

MINUTES

Local Planning Panel

Thursday, 18 March 2021

4.00pm

Council Chambers, Civic Centre, Hurstville



GEORGES RIVER COUNCIL

Panel Members:

Ms Sue Francis (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 4.03pm 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 4.35pm and the LPP Panel proceeded into Closed Session to deliberate the items listed below.

3. GEORGES RIVER LOCAL PLANNING PANEL REPORTS

LPP003-21 11 Leeder Avenue Penshurst NSW 2222
(Report by Development Assessment Planner)

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

Speakers

There were no speakers for this item.

Voting of the Panel Members

The decision of the Panel was unanimous.

DeterminationApproval

Pursuant to Section 4.16(1) of the Environmental Planning and Assessment Act 1979, as amended, Development Application No. DA2020/0344 for the alterations and additions to the existing group being the conversion of a rumpus room to a staff bedroom on the lower level of the dwelling at 11 Leeder Avenue Penshurst, is determined by **granting consent** to the application subject to the conditions recommended in the report submitted to the LPP meeting of 18 March 2021.

Statement of Reasons

- The proposed alterations and additions to the existing group home 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 alterations and additions will not adversely affect the heritage conservation area and satisfies the relevant controls of Clause 5.10 of Kogarah Local Environmental Plan 2012, Part B1 of Kogarah Development Control Plan 2013 and the Penshurst Heritage Conservation Area Assessment Guidelines.
- The proposed development generally complies with the requirements of the relevant environmental planning instruments and development control plan.
- The proposed development is well considered and sensitively designed so that it will not result in any unreasonable impacts on the natural and built environment.
- The proposal will not result in any unreasonable amenity impacts to the residents of the group home or residents of adjoining properties.
- The proposal is not inconsistent with the provisions of Draft Georges River Local Environmental Plan 2020.
- The proposal will provide additional staff amenities which is likely to result in a higher standard of living for residents of the group home.

LPP004-21 14 Garden Street, KOGARAH
(Report by Development Assessment Planner)

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

Speakers

There were no speakers for this item.

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. DA2020/0383 for partial demolition of the heritage item and construction of additions to the existing dwelling and the construction of a pavilion addition to the rear of the dwelling at 14 Garden Street, Kogarah, is determined by **granting consent** to the application subject to the conditions recommended in the report submitted to the LPP meeting of 18 March 2021.

Statement of Reasons

- The development proposal is of a scale and bulk that does not dominate the heritage item;
- The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality;
- The proposed development, subject to the recommended conditions, will have no unacceptable adverse impacts upon the heritage item and the natural or 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.

LPP005-21 192 - 196 Princes Highway, Kogarah Bay
(Report by Senior Development Assessment Officer)

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

Speakers

- Anthony Charbel (project manager)
- David Waghorn (planner)
- Simon Hanson (architect)
- Harry Henshaw Hill (architect)

Voting of the Panel Members

The decision of the Panel was unanimous.

Determination

Deferral

Development Application No. DA2020/0144 for the demolition works and construction of a residential flat building at 192-196 Princes Highway, Kogarah Bay, be **deferred** and invites the applicant to submit amended plans incorporating the following within 30 days:

- Submission of the amended clause 4.6 variation in relation to the height of building control which should include shadow diagrams which depict the impact of the area of breach as compared to the impact of the development as a whole.
- Provide evidence of compliance with the FSR standard by way of surveyor certificate and associated GFA calculations plans.
- All plans to be amended to include full dimensions and setbacks to each boundary.
- Amendments to the architectural roof plan to include fixed seating within the communal open space and is to be consistent with the detail as shown on the landscape plan.
- Provide details on the architectural plans of the screening treatment to all elevations including which panels are fixed and which are movable.

Amended plans/information addressing the Panel's concerns, above must be submitted to the Council within 30 days otherwise the application will be determined on the information currently provided. Should there be disagreement between the applicant and council with respect to FSR calculations the applicant is requested to submit a without prejudice clause 4.6 variation for the FSR. Following receipt of this information, the Panel (as constituted on 18 March 2021) will determine the application electronically, unless the Chair determines that a further public meeting is required.

4. CONFIRMATION OF MINUTES

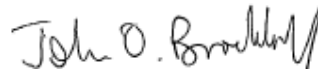
The meeting concluded at 4.53 pm



Sue Francis
Chairperson



Michael Leavey
Expert Panel Member



John Brockhoff
Expert Panel Member



Annette Ruhotas
Community Representative