

MINUTES

Local Planning Panel

Thursday, 20 June 2019

4.00pm

Georges River Civic Centre,
Hurstville



COMMITTEE MEMBERSHIP

Panel Members:

Mr Paul Vergotis (Chairperson)
Mr John Brockhoff (Expert Panel Member)
Mr Michael Leavey (Expert Panel Member)
Mr George Vardas (Community Representative)

Council Staff:

Meryl Bishop (Director Environment and Building)
Nicole Askew (Coordinator Development Assessment)
Chris Young (Team Leader Development Assessment)
Andy Zhou (Development Assessment Officer)
Sandhya Davidson (Development Assessment Officer)
Cathy Mercer (PA to Manager Development and Building)
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 5.11pm and the LPP Panel proceeded into Closed Session to deliberate the items listed below.

3. GEORGES RIVER LOCAL PLANNING PANEL REPORTS

LPP015-19 87 Woronora Parade Oatley
(Report by Development Assessment Officer)

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

Speakers

- Michael Hall (objector)
- Jaci Chen (applicant)

- Tim Stewart (on behalf of applicant)

Voting of the Panel Members

The decision of the Panel was unanimous.

Determination

Deferral

Development Application No. DA2018/0462 for the demolition works and construction of detached dual occupancy with swimming pool and cabana on each lot at 87 Woronora Parade Oatley, be **deferred** and the applicant be invited to submit amended plans which address following:

1. Redesign of Driveway
Redesign of the driveway grade so as to achieve a gradient to meet Australian Standard (AS2890.1-2004) requirements over the distance of the driveway having regard to the entry of the garage to the street and allowing for the provision of a potential 1.2m wide footpath within the road reserve of Woronora Parade. This may result in the raising of the finished floor level (FFL) of the garages so as to accommodate a maximum gradient allowable under the Australian Standard (AS2890.1-2004) over the distance of the driveway.
2. Redesign of Roof
Deletion of the void areas above the foyer, garage and Bedroom 3 so as to achieve a uniform single height profile to reduce the height of the building so as to minimize the visual impact and overshadowing of adjoining properties..
3. Deletion of Cabanas
Deletion of each cabana to allow for additional landscape area in order to meet the minimum 25% landscape control.
4. Lowering of Swimming Pools
The proposed swimming pool for each dwelling shall be lowered so as the coping is no greater than 150mm above finished ground level.
5. Lowering of Alfresco Areas
The finished level of the alfresco areas shall be reduced so as the height of these areas shall not exceed 300mm above finished ground level.

Amended plans addressing the Panel's concerns, above must be submitted to the Council by 19 August 2019 otherwise the application will be determined on the information currently provided. Following receipt of this information, the Panel, as constituted on 20 June 2019 meeting will determine the application electronically, unless the Chair determines that a further public meeting is required.

LPP016-19 42 Carwar Avenue Carss Park
(Report by Development Assessment Planner)

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

Speakers

- Phil Perkins (objector)
- Litsa Sifniotis (objector)
- Gregory Anderson (objector)
- Stuart Gelder (architect)

Voting of the Panel Members

The decision of the Panel was unanimous.

Determination

Deferral

Development Application No. MOD2019/0005 seeking retrospective approval for unauthorised works and alterations and additions to the approved dwelling at 42 Carwar Avenue, Carss Park, be **deferred** and the applicant be invited to submit amended plans which address following:

1. Privacy Screens
 - (a) Provide fixed lightweight privacy screening (obscure glass or the like) around the northern and eastern side of the rear balcony to a minimum height of 1.8m. The screen along the eastern side of the rear balcony is to be set to the line of the rear of the columns with a planter box (600mm x 600mm) to extend between the existing columns.
 - (b) Provide fixed obscure glazing to the southern opening of the rear balcony.
2. Deletion of External Stairs
 - (a) Delete the stair access from the balcony and provide access to the rear yard from the basement level. In this regard, the basement level shall not be filled.
3. Obscure Glazing
 - (a) Provide obscure glazing to windows W25 and W26 in Bedroom 2.
4. Additional Landscaping
 - (a) Provide additional landscaping along the eastern and northern boundaries, or adjacent to the building, to increase screening of the rear subfloor area below the balcony.
 - (b) Provision of an amended landscape plan which addresses items 1 and 5 above.
5. Revised Colour Scheme
 - (a) Submit a revised external colour scheme using recessive colours to reduce the apparent bulk of the building.
6. Retaining walls
 - (a) The provision of a masonry retaining wall along the side boundaries so as to accommodate the existing cut adjacent to those boundaries between the dwelling.

Amended plans addressing the Panel's concerns, above must be submitted to the Council by 19 August 2019 otherwise the application will be determined on the information currently provided. Following receipt of this information, the Panel, as constituted on 20 June 2019

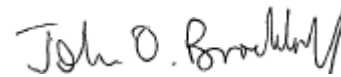
meeting will determine the application electronically, unless the Chair determines that a further public meeting is required.

4. CONFIRMATION OF MINUTES

The meeting concluded at 6.37pm.



Paul Vergotis
Chairperson



John Brockhoff
Expert Panel Member



Michael Leavey
Expert Panel Member



George Vardas
Community Representative
