

## Current Legal Cases – Status and Costs – February 2020

### Advice on Costs and Status of Council's Court Proceedings

#### Executive Summary

1. Advice on Council's Court proceedings for the period 24 January 2020 to 9 March 2020 is contained within this report.
2. Total costs to date for the 2019/20 financial year for Court proceedings are \$919,160.
3. Total legal costs recovered to date for the 2019/20 financial year are \$315,456.
4. **Total nett costs are \$603,704.**

#### Background

5. The current Court Proceedings for the reporting period are broken down as follows:

##### **Land and Environment Court**

- 22 x Class 1 (Merit/DA)
- 2 x Class 4
- 1 x Class 6

##### **Local Court**

- 2 x Council Prosecutions
- 1 x Police matter

##### **NSW Civil and Administrative Tribunal (NCAT)**

- 1 x matter

#### New Matters

6. There were five new Class 1 matters received during this period (*Faraj*) (*APlus Architecture*), (*Moussa*), (*W H Project Management Pty Limited*) and (*Outdoor Systems Pty Limited*) and one new Class 4 matter (*Hammoud, Hamade and Li*).

## Finalised matters

7. One matter was finalised – (*Kasif*).

## Current Table

8. The Court proceedings current for the reporting period are set out below. The external costs include both external legal and expert consultants' (Court witnesses') fees.

No.	Property Address / Applicant / Proceedings Number	Description of Matter	Status / Critical Dates
<b>Land and Environment Court Proceedings – Class 1 Appeals</b>			
1	505 – 507 Rocky Point Road, Sans Souci  <b>Applicant:</b> Al Abraham  <b>Proceedings No:</b> 2018/317003	Class 1 Appeal against deemed refusal of DA 2018/0252 for the demolition of existing dwellings and ancillary structures and the construction of a mixed-use development over basement parking.	Matter not resolved at S34 Conference on 24 May 2019. Hearing dates of 20 and 21 January 2020 vacated and relisted for 12 and 13 March 2020.
2	143 – 145 Rocky Point Road, Beverley Park  <b>Applicant:</b> Adouni and Raad Pty Limited  <b>Proceedings No:</b> 2018/369087	Class 1 Appeal against deemed refusal of DA2018/0429 for the demolition of existing building and the construction of a residential flat building, basement car parking, landscaping and associated works.	Matter not resolved at S34 Conference on 31 July 2019. Matter listed for hearing on 10 and 11 March 2020.
3	3 Gray Street, Kogarah  <b>Applicant:</b> Best Build NSW Pty Limited	Class 1 Appeal against deemed refusal of DA2018/0201 for the demolition of existing building and the construction of a 6 storey boarding house comprising 44 rooms including site manager	Matter not resolved at S34 Conference on 28 August 2019. Matter listed for hearing on 28 and 29 May 2020.

	<b>Proceedings No:</b> 2018/393349	room over basement car parking.	
4	301 Kingsgrove Road, Kingsgrove  <b>Applicant:</b> Futuristic Design Pty Limited  <b>Proceedings No:</b> 2018/390589	Class 1 Appeal against refusal of DA2017/0487 for the demolition of all structures and construction of a two (2) storey child care centre for forty seven (47) children and basement car parking.	Matter not resolved at S34 Conference on 19 August 2019. Matter listed for hearing on 30 and 31 March 2020.
5	22 Empress Street, Hurstville  <b>Applicant:</b> Erdogan Kasif  <b>Proceedings No:</b> 2019/9753	Class 1 Appeal against deemed refusal of DA2018/0441 for partial demolition of existing structures and construction of a residential flat building containing 6 apartments with basement car parking.	Matter not resolved at S34 Conference on 13 September 2019. Matter heard on 9 and 10 December 2019. Awaiting judgment. Appeal upheld.
6	253 – 255 Princes Highway, Carlton  <b>Applicant:</b> Touma Carlton Pty Limited  <b>Proceedings No:</b> 2019/150524	Class 1 Appeal against deemed refusal of DA2019/0116 for demolition of existing structures and construction of a six storey mixed use development.	Matter not resolved at S34 Conference on 30 January 2020. Matter listed for hearing on 1 and 2 September 2019.
7	2 – 10 Palmerston Street, Kogarah  <b>Applicant:</b> A V Jennings SPV No 19 Pty Limited  <b>Proceedings No:</b> 2019/152130	Class 1 Appeal against modification of Court granted consent on 20 September 2018 approving DA9/2017/112/1 subject to conditions, for the construction of a residential flat building comprising 51 units and 6 serviced apartments over 3 levels of	Matter listed for S34 Conference on 1 November 2019. Matter listed for hearing on 7 and 8 July 2020.

