

MINUTES

Local Planning Panel

Thursday, 5 November 2020

4.00pm

Georges River Civic Centre,
Hurstville



GEORGES RIVER COUNCIL

Panel Members:

Mr Adam Seton (Chairperson)
Ms Helen Deegan (Expert Panel Member)
Mr John Brockhoff (Expert Panel Member)
Ms Fiona Prodromou (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 4.00pm 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 4.45pm and the LPP Panel proceeded into Closed Session to deliberate the items listed below.

3. GEORGES RIVER LOCAL PLANNING PANEL REPORTS

LPP056-20 3 Cross Street Kyle Bay
(Report by Senior Development Assessment Officer)

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

Speakers

- Alison Furey (submitter)
- Benjamin Black (planner)
- David Dechiara (architect)

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. DA2020/0145 for the demolition, pool removal and construction of new three storey dwelling house with swimming pool, landscaping and site works at 3 Cross Street, Kyle Bay, is determined by **granting consent** to the application subject to the conditions recommended in the report submitted to the LPP meeting of 5 November 2020 except:

1. Add Condition 26A to read:

26A Pre-Construction Dilapidation Report - A professional engineer specialising in structural or geotechnical engineering shall prepare a Pre-Construction Dilapidation Report detailing the current structural condition of immediately adjoining premises.

The report shall be prepared at the expense of the applicant and submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

A copy of the pre-construction dilapidation report is to be provided to the adjoining properties (subject of the dilapidation report), a minimum of 5 working days prior to the commencement of work. Evidence confirming that a copy of the pre-construction dilapidation report was delivered to the adjoining properties must be provided to the PCA.

Should the owners of properties (or their agents) refuse access to carry out inspections, after being given reasonable written notice, this shall be reported to Council to obtain Council's agreement to complete the report without access. Reasonable notice is a request for access in no sooner than 14 days between 8.00am-6.00pm.

Statement of Reasons

- The proposed dwelling housing house forms a permissible use within the R2 Low Density Residential Zone within the Kogarah Local Environmental Plan 2012.
- The design is suitable for the subject site and the objectives of the applicable planning controls have been satisfied.

LPP057-20 32 Montgomery Street Kogarah (Report by Development Assessment Planner)

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

Speakers

- Benjy Levy (applicant)
- Benjamin Black (planner)

Voting of the Panel Members

The decision of the Panel was unanimous.

Determination

Approval

Pursuant to Section 4.56 of the Environmental Planning and Assessment Act 1979, as amended, development consent DA2018/0139 is modified as follows:

1. Amend Condition 1 to include the amended plans referenced as follows:

Reference Number	Description	Date	Revision	Prepared by
DA001	Cover Page	16 July 2019 13 December 2019 30 June 2020	CC DD FF	Stanisic Architects
DA002	Context Analysis Plan	16 April 2019	AA	Stanisic Architects
DA008	Site Analysis Plan	16 April 2019	AA	Stanisic Architects
DA009	Site Plan	16 July 2019 13 December 2019 30 June 2020	BB CC DD	Stanisic Architects
DA010	Montgomery Street Elevation	18 June 2019	BB	Stanisic Architects
DA100	Basement 3 Plan	17 July 2019 13 December 2019 30 June 2020	EE FF HH	Stanisic Architects
DA101	Basement 2 Plan	17 July 2019 13 December 2019 30 June 2020	EE FF GG	Stanisic Architects
DA102	Basement Plan 1	17 July 2019 13 December 2019 30 June 2020	FF GG II	Stanisic Architects
DA103	Level 0 (LG) Plan	17 July 2019 13 December 2019 30 June 2020	FF GG HH	Stanisic Architects
DA104	Level 1 (G) Plan	5 July 2019 13 December 2019 30 June 2020	CC DD EE	Stanisic Architects
DA105	Level 2 Plan	16 July 2019 13 December 2019 30 June 2020	II JJ KK	Stanisic Architects
DA106	Level 3 Plan	16 July 2019 13 December 2019	FF GG	Stanisic Architects
DA107	Level 4 Plan	16 July 2019 13 December 2019	DD EE	Stanisic Architects
DA108	Level 5 Plan	16 July 2019 13 December 2019	DD EE	Stanisic Architects
DA109	Level 6 Plan	16 July 2019 13 December 2019	EE FF	Stanisic Architects

