

LPP056-18 367 Princes Highway Carlton
(Report by Development Assessment Planner)

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

Speakers

No speakers registered for this item.

Voting of the Panel Members

The decision of the Panel was unanimous.

Determination

Approval

Pursuant to Section 4.55(1A) of the Environmental Planning and Assessment Act 1979, as amended, the development consent granted to DA33/2015 on 19 August 2015 for additional floor on existing structure at 367 Princes Highway, Carlton, is modified as follows:

- Condition 1 is deleted and replaced with the following:

(1) **Approved Plans of Consent**

The development must be implemented in accordance with the approved plans and supporting documentation listed below which have been endorsed by Council's approved stamp, except where marked up on the plans and/or amended by conditions of this consent:

Description	Dwg. No.	Date	Issue	Prepared by
Site Plan	DA_050	6/7/18	D	BKA Architecture
Ground Floor Plan	DA_100	6/7/18	E	BKA Architecture
First Floor Plan	DA_101	6/7/18	E	BKA Architecture
Second Floor Plan	DA_102	6/7/18	F	BKA Architecture
Roof Plan	DA_103	6/7/18	F	BKA Architecture
Elevations (west, east & south) Plan	DA_200	6/7/18	F	BKA Architecture
Sections (A & B) Plan	DA_300	6/7/18	F	BKA Architecture
External Finishes (colour & materials)	DA_400	6/7/18	C	BKA Architecture

Statement of Reasons

- The proposed development is considered to be an appropriate scale and form for the site and character of the locality.
- The proposed development, subject to the modified 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 planned use of the site and its approval is in the public interest.

LPP057-18 345 Belmore Road Riverwood (Report by Senior Development Assessment Planner)

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

Speakers

- Lui Zhi Qi (applicant)
- Felipe Ayala (architect)
- Tim Cooper (planner)

Voting of the Panel Members

The decision of the Panel was unanimous.

Determination

Deferral

The determination of Development Application No. DA2016/0343 for the demolition of the existing buildings and the construction of a five (5) storey mixed use development comprising two (2) ground floor commercial tenancies and nine (9) apartments with a rooftop communal open space and basement car parking for 20 vehicles at 345 Belmore Road, Riverwood, is **deferred** and the applicant is invited to submit a Stage 2 Investigation Plan and a Remediation Action Plan in accordance with State Environmental Planning Policy 55 – Remediation of Land and the Managing Land Contamination Planning Guidelines within four (4) months.

The Panel delegates the function of determining this application to the General Manager.

4. CONFIRMATION OF MINUTES

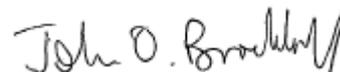
The meeting concluded at 5.32pm



Adam Seton
Chairperson



Michael Leavey
Expert Panel Member



John Brockhoff
Expert Panel Member



Erin Sellers
Community Representative