	<b>Proceedings No:</b>	basement parking for 63 cars. Modification is seeking construction of a mixed use building containing a ground floor retail shop and 11 residential floors comprising a total of 55 units and deletion of s7.13 contributions in the amount of \$855,000.	
8	29 Penshurst Street, Penshurst  <b>Applicant:</b> Christopher Thomas  <b>Proceedings No:</b> 2019/191841	Class 1 Appeal against deemed refusal of DA2019/0160 for the partial demolition of the Penshurst Hotel and construction of a car park.	Matter not resolved at S34 Conference on 31 January 2020. Matter listed for hearing on 11 and 14 September 2020.
9	14 English Street, Kogarah  <b>Applicant:</b> Siscus Holdings Pty Limited  <b>Proceedings No:</b> 2019/191686	Class 1 Appeal against deemed refusal of DA2018/0213 for the demolition of existing structures and construction of a 6 storey boarding house with 33 rooms over one level of basement parking.	Matter listed for S34 Conference on 25 February 2020. Matter adjourned to 11 March 2020.
10	2 – 4 Vaughan Street, Blakehurst  <b>Applicant:</b> Gianni Georges  <b>Proceedings No:</b> 2019/282526	Class 1 Appeal against refusal of DA2018/0517 for demolition of existing dwellings and improvements and the erection of a strata residential flat building development comprising 24 units being 4 x 1 bed, 18 x 2 bed and 2 x 3 bed apartments above basement parking for 38 cars.	Matter listed for S34 Conference on 12 May 2020.

11	<p>16 – 22A Gladstone Street and 2 Victoria Avenue, Kogarah</p> <p><b>Applicant:</b> Kogarah Investments No 1 Pty Limited</p> <p><b>Proceedings No:</b> 2019/283937</p>	<p>Class 1 Appeal against deemed refusal of DA2019/0319 for the retention of the local heritage listed dwelling on 2 Victoria Street, demolition of other existing structures and the construction of an 11 storey residential flat building with 3 levels of basement car parking.</p>	<p>Matter listed for S34 Conference on 8 May 2020.</p>
12	<p>137 Woniora Road, South Hurstville</p> <p><b>Applicant:</b> Xiao Ping Zheng</p> <p><b>Proceedings No:</b> 2019/290322</p>	<p>Class 1 Appeal against refusal of DA0616/2017 for demolition of existing structures and construction of a boarding house to accommodate 29 boarders and parking.</p>	<p>Matter listed for S34 Conference on 11 December 2019. Matter listed for hearing on 20 August 2020.</p>
13	<p>4 The Esplanade, South Hurstville</p> <p><b>Applicant:</b> Ekon Pty Limited</p> <p><b>Proceedings No:</b> 2019/296629</p>	<p>Class 1 Appeal against refusal of DA2017/0659 for demolition of existing structures and construction of 68 place childcare centre at 4 The Esplanade, South Hurstville.</p>	<p>Matter listed for S34 Conference on 18 May 2020.</p>
14	<p>186 – 190 Princes Highway and 2 – 6 Lacey Street, Kogarah Bay</p> <p><b>Applicant:</b> Truland Development Pty Limited</p> <p><b>Proceedings No:</b> 2019/308785</p>	<p>Class 1 Appeal against refusal of DA2018/0513 for retention of heritage item, demolition of all other existing structures and construction of a residential flat building over two levels of basement parking.</p>	<p>Matter listed for S34 Conference on 26 May 2020.</p>
15	<p>69 Boundary Road, Mortdale</p>	<p>Class 1 Appeal against modification to development consent number MOD2018/0118</p>	<p>Matter listed for S34 Conference on 31 July 2020.</p>

	<p><b>Applicant:</b> K J Planning</p> <p><b>Proceedings No:</b> 2019/371035</p>	<p>in relation to conditions 53, 54, 73, 74 and 75.</p>	
16	<p>60 Jellicoe Street, Hurstville Grove</p> <p><b>Applicant:</b> Darc Studio</p> <p><b>Proceedings No:</b> 2019/396861</p>	<p>Class 1 Appeal against deemed refusal of DA2019/0296 for erection of a two storey dual occupancy, front fence and swimming pool.</p>	<p>Matter listed for hearing on 6 and 7 July 2020.</p>
17	<p>87a Jubilee Ave, Beverley Park</p> <p><b>Applicant:</b> Beverley Park Golf Club Limited</p> <p><b>Proceedings No:</b> 2020/14918</p>	<p>Class 1 Appeal against refusal of DA2017/0471 for construction of perimeter security fence and gates.</p>	<p>Matter listed for S34 Conference on 7 April 2020.</p>
18	<p>11 Arnold Street, Peakhurst</p> <p><b>Applicant:</b> Hassib Faraj</p> <p><b>Proceedings No:</b> 2020/43296</p>	<p>Class 1 Appeal for refusal of DA2018/0309 for demolition and construction of a two storey boarding house containing eleven (11) rooms with basement car parking at 11 Arnold Street, Peakhurst.</p>	<p>Matter listed for first directions on 10 March 2020.</p>
19	<p>5 Mona Street, Allawah</p>	<p>Class 1 Appeal for deemed refusal of DA2019/0608 for demolition of existing</p>	<p>Matter listed for S34 Conference on 6 October 2020.</p>