DA110	Level 7 Plan	16 July 2019 13 December 2019	DD EE	Stanisic Architects
DA111	Level 8 Plan	16 July 2019 13 December 2019	DD EE	Stanisic Architects
DA112	Level 9 Plan	16 July 2019 13 December 2019	DD EE	Stanisic Architects
DA113	Level 10 Plan	16 July 2019 13 December 2019	DD EE	Stanisic Architects
DA114	Level 11 Plan	16 July 2019 13 December 2019	DD EE	Stanisic Architects
DA115	Level 12 Plan	16 July 2019 13 December 2019	DD EE	Stanisic Architects
DA116	Roof Terrace Plan	5 July 2019 13 December 2019	DD EE	Stanisic Architects
DA117	Roof Plan	12 July 2019 13 December 2019 30 June 2020	DD EE FF	Stanisic Architects
DA201	South West Elevation	16 July 2019 13 December 2019	CC DD	Stanisic Architects
DA202	North East Elevation	16 July 2019 13 December 2019 30 June 2020	CC DD EE	Stanisic Architects
DA203	North West Elevation	12 July 2019 13 December 2019	BB DD	Stanisic Architects
DA204	South East Elevation	16 July 2019 13 December 2019	CC DD	Stanisic Architects
DA205	Section AA	12 July 2019 13 December 2019 30 June 2020	CC DD EE	Stanisic Architects
DA206	Section BB	16 July 2019 13 December 2019 30 June 2020	CC DD EE	Stanisic Architects
DA207	Section CC	16 July 2019 13 December 2019 30 June 2020	CC DD EE	Stanisic Architects
DA208	Section DD	12 July 2019 13 December 2019	CC DD	Stanisic Architects

		2019 30 June 2020	EE	
DA209	Section EE	30 June 2020	AA	Stanisic Architects
A001	Typical Pool + Ceiling Section	18 June 2019	AA	Stanisic Architects
A002	Typical Floor to Ceiling Section	18 June 2019	AA	Stanisic Architects
A005	Loading dock plan	16 April 2019	AA	Stanisic Architects
DA701	Adaptable Unit Plan (F03)	19 July 2019	BB	Stanisic Architects
DA801	GFA Sheet 1	5 July 2019 13 December 2019 30 June 2020	CC DD EE	Stanisic Architects
DA802	GFA Sheet 2	5 July 2019 13 December 2019	CC DD	Stanisic Architects
DA803	GFA Sheet 3	5 July 2019 13 December 2019	CC DD	Stanisic Architects
DA804	GFA Sheet 4	5 July 2019 13 December 2019 30 June 2020	CC DD EE	Stanisic Architects
DA805	Open Space Diagram	16 July 2019 13 December 2019 30 June 2020	BB CC DD	Stanisic Architects
DA806	HOB 'Fog' Diagram	3 July 2019 13 December 2019	BB CC	Stanisic Architects
DA901	Montgomery Street View	16 July 2019 13 December 2019	BB DD	Stanisic Architects
DA902	Moorefield Lane View	16 July 2019 13 December 2019 30 June 2020	BB DD EE	Stanisic Architects
Unnumbered	External Materials, Finishes and Colour Board	16 April 2019 18 September 2019 and 29 July 2020	DD	Stanisic Architects
38031 - CI-000-01	Civil Works Cover Sheet	15 April 2019	A	Wood and Grieve Engineers
38031 - CI-060-01	General Arrangement Plan – Ground	15 April 2019	C	Wood and Grieve Engineers
38031 - CI-	General	18 June 2019	D	Wood and

