

MINUTES

Local Planning Panel

Thursday, 10 December 2020

4.00pm

Georges River Civic Centre,
Hurstville



GEORGES RIVER COUNCIL

Panel Members:

Mr Paul Vergotis (Chairperson)
Mr John Brockhoff (Expert Panel Member)
Mr Michael Leavey (Expert Panel Member)
Ms Annette Ruhotas (Community Representative)

1. APOLOGIES AND DECLARATIONS OF PECUNIARY INTEREST

There were no apologies received

There were no declarations of Pecuniary Interest

2. PUBLIC SPEAKERS

The meeting commenced at 4.06pm 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 5.22pm and the LPP Panel proceeded into Closed Session to deliberate the items listed below.

3. GEORGES RIVER LOCAL PLANNING PANEL REPORTS

LPP063-20 15 Dalcassia Street Hurstville
(Report by Senior Development Assessment Officer)

The Panel carried out an inspection of the site and nearby locality.

Speakers

- Peter Lonergan (applicant/architect)

Voting of the Panel Members

The decision of the Panel was unanimous.

DeterminationDeferral

Pursuant to Section 4.16(1) of the Environmental Planning and Assessment Act 1979, as amended, Development Application No. DA2020/0261 for the demolition of existing and construction of boarding house at 15 Dalcassia Street, Hurstville, be **deferred** and invites the applicant to provide amended plans addressing the following matters;

- (a) Deletion of the top floor of the development;
- (b) Increase the floor to ceiling height to a minimum of 2.7m on all floors;
- (c) Improve building articulation along all building elevations;
- (d) Ensure car parking is consistent with the level identified in Clause 29(e) of State Environmental Planning Policy (Affordable Rental Housing) 2009.

Documentation addressing the above matters is to be submitted to Council by 30 January 2021. Subsequently the matter is to be referred back to the same Panel for electronic determination.

LPP064-20 57 Lorraine Street Peakhurst
(Report by Independent Assessment)

The Panel carried out an inspection of the site and nearby locality.

Speakers

- Kim Wagstaff (submitter)

Voting of the Panel Members

The decision of the Panel was unanimous.

Determination

Approval

Pursuant to Section 4.16(1) of the Environmental Planning and Assessment Act 1979, as amended, Development Application No. DA2020/0115 for the Hurstville Golf Club - Demolition of the existing clubhouse, construction of a new two (2) storey clubhouse and use of the structure at 57 Lorraine Street, Peakhurst, is determined by **granting consent** to the application subject to the conditions recommended in the report submitted to the LPP meeting of 10 December 2020 except;

1. Add row below to Condition 29 as follows:

<i>Ficus Spp</i>	Front fence entrance (4) to Golf Course and close to BBQ and pergola area (3).	As identified on plans
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2. Remove the row below from Condition 30 as follows:

<i>Ficus Spp</i>	7	Front fence entrance (4) to Golf Course and close to BBQ and pergola area (3).
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3. Inserting the following additional Condition 30A:

30A. The proposed plant species, pot/bag size and quantities of plants shall be in accordance with the proposed Planting List set out in the 'Planting Detail'. If the plant species, pot/bag sizes and quantities cannot be sourced, alternative plant species, pot/bag sizes and quantities shall be nominated in writing for the Council's approval to obviate the need to modify the development consent.

4. Inserting the following additional condition 30B:

30B. **Tree Removal and Replacement** - In accordance with the Georges River - Tree Management Policy 2019 (TMP), a 2:1 ratio shall be implemented. This means that for every one (1) tree to be removed two (2) trees shall be planted on the site to compensate for each tree removed.

In accordance with the TMP a total of forty four (44) replacement trees shall be

planted to compensate for the loss of the twenty two (22) trees to be removed. The person entitled to act on this consent shall submit to the Council for its approval a 'Tree Replacement Compensation Schedule' setting out the species details and sizes of the replacement trees and the location of the planting of such trees on the subject site.

Replacement Tree Species are to be selected from the list as follows:

Botanical Name	Common Name
<i>Acacia implexa</i>	Two-veined Hickory
<i>Acacia parramattensis</i>	Sydney Green Wattle
<i>Acmena smithii</i>	Lilly Pilly
<i>Allocasuarina littoralis</i>	Black She-Oak
<i>Allocasuarina torulosa</i>	Forest-Oak
<i>Angophora costata</i>	Smooth-Barked Apple
<i>Angophora floribunda</i>	Rough-Barked Apple
<i>Avicennia marina</i> subsp. <i>australasica</i>	Grey Mangrove
<i>Banksia integrifolia</i>	Coastal Banksia
<i>Banksia serrata</i>	Old Man Banksia
<i>Casuarina glauca</i>	Swamp Oak
<i>Ceratopetalum apetalum</i>	Coachwood
<i>Corymbia gummifera</i>	Red Bloodwood
<i>Elaeocarpus reticulatus</i>	Blueberry Ash
<i>Eucalyptus botryoides</i>	Bangalay
<i>Eucalyptus haemastoma</i>	Scribbly Gum
<i>Eucalyptus pilularis</i>	Blackbutt
<i>Eucalyptus piperita</i>	Sydney Peppermint
<i>Eucalyptus punctata</i>	Grey Gum
<i>Eucalyptus resinifera</i>	Red Mahogany
<i>Eucalyptus robusta</i>	Swamp Mahogany
<i>Ficus rubiginosa</i>	Port Jackson Fig
<i>Glochidion ferdinandi</i>	Cheese Tree
<i>Syncarpia glomulifera</i>	Turpentine

