

ADDENDUM REPORT TO GEORGES RIVER COUNCIL LPP MEETING OF THURSDAY, 16 FEBRUARY 2023

LPP Report No.	LPP001-23	Development Application No.	DA2021/0361
Site Address and Ward Locality	Addendum Report - 50 Lily Street, Hurstville Hurstville Ward		
Proposed Development	Alterations and additions to an existing dwelling and a change of use to be used as an eight (8) room boarding house.		
Owners	Mrs. Carmalina Lombardi		
Applicant	Mrs. Carmalina Lombardi		
Planner/Architect	Planner – Rockeman Town Planning; Architect/Designer – Lombardi Designs		
Date of Lodgement	27/09/2021		
Submissions	4 submissions received		
Cost of Works	\$224,994.00		
Report prepared by	Development Assessment Planner		
Local Planning Panel Criteria	The application is for a boarding house and is required to be determined by the Georges River Local Planning Panel under Georges River Council Delegations.		
List of all relevant s.4.15 matters (formerly s79C(1)(a))	Greater Metropolitan Regional Environmental Plan No.2- Georges River Catchment, State Environmental Planning Policy No.55- Remediation of Land, State Environmental Planning Policy Infrastructure 2007, State Environmental Planning Policy Vegetation in Non-Rural Areas 2017, State Environmental Planning Policy (Biodiversity and Conservation) 2021, State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Transport and Infrastructure) 2021, State Environmental Planning Policy (Industry and Employment) 2021, State Environmental Planning Policy (BASIX) 2004, State Environmental Planning Policy (Affordable Rental Housing) 2009, Hurstville Local Environmental Plan 2012, Hurstville Development Control Plan 2012, Georges River Local Environmental Plan 2021, Georges River Development Control Plan 2021, Housing State Environmental Planning Policy 2021		
List all documents submitted with this addendum for the Panel's consideration	Council's Waste Officers referral comments		
Recommendation	That the application be refused in accordance with the reasons referenced at the end of the published assessment report and the matters raised in this addendum report.		

Executive Summary

1. This addendum report has been prepared following a review of the published report. The development proposal involves alterations and additions to an existing dwelling and a change of use to be used as an eight (8) room boarding house.
2. A detailed assessment report was prepared and published and can be accessed via the following link:

https://infoweb.georgesriver.nsw.gov.au/grinfocouncil/Open/2023/02/LPP_16022023_AGN_AT.PDF

Considered the planning merits and compliance of the scheme.

3. The following information is included as an Addendum to the published report recommending refusal of the application.
4. A review of the published report revealed the following assessment consideration was omitted due to a technical issue which happened at the time of publishing.
5. This addendum report addressed the Waste Officers comments relating to this development application.

Council's Waste Officer is currently not supportive of the proposal based in the criterion provided for assessment, the following recommendations have been made:

A redesign is required to address the significant issues with the design to ensure waste management is considered according to Council's requirements and in line with best practice.

- *The applicant is required to provide updated Architectural Plans and WMP to satisfy current relevant planning instruments and Council's requirements specified above.*
- *The applicant is required to provide details of all contractors for managing construction and demolition waste in the revised Waste Management Plan.*
- *The applicant must make provisions for waste disposal on each occupied floor for each waste stream in line with this referral, such as waste storage containers in communal areas that cater for at least 2 days of general waste, recycling and organics.*
- *The bin storage area must be structurally separated with all bins (including organics bins) stored in a designated bin room, cage, or similar. Loose storage of bins is not acceptable.*
- *The bin wash area must be indicated on the updated architectural plans*

- *The applicant must clearly confirm the proposed compliant presentation location (for bins and bulky waste) in the updated WMP and Architectural Plans and confirm the compliant location at which the waste collection vehicle will stand to provide bin and bulky waste collection services.*

It is also noted that collection of bulky waste from the Laneway at the rear is not supported.

Consideration for the provision of separate Food Organics and Garden Organics (FOGO) has also been suggested as has recently been mandated by the NSW State Government for all residential properties has been requested.

Based on the above, Council's Waste Officer is not supportive of the application currently before Council.