

## GEORGES RIVER COUNCIL INDEPENDENT HEARING & ASSESSMENT PANEL (IHAP)

Minutes of a Meeting of the Georges River Independent Hearing and Assessment Panel (IHAP) held on Thursday, 22 September 2016 at Georges River Council, Civic Centre, MacMahon Street, Hurstville.

Commencing at 4.00pm

### ATTENDANCE:

#### Panel Members

Adam Seton	Chairperson
Gabrielle Morrish	Panel Member
Sue Francis	Panel Member
Cameron Jones	Community Representative

#### Others

Rod Logan	Director – Environment and Planning
George Andonoski	Manager Planning and Development
Tina Christy	Manager - Development Assessment
Cathy Mercer	Administration
Monica Wernej	Minute Secretary

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## 1.0 APOLOGIES AND DECLARATIONS OF PECUNIARY INTEREST

There were no apologies received.

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There were no declarations of Pecuniary Interest.

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## 2.0 PUBLIC SPEAKERS

The meeting commenced at 4.01pm 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 6.30pm and the IHAP Panel proceeded into Closed Session to deliberate the items listed below.

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## 3.0 GEORGES RIVER INDEPENDENT HEARING & ASSESSMENT PANEL REPORTS

### 3.1 445-447 FOREST ROAD PENSURST – DA2015/0011

#### Speakers:

- Ben Wang (Resident)
- Tong Chen (Resident)
- Maree Miller (Resident)
- Michelle Tesoriero (Resident)
- Graeme Young - Consultant to Resident Group (Resident)
- Waner Ren (Resident)
- Chris King of SCK Planning and Associates (Owner/Applicant)
- Jasmin Bekric - Imam (Owner/Applicant)

#### Voting of the Panel Members:

The decision of the panel was unanimous.

## DECISION OF THE PANEL

### Deferral:

The Georges River Council IHAP as the delegate of the Georges River Council defers Development Application No. DA2015/0011 for alterations and additions to existing place of worship (mosque) including first floor additions, new domed roof, ground floor additions, internal alterations and 16m high minaret attached to the north east of the building at 445-447 Forest Road, Penshurst, and invites the applicant to submit additional information for consideration at a future meeting of the IHAP:

- On street parking survey for Friday noon and evening service prayer times for four (4) consecutive Fridays. The survey is to be carried out for the on street parking within a 400m radius and be conducted by a suitably qualified independent traffic expert.

- A revised Plan of Management;
  - dealing with the method by which the number of persons attending the premises is to be limited to two hundred and fifty (250),
  - dealing with how the on street parking in the area will be managed.
  - identify for each component the procedures for ensuring all actions are undertaken.
  - including provisions to ensure that actions can be reviewed and complaints monitored.
  - that provides a detailed timetable of activities and events that are proposed to be conducted throughout the year and the estimated likely numbers to attend.
  - should include liaison and methods to ensure Council is made aware of procedures.

### 3.2 34 COREEN AVENUE PEAKHURST - DA2015/0285

#### Speakers:

- No Speakers Registered

#### Voting of the Panel Members:

The decision of the panel was unanimous.

#### DECISION OF THE PANEL

##### Approval:

The Georges River Council IHAP as the delegate of the Georges River Council determines Development Application No. DA2015/0285 for the subdivision - two Torrens title lots at 34 Coreen Avenue, Peakhurst, by granting consent to the application subject to the conditions recommended in the report submitted to the IHAP meeting of 22 September 2016.

### 3.3 37 OGILVY STREET PEAKHURST – REV2016/0018

#### Speakers:

- Tony D'Ambra (Resident)
- Deni Gliddon (Resident)

#### Voting of the Panel Members:

The decision of the panel was unanimous.

#### DECISION OF THE PANEL

##### Approval:

The Georges River Council IHAP as the delegate of the Georges River Council considers that there are no substantive planning reasons for refusal of the application and recommends to Council that the Section 82A Review be determined by granting approval to DA2015/0057 for the demolition of existing structures and construction of a detached dual occupancy with front fence at 37 Ogilvy Street, Peakhurst, subject to appropriate standard conditions for dual occupancy

development.

