



GEORGES RIVER COUNCIL

LOCAL PLANNING PANEL

MINUTES OF MEETING Thursday, 20 September 2018

COMMITTEE MEMBERSHIP

Panel Members:

Ms Sue Francis (Chairperson)
Ms Juliet Grant (Expert Panel Member)
Ms Helen Deegan (Expert Panel Member)
Ms Annette Ruhotas (Community Representative)

Council Staff:

Meryl Bishop (Director Environment and Planning)
Ryan Cole (Manager Development and Building)
Nicole Askew (Coordinator Development Assessment)
Cathy Mercer (Team Leader DA Administration)
Monica Wernej (DA Admin Assistant)

1. APOLOGIES AND DECLARATIONS OF PECUNIARY INTEREST

There were no apologies received

There were no declarations of Pecuniary Interest.

The 'Disclosure of Pecuniary Interest and Other Matters' forms for all Georges River Local Planning Panel members, Jason Perica and Cameron Jones, were tabled and accepted, in accordance with the LPP Code of Conduct requirements. Following submission to Council the form will be placed on Council's website.

2. PUBLIC SPEAKERS

The meeting commenced at 4.00pm 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 4.30pm and the LPP Panel proceeded into Closed Session to deliberate the items listed below.

3. GEORGES RIVER LOCAL PLANNING PANEL REPORTS

LPP038-18 32-38 Judd Street Oatley (Report by Team Leader Development Assessment)

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

Speakers

- Warwick Gosling (on behalf of 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, Development Application No. DA2017/99 for the demolition works and construction of two storey boarding house at 32-38 Judd Street, Oatley, be **deferred** and invites the applicant to submit amended plans to address the following;

1. Consideration to reduce the front setback with a view to improving the amenity to the rear of the development.
2. Provision of a communal room on the ground floor in addition to that on the first floor, together with a reduction in the number of rooms proposed.
3. In reducing the density consideration should be had to enhanced internal amenity as well as increased setback/relationship to side boundaries.
4. In relation to car parking with reduced density the demand on parking spaces will be reduced and consideration should be had to the necessity to provide more parking on site given the proximity of the site to public transport.
5. A detailed plan of management is to accompany the amended plans.
6. Review the building design to Judd Street, which may include finishes and materials.

Amended plans shall be submitted to Council within four (4) weeks and a supplementary report shall be submitted to the Panel within six (6) weeks and the matter may be handled by electronic means subject to determination of the Chairperson.

Statement of Reasons

1. The Panel considers the site suitable for the type of development proposed.
2. The Panel believes with minor amendment of the proposal adverse impacts can be satisfactorily addressed.
3. Given the time frame the matter has been under consideration the Panel believes a deferral to allow for amendments to occur is reasonable.

LPP039-18 77 Cambridge Street Penshurst
(Report by Development Assessment Planner)

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

Speakers

- Jin Ng (architect)

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. DA2017/0551 for the demolition of existing structures and construction of new multi dwelling housing comprising six (6) dwellings, including one Affordable Rental Housing, with basement parking and strata subdivision under the State Environmental Planning Policy (Affordable Rental Housing) 2009 at 77 Cambridge Street, Penshurst, be **deferred** and invite the applicant to submit amended plans to reduce the overall roof height on those dwellings without attic rooms, reducing the extent of the roof voids and in so doing reducing the wall heights as they present to the side boundaries.

Amended plans shall be submitted to Council within four (4) weeks and a supplementary report shall be submitted to the Panel within six (6) weeks and the matter may be handled by electronic means subject to determination of the Chairperson

Statement of Reasons

1. The Panel is of the view that the excessive voids in the roof unnecessarily add to the visual scale and bulk of the proposal as it presents to the street and side boundaries.

LPP040-18 19 Pearce Avenue Peakhurst
(Report by Coordinator Development Assessment)

Deleted from the agenda

LPP041-18 65 Kyle Parade Kyle Bay
(Report by Development Assessment Officer)

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

Speakers

- Alison Davidson (planner)
- Anders Idestrom (architect)

Voting of the Panel Members

The decision of the Panel was unanimous.

Determination

Approval

The Panel considered the Clause 4.6 variation in relation to height and considered that there was sufficient environmental planning grounds to grant the minor variation and that in doing so there would be no detriment to the public interest.

Pursuant to Section 4.16(1) of the Environmental Planning and Assessment Act 1979, as amended, Development Application No. DA2017/0648 for the alterations and additions and swimming pool to existing dwelling house at 65 Kyle Parade, Kyle Bay, is determined by **granting consent** to the application subject to the conditions recommended in the report submitted to the LPP meeting of 20 September 2018 except as follows;

1. Deletion of the requirement to amend the dwelling building height in Condition 10.

Statement of Reasons

1. The Panel considered the proposed dwelling to be well considered in relation to design and its context.
2. The proposed development is considered to be an appropriate scale and form for the site and the character of the locality.
3. The proposed development, subject to the recommended conditions, will have no unacceptable adverse impacts upon the natural or built environments.
4. In consideration of the aforementioned reasons, the proposed development is a suitable and planned use of the site and its approval is in the public interest.

LPP042-18 6 Cross Street Hurstville (Report by Development Assessment Officer)

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

Speakers

- Kristy Hodgkinson (on behalf of applicant)
- Mike Walker (on behalf of 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, Development Application No. DA2018/0182 to convert Level 9 of roof top terrace and

allow integrated indoor/outdoor dining area (food and drink premises) at 6 Cross Street, Hurstville, be **deferred** for Council to consider the Draft VPA submitted as part of the application.

In relation to the merits of the application the Panel would be minded to approve the application and accept the draft conditions of consent as presented in the officers report.

That following consideration of the Draft VPA the matter be reported back to the Panel for electronic determination.

Statement of Reasons

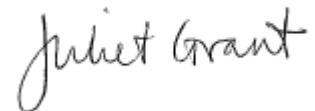
1. The proposed development is considered to be an appropriate use and built form for the site and the character of the locality.
2. The proposed development subject to the recommended draft conditions will have an acceptable environmental impact.

4. CONFIRMATION OF MINUTES BY CHAIR

The meeting concluded at 5.30pm



Sue Francis
Chairperson



Juliet Grant
Expert Panel Member



Helen Deegan
Expert Panel Member



Annette Ruhotas
Community Representative