060-02	Arrangement Plan – Lower Ground			Grieve Engineers
38031 – CI-060-03	General Arrangement Plan – Basement Level 1	15 April 2019	C	Wood and Grieve Engineers
38031 – CI-060-04	General Arrangement Plan – Basement Level 2	15 April 2019	C	Wood and Grieve Engineers
38031 – CI-060-05	General Arrangement Plan – Basement Level 3	15 April 2019	C	Wood and Grieve Engineers
38031 – CL 060- 12	General Arrangement Plan – Level 12	19 June 2019	A	Wood and Grieve Engineers
38031 – CI-066-01	General Arrangement - Details	15 April 2019	C	Wood and Grieve Engineers
38031 – CI-070-01	Erosion and Sediment Control Plan	15 April 2019	C	Wood and Grieve Engineers
38031 – CI-076-01	Erosions and Sediment Control Details	28 March 2018	A	Wood and Grieve Engineers
UT F04	F04	19 July 2019 13 December 2019	DD EE	Stanisic Architects
UT F03/2	F03/2	13 December 2019	AA	Stanisic Architects
UT F03/1	F03/1	16 July 2019 13 December 2019	BB CC	Stanisic Architects
UT F03	F03	16 July 2019 13 December 2019	BB CC	Stanisic Architects
UT F02/2	F02/2	13 December 2019	AA	Stanisic Architects
UF F02/1	F02/1	16 July 2019 13 December 2019	BB CC	Stanisic Architects
UT F02	F02	16 July 2019 13 December 2019	BB CC	Stanisic Architects
UT F01/1	F01/1	16 July 2019 13 December 2019	BB CC	Stanisic Architects
UT F01	F01	16 July 2019 13 December 2019	DD EE	Stanisic Architects

UT A01	A01	16 July 2019 13 December 2019	BB CC	Stanisic Architects
UT B01	B01	16 July 2019 13 December 2019	BB CC	Stanisic Architects
UT J01/1	J01/1	16 July 2019 13 December 2019	BB CC	Stanisic Architects
UT J01	J01	16 July 2019 13 December 2019	BB CC	Stanisic Architects
UT F06/1	F06/1	16 July 2019 13 December 2019	BB CC	Stanisic Architects
UT F06	F06	19 July 2019 13 December 2019	CC DD	Stanisic Architects
UT F05/4	F05/4	13 December 2019	AA	Stanisic Architects
UT F05/3	F05/3	13 December 2019	AA	Stanisic Architects
UT F05/2	F05/2	16 July 2019 13 December 2019	BB CC	Stanisic Architects
UT F05/1	F05/1	16 July 2019 13 December 2019	BB CC	Stanisic Architects
UT F05	F05	16 July 2019 13 December 2019	AA CC	Stanisic Architects
UT F04/1	F04/1	16 July 2019 13 December 2019	BB CC	Stanisic Architects
UT F04/2	F04/2	13 December 2019	AA	Stanisic Architects
UT F04/3	F04/3	13 December 2019	AA	Stanisic Architects
913143M_10	BASIX Certificate	29 July 2020	-	Efficient Living Pty Ltd
18033-LDA00	Cover Page	22 July 2019 2 October 2019	E F	NBRS Architecture Landscape
18033-LDA01	Landscape Plan - Ground Floor	22 July 2019 2 October 2019	E F	NBRS Architecture Landscape
18033-LDA02	Landscape Plan Level 02	22 July 2019 2 October 2019	E F	NBRS Architecture Landscape
18033-LDA03	Landscape Plan Level 03	22 July 2019 2 October 2019	E F	NBRS Architecture Landscape

18033-LDA04	Landscape Plan Level 04	22 July 2019 2 October 2019	E F	NBRS Architecture Landscape
18033-LDA05	Landscape Plan Level 05	22 July 2019 2 October 2019	E F	NBRS Architecture Landscape
18033-LDA06	Landscape Plan Level 06	22 July 2019 2 October 2019	E F	NBRS Architecture Landscape
18033-LDA07	Landscape Plan Level 07	22 July 2019 2 October 2019	E F	NBRS Architecture Landscape
18033-LDA08	Landscape Plan Level 08	22 July 2019 2 October 2019	E F	NBRS Architecture Landscape
18033-LDA09	Landscape Plan Level 09	22 July 2019 2 October 2019	E F	NBRS Architecture Landscape
18033-LDA10	Landscape Plan Level 10	22 July 2019 2 October 2019	E F	NBRS Architecture Landscape
18033-LDA11	Landscape Plan Level 11	22 July 2019 2 October 2019	E F	NBRS Architecture Landscape
18033-LDA12	Landscape Plan Level 12	22 July 2019 2 October 2019	E F	NBRS Architecture Landscape
18033-LDA13	Landscape Plan Roof Terrace	22 July 2019 2 October 2019	E F	NBRS Architecture Landscape
18033-LDA14	Details + Planting Palette	22 July 2019 2 October 2019	E F	NBRS Architecture Landscape
17039	Operational Waste Management Plan	17 April 2019	G	Elephants Foot

