

**ELECTRONIC DETERMINATION OF THE GEORGES RIVER LOCAL PLANNING
PANEL
19 NOVEMBER 2021
SCHEDULE 2, PART 5, ITEM 26 OF THE ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979 (NSW)**

Panel constituted by: Sue Francis (Chair), John Brockhoff (Expert) and Michael Leavey (Expert)

Development application: DA2021/0078

Proposal: Alterations and additions to an industrial building and use of the premises as a self-storage facility

Premises: Lot A DP 335941, 165 Penshurst Street Beverly Hills

Determination:

The Panel accepts the additional information that has been provided with the exception of that required to satisfy deferral Item iv. The Panel still requires demonstration and evidence that the existing stormwater system (or as augmented) can reasonably and satisfactorily accommodate the stormwater drainage from the site and the proposed development. The Panel therefore defers the matter to seek this information.

Deferral

The Panel determined to **defer** Development Application No. DA2021/0078 for the alterations and additions to an industrial building and use of the premises as a self-storage facility at 165 Penshurst Street, Beverly Hills, and invites the applicant to submit the following;

1. Stormwater management information to demonstrate that the system can adequately and legally cater for the stormwater from the proposed works being discharged to the existing stormwater system or to the street. This should include:
 - i. Submit details of the easement's pipe existing condition based on the use of a CCTV investigation serviceability and structural conditions and a survey plan prepared by a registered surveyor showing the existing pipe location, size, cover from ground surface, depth and its extent within the easement outside the property leading to its connection to downstream public drainage systems.
 - ii. Provide proof of capacity of the existing pipe: a detailed longitudinal section of the existing drainage pipe within the easement showing surface levels, invert levels, grade, any public utility services shall be submitted with engineering calculations demonstrating adequate capacity of the pipe to cater for the developed property runoff (including hydraulic grade line analysis) which shall be prepared by a consulting

drainage engineer and submitted for approval to Council's Development Engineer.

- iii. A certificate is to be provided from the drainage design engineer stating that the drainage pipe within the rear inter allotment easement is fit for purpose and shall be able to drain and cater for developed design runoff from the subject property without adverse and nuisance impact to all neighbouring properties burdened by the easement.

The matter is to be referred back to the same Panel for electronic determination within 60 days.

Date of Determination: 19 November 2021

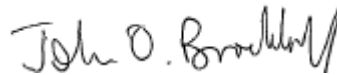
Voting: Unanimous

Confirmed: Sue Francis (Chair), John Brockhoff (Expert) and Michael Leavey (Expert) as the constituted Georges River Local Planning Panel pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (NSW).

Dated: 19 November 2021



Sue Francis
Chairperson



John Brockhoff
Expert Panel Member



Michael Leavey
Expert Panel Member