

Item 4 – 10 Lawrence Street, Peakhurst

Speakers:

- Jenny Yang (Neighbour)
- Tarek Ibrahim (Applicant)

IHAP Decision

The Georges River Council IHAP as the delegate of the Georges River Council defers determination of Development Application No. 2014/1197 for the construction of three storey child care centre for 48 children with basement car parking at 10 Lawrence Street, Peakhurst and invites the applicant to submit amended plans and details addressing the following within 14 days;

- Increase the side setbacks of the outdoor terrace on level 1 so that they are a minimum of 1.5 metres on each side and increase the rear setback of the terrace so that it is a minimum of 10 metres.
- Increase the side setbacks of the outdoor terrace on level 2 so that they are a minimum of 3 metres on each side and reduce the depth of the terrace so that it is no more than of 3.5 metres.
- Provide full details of the privacy and acoustic screen on level 1 and 2 outdoor terraces.
- Internalise the fire stairs that are presently shown on the northern elevation.
- A Plan of Management that includes details in relation to the use and times of the outdoor play areas, the use and types of equipment (play equipment), drop off/pick-up arrangements, Complaint Handling Procedure and servicing of the site (deliveries and collections of items).

Voting of the Panel Members:


The decision of the panel was by majority.

In Favour:

Adam Seton (Chairperson)
Gabrielle Morrish (Panel Member)
Paul Vergotis (Community Representative)

Against:

Juliet Grant


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Adam Seton
Chairperson 21/6/2016