If any of the replacement trees die before they reach the growth size(s) of being protected under any environmental planning instrument, development control plan or policy, such dead tree(s) shall be replaced and replanted with the same tree species at a size and maturity commensurate with the dead tree(s) being replaced.

Statement of Reasons

- The proposal is an appropriate response to the zoning of the site and generally complies with the requirements of the relevant environmental planning instruments and development control plan.
- The proposed development is considered to be compatible with the streetscape and surrounding residential land uses.
- Subject to the implementation of the recommended conditions, the development will not result unreasonable impact on the natural or built environment.
- The proposed development seeks to improve the function of an existing golf course and clubhouse building. The works will allow the golf club to better cater to current and future

patrons and members of the golf course, which is in the public interest.

LPP065-20 1-3 Peake Parade Peakhurst
(Report by Senior Development Assessment Planner)

The Panel carried out an inspection of the site and nearby locality.

Speakers

- Perry Savidis (applicant)
- Rod Zoabi (applicant)

Voting of the Panel Members

The decision of the Panel was unanimous.

Determination

Deferral

Pursuant to Section 4.16(1) of the Environmental Planning and Assessment Act 1979, as amended, Modification Application No. MOD2020/0136 for the modifications to an approved residential flat building at 1-3 Peake Parade, Peakhurst, be **deferred** and invites the applicant to submit amended stormwater management plans and details to address the concerns detailed in the assessment report in accordance with Council's Stormwater Management Policy.

The matter is to be referred to the Manager Development and Building for determination within 60 days, pursuant to Section 2.20(8) of the Environmental Planning and Assessment Act 1979.

LPP066-20 932 Forest Road Peakhurst
(Report by Senior Development Assessment Planner)

The Panel carried out an inspection of the site and nearby locality.

Speakers

- Lisa Heniedi (applicant)
- Bruce Kenny (stormwater consultant)

Voting of the Panel Members

The decision of the Panel was unanimous.

Determination

Deferral

Pursuant to Section 4.16(1) of the Environmental Planning and Assessment Act 1979, as amended, Development Application No. DA2020/0327 for the demolition works and construction of a boarding house at 932 Forest Road, Peakhurst, be **deferred** and invites the applicant to submit amended stormwater management plans and documentation to enable discharge to Forest Road in accordance with Council's Stormwater Management Policy.

The matter is to be referred to the Manager Development and Building for determination within 60 days, pursuant to Section 2.20(8) of the Environmental Planning and Assessment Act 1979.

LPP067-20 24 Salisbury Street Penshurst
(Report by Development Assessment Planner)

The Panel carried out an inspection of the site and nearby locality.

Speakers

- Joseph Hannoun (on behalf of owner)

Voting of the Panel Members

The decision of the Panel was unanimous.

Determination

Approval

Pursuant to Section 4.16(1) of the Environmental Planning and Assessment Act 1979, as amended, Development Application No. DA2020/0353 for the demolition of existing structures, and construction of a two storey attached dual occupancy with swimming pools, outbuildings and front fence at 24 Salisbury Street, Penshurst, is determined by **granting consent** to the application subject to the conditions recommended in the report submitted to the LPP meeting of 10 December 2020.

Statement of Reasons

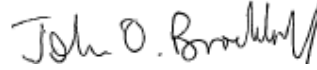
- The proposal is an appropriate response to the site and is consistent with the objectives of the R2 zone and existing developments in the locality.
- The proposed development generally complies with the requirements of the relevant environmental planning instruments and the development control plan.
- The proposed development is well considered and sensitively designed so that it will not result in any unreasonable impact on the natural and built environment.
- The building will not unreasonably affect the amenity of any immediately adjoining properties in terms of unreasonable overlooking, overshadowing or view loss.
- The proposal is not inconsistent with the provisions of Draft Georges River Local Environmental Plan 2020.
- The proposed development is a suitable and planned use of the site and its approval is in the public interest.

4. CONFIRMATION OF MINUTES

The meeting concluded at 6.15pm



Paul Vergotis
Chairperson



John Brockhoff
Expert Panel Member



Michael Leavey
Expert Panel Member



Annette Ruhotas
Community Representative
