

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, 27 October 2016 at Georges River Council, Civic Centre, MacMahon Street, Hurstville.

Commencing at 4.00pm

ATTENDANCE:

Panel Members

Adam Seton	Chairperson
Juliet Grant	Panel Member
Paul Vergotis	Panel Member
George Vardas	Community Representative

Others

Meryl Bishop	Director – Environment and Planning
George Andonoski	Manager Planning and Development
Tina Christy	Manager - Development Assessment
Lynne Denham	Minutes/IHAP Coordinator
Monica Wernej	Minutes

1.0 APOLOGIES AND DECLARATIONS OF PECUNIARY INTEREST

There were no apologies received.

There were no declarations of Pecuniary Interest.

2.0 PUBLIC SPEAKERS

The meeting commenced at 4.02pm 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 7.20pm and the IHAP Panel proceeded into Closed Session to deliberate the items listed below.

3.0 GEORGES RIVER INDEPENDENT HEARING & ASSESSMENT PANEL REPORTS

3.1 75 THE PROMENADE SANS SOUCI – DA2014/0319/3

Speakers:

- Chris Mavris (Neighbour)
- James Lidis (Town Planner on behalf of Mr and Mrs Antonopoulos, neighbour)
- Gerard Turrisi (on behalf of the 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 No. 2014/0319/3 in relation to the land at 75 The Promenade, Sans Souci, by modifying the development consent as recommended in the report submitted to the IHAP meeting of 27 October 2017 except condition 1(i) being modified to read as follows:

- 1(i) Architectural plans prepared by Saf Developments, Section 96(1A), Issue 1 dated 30 May 2016, Drawing No.'s DA01, DA02, DA03, DA04, DA05, DA06, DA08 and DA09.

3.2 4-6 BARSBY AVENUE CARLTON - DA2015/0095

Speakers:

- Stuart Gordon from SJB Planning on behalf of owner (Town Planner)
- Angelo Candalepas from Candalepas Associates on behalf of owner (Architect)

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. 2015/0095 for the demolition of existing dwellings and the construction of a five (5) storey residential flat building comprising of fourteen (14) units and basement parking at 4-6 Barsby Avenue, Carlton, by granting consent to the application subject to the conditions recommended in the report submitted to the IHAP meeting of 27 October 2016 except condition No. 21 being amended to read as follows:

(21) Tree Retention – Arborist Report

The trees identified for retention prepared in the Arboricultural Assessment Report prepared by and dated 20 May 2015 and Architect Plan – Candalepas Associated + Wendy Lewin (Drawing No.: DA 1102) and dated 23 September 2016 and listed below shall be protected in accordance with above report and requirements of Section 4 – *Australian Standard AS 4970-2009 – Protection of trees of development sites.*

3.3 399-403 PRINCES HIGHWAY CARLTON – DA2016/0075

Speakers:

- John McCormack (Concerned resident)
- Petar Atansov on behalf of Magdalena Atanasova and Ross Barone (Neighbours)
- Michael Murr (Applicant/Owner)

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 that Development Application No. 2016/0075 for the demolition of existing buildings and construction of a five (5) storey residential flat building with basement car parking and strata subdivision at 399-403 Princes Highway, Carlton be refused for the following reasons:

1. The height of the development is excessive having regard to the Development Control Plan and the Draft City Plan.
2. The position of the garbage store will have an unacceptable impact on the streetscape of Plant Street.

3. The bulk and scale of the development is excessive and constitutes an overdevelopment of the site.

3.4 23 MARINE DRIVE OATLEY – DA2015/0355

Speakers:

- Graeme Bartram (Neighbour)
- Ivan Desailly (Neighbour)
- Jason Low (Neighbour)
- Anne Wagstaff (Neighbour)
- James Low (Neighbour)
- Sharyn Cullis (Neighbour)
- Rod Zoabi – ZTA Architects (Architect)

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 determination of Development Application No. 2015/0355 for the demolition of existing structures, tree removal, construction of new two/three storey dwelling with swimming pool and detached outbuilding to rear at 23 Marine Drive, Oatley and invites the applicant to submit the following for consideration by the IHAP:

- Amended plans showing full details of any retaining structures and ensuring consistency between plans, elevations and dimensions.
- A Geotechnical report prepared by a suitably qualified practising geotechnical engineer that demonstrates the ground conditions are suitable for the proposed absorption trenches for the driveway surface runoff and roof waters from the proposed outbuilding. The Geotechnical report must include the permeability of the soil at both absorption trench locations, and make recommendations for the use of the absorption trenches when the soil is saturated.

3.5 643-643A KING GEORGES ROAD PENSHURST – DA2016/0171

Speakers:

- Peter Mahoney (Concerned resident)
- Kathryn Anne Skelsey (Neighbour)
- Julian Hare (Neighbour)

Voting of the Panel Members:

The decision of the panel was unanimous.

DECISION OF THE PANELApproval:

The Georges River Council IHAP as the delegate of the Georges River Council determines Development Application No. 2016/0171 for the construction of a new indoor cricket centre and outdoor turf pitches at 643-643A King Georges Road, Penshurst, by granting consent to the application subject to the conditions recommended in the report submitted to the IHAP meeting of 27 October 2016 except special conditions 4 and 5 are to be changed to read as follows;

- (4) A detailed landscaping plan shall be submitted with a Construction Certificate prepare by a practising qualified Landscape architect detailing the proposed landscape treatment and plant material.
- (5) Any playground equipment removed as part of the proposed works shall be replaced and located within a similar sized playground area within Penshurst Park in the vicinity of the current playground prior to the commencement of the construction of the indoor cricket building.

3.6 8 LILY STREET HURSTVILLE – REV2016/0014 - LATE ITEM**Speakers:**

- Kathy Spinoulas (Neighbour)
- T S Malifa (Owner/Applicant)

Voting of the Panel Members:

The decision of the panel was unanimous.

DECISION OF THE PANELRefusal:

The Georges River Council IHAP as the delegate of the Georges River Council determines that Section 96 Modification Application No. MOD2015/0146 in relation to the development consent for the approved church hall at 977 Forest Road, Lugarno, be refused for the following reason:

1. Deletion of condition 75 would have an unacceptable impact on the amenity of the local residential area.

4.0 CONFIRMATION OF MINUTES BY CHAIR

The minutes of the Georges River Independent Hearing Assessment Panel (IHAP) held on Thursday, 27 October 2016 were confirmed.

The meeting concluded at 8.58pm



.....
Adam Seton
Chairperson