Documents Relied Upon

Reference Number	Description	Date	Revision	Prepared By
10650 - 002	Plan of Site Detail and Levels	9 January 2018		Boxall
Project No. 20180289.1	Development Application Acoustic Report	04/04/2018	REV: 1	Acoustic Logic
	Statement of Heritage Impact	03/07/ 2018		NBRS Architecture Heritage
-	Landscape Design Statement	11 April 2019	-	NBRS Architecture - Landscape

20180289.1/1 704A/RO/TA	Confirmation of Acoustic Design	17 April 2019		Acoustic Logic
-	Heritage Commentary Statement	17 April 2019		GBA Heritage
38031	Stormwater Management Report	15 April 2019	C	Wood and Grieve Engineers
18017	Assessment of Traffic and Parking Implications	April 2019	J	Transport and Traffic Planning Associates
1804298	Natural Ventilation Design Review	16 April 2019		RWDI
-	Design Verification Statement	30 June 2020	-	Frank Stanisic
-	SEPP 65 Principles Compliance Statement	30 June 2020	Issue A	Stanisic Architects
20-0637	Thermal Comfort and BASIX Assessment	08 July 2020	F	Efficient Living Pty Ltd
M180026	Clause 4.6 request	24 June 2019		Planning Ingenuity
19062	Structural Expert's Report by Ryan Campbell on Structural Engineering Issues at 32 – 38 Montgomery Street, Kogarah	2 July 2019		ABC Consultants Structural and Civil Engineers
	Joint Traffic Report of Ross Nettle and Paul Croft	1 July 2019		Ross Nettle and Paul Croft

2. Deletion of Condition 2 (a), (c) and (d).
3. Amend Condition 18 to read as follows:

18. Development Contributions

The Section 7.11 contribution is imposed to ensure that the development makes adequate provision for the demand it generates for public amenities and public services within the area.

Contribution Plan	Description	Section 94 contributions payable
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Plan No. 8	Streetscape, Open Space & Public Domain	\$877,926.31
Plan No. 8	Traffic Facilities	\$19,671.67
Plan No. 8	Community Facilities	\$16,293.28
Plan No. 9	Kogarah libraries - buildings component	\$15,185.25
Plan No. 9	Kogarah libraries - books component	\$10,827.50
Total Section 7.11 (Section 94) Contributions Currently Payable		\$939,904.01

a) Indexation

The above contributions will be adjusted at the time of payment to reflect changes in the cost of delivering public amenities and public services, in accordance with the indices provided by the relevant Section 94 Development Contributions Plan. Please note that these contributions are indexed quarterly according to the relevant sections in each contributions plan. Indexation cannot take the contribution per dwelling above \$20,000 per dwelling.

b) Timing of Payment

The contribution must be paid and receipted by Council prior to the release of the Construction Certificate.

c) Further Information

A copy of the *all current Development Contributions Plans* may be inspected or a copy purchased at Council's offices (Georges River Civic Centre, MacMahon Street, Hurstville and Kogarah Library and Service Centre, Kogarah Town Square, Belgrave Street, Kogarah) or viewed on Council's website www.georgesriver.nsw.gov.au.

4. Amend Conditions 23 to 25 to read as follows:

23. Required design changes

The following changes are required to be made and shown on amended Detailed Stormwater Plans prior to the release of the Construction Certificate (other than a Construction Certificate for demolition, excavation, shoring and piling):

Stormwater and Drainage

- a) The OSD section is to include revised details including an amended top water level, orifice size, variable width of the tank, a sump to be installed below the orifice, and trash screen to be installed over the orifice rather than the outlet downstream of the orifice.
- b) The kerb inlet pit detail would need to be removed and a grated gutter drain detail included on Drawing CI-066-01.
- c) It is to be clearly stated on Drawing CI-066-02 that a Stormwater Drainage Application will need to be lodged and receive written approval by Council for the stormwater works and connection to Council's stormwater pipe in Moorefield Lane.
- d) There is minimal height difference between the maximum overflow height at the Rainwater tank and the top water level of the OSD tank. The design is to be altered to prevent the potential for to discharge back to the Rainwater tank from the On-Site Detention system.