**3.4 96 PARK ROAD KOGARAH BAY – DA2016/0074**

**Speakers:**

- Petra Herzog(Resident)
- Bill Tzivakis (Resident)
- Bill Tzivakis on behalf of T H Tran (Resident)
- Zisi and Mary Kokotatsios(Resident)
- Leesha Payor of Kogarah Residents Associated Incorporated (Resident)
- Peter Sangster (Resident)

**Voting of the Panel Members:**

The decision of the panel was unanimous.

**DECISION OF THE PANEL**

Approval:

The Georges River Council IHAP as the delegate of the Georges River Council determines Development Application No. DA2016/0074 for the demolition of existing dwelling and construction of a child care centre at 96 Park Road, Kogarah Bay, by granting consent to the application subject to the conditions recommended in the report submitted to the IHAP meeting of 22 September 2016 except;

- Add condition 33A in the following terms;  
33A. The outdoor areas shall not be used for more than two (2) hours per day for children’s activities.
- Add condition 7A in the following terms;  
7A. The external bin store located on Glenview Street is to be relocated into the basement adjacent to the lobby and lift and next to car space 1. Additional excavation to the west of the car stacker may be necessary to achieve this.
- Add condition 7B in the following terms;  
7B. The 1.8m high timber fence located in the front setback of Park Road shall be changed to masonry.

**3.5 799 KING GEORGES ROAD SOUTH HURSTVILLE – DA2013/0103/2**

**Speakers:**

- Stephen Bible of Connells Point Progress Association (Resident)
- Benjamin Young of KDC Pty Ltd (Owner/Applicant)

**Voting of the Panel Members:**

The decision of the panel was unanimous.

**DECISION OF THE PANEL**

Approval:

The Georges River Council IHAP as the delegate of the Georges River Council determines the Section 96 Modification Application DA2013/0103/2 for the change of hours at 799 King Georges Road, South Hurstville, by modifying the development consent as recommended in the report submitted to the IHAP meeting of 22 September 2016.

**3.6 4 ST GEORGES PARADE HURSTVILLE – DA2016/0110**

**Speakers:**

- Cong Dong Truong (Resident)
- Gordon Yan (Resident)
- Tamara Summers (Resident)
- Rachel Harrison of Planning Ingenuity (on behalf of Owner/Applicant)
- William Karavelas of Cornerstone Design (on behalf of Owner/Applicant)
- Shane Youssef (Owner/Applicant)

**Voting of the Panel Members:**

The decision of the panel was unanimous.

**DECISION OF THE PANEL**

Refusal:

The Georges River Council IHAP as the delegate of the Georges River Council determines Development Application No. DA2016/0110 for additional three (3) levels (6 units) on residential flat building under construction at 4 St Georges Parade, Hurstville, by refusing consent to the application for the following reasons;

1. The proposal is an overdevelopment of the site by virtue of the following
  - (a) Failure to satisfy the relevant parking requirements of the Apartment Design Guide (ADG);
  - (b) Failure to satisfy the relevant visitor car parking requirements required for the additional units. The two (2) visitor spaces provided fronting St Georges Parade are unacceptable due to their location in the front setback; the impact those spaces would have on the provision of the deep soil landscaping and the impact on the amenity of unit 1;
  - (c) The non compliance with the relevant landscaped and communal area requirements;
  - (d) Inadequate building setbacks to the northern boundary having regard to ADG;
  - (e) Failure to comply with the ADG for storage in units;
  - (f) The loss of sunlight to the existing units to the south west and
  - (g) Non compliant floor to floor heights having regard to the ADG.

**3.7 247 PRINCES HIGHWAY CARLTON – DA2016/0047 - RESUBMITTED ITEM**

**Speakers:**

- Suzanne O'Connor (Resident)

**Voting of the Panel Members:**

The decision of the panel was unanimous.

**DECISION OF THE PANEL**

Approval:

The Georges River Council IHAP as the delegate of the Georges River Council determines Development Application No. DA2016/0047 for the change of use - restaurant and community facility at 247 Princes Highway, Carlton, by granting consent to the application subject to the conditions recommended in the report submitted to the IHAP meeting of 22 September 2016.

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**4.0 CONFIRMATION OF MINUTES BY CHAIR**

The minutes of the Georges River Independent Hearing Assessment Panel (IHAP) held on Thursday, 22 September 2016 were confirmed.

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The meeting concluded at 8.05pm.



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Adam Seton  
**Chairperson**