	<p><b>Applicant:</b> Aplus Architecture</p> <p><b>Proceedings No:</b> 2020/39217</p>	structures and construction of a boarding house development with basement parking.	
20	<p>23 Bay Road, Oatley</p> <p><b>Applicant:</b> Mustapha Moussa</p> <p><b>Proceedings No:</b> 2020/35211</p>	Class 1 Appeal in relation to modification of consent number DA2017/0198 be rescinded and modification approved to allow removal of Tree 36, relocation of Council stormwater pit, installation of a new driveway including the removal of a rock outcrop and level changes.	Matter listed for directions on 10 March 2020.
21	<p>1 Butler Road, Hurstville</p> <p><b>Applicant:</b> W H Project Management Pty Limited</p> <p><b>Proceedings No:</b> 2020/60885</p>	Class 1 Appeal for refusal of DA2017/0402 for demolition of existing structures and construction of new mixed use buildings with ground floor retail, 11 levels and apartments and 3 levels of basement car parking with strata subdivision.	Matter listed for first directions on 25 March 2020.
22	<p>519 King Georges Road, Beverly Hills</p> <p><b>Applicant:</b> Outdoor Systems Pty Limited</p> <p><b>Proceedings No:</b> 2020/65407</p>	Class 1 Appeal for deemed refusal of DA2019/0608 for demolition of existing structures and construction of a boarding house development with basement parking.	Matter listed for first directions on 27 March 2020.

Land and Environment Court Proceedings – Class 4 Appeals			
1	5 Maclaurin Street, Penshurst  <b>Parties:</b> Emanuel Mifsud  <b>Proceedings No:</b> 2019/323436	Class 4 Application filed requiring Defendant to remove articles and items from the Premises (hoarding).	Listed for a contested hearing on 28 and 29 July 2020.
2	244 Connells Point Road, Connells Point	Class 4 Application in relation to unauthorised works.	Listed for first directions on 3 April 2020.
Land and Environment Court Proceedings – Class 6 Appeals			
1	18 Riversdale Avenue, Connells Point  <b>Parties:</b> Ahmad Hijazi  <b>Proceedings No:</b> 2019/323436	Appeal against Local Court judgment of \$120,000 in fines.	Listed for hearing on 4 March 2020. Judgment reserved.
Local Court Proceedings			
1	244 Connells Point Road, Connells Point  <b>Parties:</b> Habib Hamade  <b>Proceedings No:</b> 2019/239776	Annulment Application against Penalty Notice for failing to comply with lawful direction of a Council officer.	Matter listed for directions on 28 January 2020. Application withdrawn.
2	7/5-9 Hudson Street, Hurstville	Appeal against Penalty Notice issued for not	Matter listed for hearing on 24 and 25 August 2020.



	<b>Parties:</b> David Cost-Chretien	complying with order.	
<b>Local Court Proceedings – Police</b>			
1	Former staff member (KF) <b>Police as Prosecutor</b>	Police charge of Larceny.	The defendant has pleaded not guilty. Matter is listed for hearing on 16 April 2020.
<b>NCAT Proceedings</b>			
1	Rita Kastanias	Applicant is objecting to release of documents sought under the <i>Government Information (Public Access) Act 2009 (GIPA)</i> .	Matter is listed for further directions on 28 April 2020.

9. Costs to date are as follows:

<b>Type</b>	<b>Amount</b>
Class 1 Appeals – Consultants for Court Proceedings	\$220,024
Class 1 Appeals – Planning DA External Lawyers	\$328,516
Class 2 Appeals	\$1,838
Class 3 Appeals	\$0
Class 4 Appeals	\$104,788
Class 5 Appeals	\$0
Local Court Prosecutions/Enforcements	\$6,393
Supreme Court Proceedings	\$19,731
Industrial Relations Commission (IRC)	\$0
NSW Civil and Administrative Tribunal (NCAT)	\$7,889
<b>Total</b>	<b>\$689,179</b>