

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, 8 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
Juliet Grant	Panel Member
Paul Vergotis	Community Representative

Others

Rod Logan	Director – Environment and Planning
Tina Christy	Manager - Development Assessment
Rita Vella	Coordinator Strategic Planning
Monica Wernej	Minute Secretary

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 4.05pm 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 5.45pm and the IHAP Panel proceeded into Closed Session to deliberate the items listed below.

3.0 GEORGES RIVER INDEPENDENT HEARING & ASSESSMENT PANEL REPORTS

3.1 399-403 PRINCES HIGHWAY CARLTON – DA2016/0075

Speakers:

- Theresa Kot (Resident)
- Peter Atanasov – on behalf of Magdalena Atanasova (Resident)
- Theresa Kot – on behalf of Ross Barone (Resident)
- Peter Atanasov (Resident)
- John McCormack (Resident)

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. 2016/0075 for the demolition of existing buildings and construction of five (5) storey residential flat building with basement car parking and strata subdivision at 399-403 Princes Highway, Carlton and invites the applicant to submit amended plans for consideration at a future meeting of the IHAP showing:

- The maximum height of the development with the lift overrun including the RL to the top of the building
- Relocation of the bin storage area so that it is directly accessible from the lobby and not proximate to the adjacent neighbour to the north
- High level sill windows on the north elevation adjacent to the living area for Unit U09
- Landscape plans that are consistent with the architectural plans
- Floor to floor heights of not less than 3m
- Deletion of the walls dividing the balconies of Unit U02, U03, U07, U08, U11, U12,

U18, and U19

- The location of the garage door in section
- The location of plant and air conditioning units
- The location of columns in the basement car park
- Removal of the wall blocking the doorway to Unit 22

3.2 5-7 LITTLETON STREET RIVERWOOD - DA2015/0437

Speakers:

- Stuart Jamieson – Riverwood Legion and Community Club Ltd (Applicant/Owner)

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. 2015/0437 for the demolition of existing parking structures and construction of a five (5) storey building with basement comprising six (6) levels of car parking, two (2) levels of commercial offices on upper floors, and a retail tenancy and lobby on ground floor at 5-7 Littleton Street, Riverwood, by granting consent to the application subject to the conditions recommended in the report submitted to the IHAP meeting of 8 September 2016 except;

- Add Condition 30(d) in the following terms:
“The southern elevation is to be amended to include a landscaped wall to soften the visual impact of the development.”

3.3 35 AND 40 RIVER ROAD OATLEY – DA2016/0159

Speakers:

- Mrs Anne Wagstaff (Resident)
- Mr Kim Wagstaff (Resident)
- Ms Melissa Derwent (Resident)
- Ms Julie Savet Ward (Resident)
- Mr James Deli (Resident)
- Mr Peter Mahoney (Resident)
- Ms Melina Amerasinghe (Resident)
- Ms Claire Stuckey (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 Development Application No. 2016/0159 for the subdivision involving Lot consolidation and boundary adjustment at 35 and 40 River Road, Oatley (also known as 34 Mimosa Street, Oatley) and part River Road (formerly known as Oatley Bowling Club), by granting consent to the application subject to the conditions recommended in the report submitted to the IHAP meeting of 8 September 2016.

3.4 8 LILY STREET HURSTVILLE – REV2016/0014 - LATE ITEM

Speakers:

- Aldred Wu on behalf of Xin Lian Liu (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 recommends to the Council that the Section 82A Review of Determination of Development Application No. DA2014/1131 for the demolition of existing structures and construction of a 2/3 storey dwelling, secondary dwelling, detached garage, swimming pool and front fence at 8 Lily Street, Hurstville be refused for the reasons recommended in the report submitted to the IHAP meeting of 8 September 2016.

4.0 CONFIRMATION OF MINUTES BY CHAIR

The minutes of the Georges River Independent Hearing Assessment Panel (IHAP) held on Thursday, 8 September 2016 were confirmed.

The meeting concluded at 6.35pm



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Adam Seton
Chairperson