

**Item 6 4 St Georges Parade Hurstville - Additional three (3)
levels (6 units) on residential flat building under
construction - 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)

IHAP Decision:


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.

Voting of the Panel Members:

The decision of the Panel was unanimous.


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Adam Seton
Chairperson