The Detailed Stormwater Plan is to be prepared by a professional engineer who specialises in Hydraulic Engineering in accordance with the Australian Institute of Engineers Australian Rainfall and Runoff (1987) and Council's Stormwater Drainage

Guidelines.

Design Changes

- e) One (1) residential visitor car space is to be allocated with a shared space so as to make it an accessible residential visitor car space. The shared space is to be achieved by converting one (1) residential car space along basement 1 (DA102 dated 28/06/2020) to a shared space in favour of the residential visitor car space. A reshuffle of residential and commercial/retail car spaces along basement 1 is permitted as long as the number of commercial/retail car parking spaces is not reduced.

Note: If a compliant accessible car space for one residential visitor car space can be achieved in basement 1 without converting (1) residential car space into an accessible space, then this is considered to satisfy this condition.

Details are to be shown on the Construction Certificate Plans and Strata Subdivision Plan.

- f) Appropriate pedestrian access in the form of a door is to be added between the communal open space (residential garden) and apartment 202 located along level 2 (reference DA105 dated 30/06/2020).

24. Natural Cross Ventilation requirement

- (a) In order to achieve the minimum natural cross ventilation performance as per the ADG Guidelines, each of the windows belonging to Apartments 201, **203, 204, 205**, 301, 303, 304, 306, 401, 403, 404, 406, 501, 503, 504, 506, 601, 603, 604, 606, 701, 703, 704, 706, 801, 803, 804, 806, 901, 903, 904 and 906 that discharge air into the central atrium space or to the south-east aspect are to have a minimum ventilating area of no less than the greater of 5% of the floor area of the room required to be ventilated and a total openable area per aspect of 0.4sqm.
- (b) These windows must not be obstructed by fly screen mesh, louvres or the like.
- (c) The top of the central atrium must not be covered other than to the extent shown on the drawings nominated in condition **Error! Reference source not found..**
- (d) No obstruction is to be introduced between fire stairs/lift core and the apartments on any of the levels between a height of 1.6m and the height of the soffit or slab.

25. Traffic and Parking

A detailed traffic management Plan must be submitted and approved by Georges River Council based on the design as amended. The Plan must include but not limited to:

- a) Driveway access to comply with figure 3.3-Minimum Sight Lines for Pedestrian Safety as per AS 2890.1:2004 of the Australian Standard for off-street car parking. Figure 3.3 specifies the minimum sight lines for pedestrian safety along a circulation driveway or domestic driveway.
- b) At least 23 retail/commercial car parking spaces shall be freely available for customers of the business to which they are assigned. The spaces must either be freely available to such customers, for vehicles operated by the relevant business or

designated retail/commercial staff of the relevant business.

- c) Any wall or fence or solid object on either side of the driveway/vehicular crossing where it meets the Council's road reserve at the boundary must comply with sight distance requirements stipulated in the *Australian Standards AS2890.1*.
- d) The maximum size of truck/service vehicle using the proposed development shall be restricted to Medium Rigid Vehicle with a maximum length of 12.5 metres.
- e) All vehicles shall enter and exit the premises in a forward direction excepting that a service vehicle may enter the loading dock in a reversing fashion. .
- f) No deliveries to the premises shall be made direct from a public place or street inclusive of footpaths, nature strip, roadway and car parks.
- g) All loading and unloading of vehicles in relation to the use of the premises shall take place wholly within the dedicated loading/unloading areas, which is wholly within the site.

5. Additional Condition 80A as follows:

80A. Allocation of car parking spaces

Car parking associated with the development is to be allocated as follows:

- (a) Residential dwellings: At least 62 car parking spaces are to be allocated to residential apartments
- (b) Residential visitors: At least 9 car spaces are to be allocated as visitor parking.
- (c) Retail/Commercial: At least 23 car parking spaces are to be allocated as retail and commercial parking for use by staff or visitors.

6. Amend Condition 98A to read as follows:

98A. Use of Room

Room labelled as 'ST' within 1(G) Plan (Reference DA104 dated 30/06/2020) of Apartment 203 is to be removed from the unit and reallocated as storage accessible via residential entry lobby.

Statement of Reasons

- The proposed modification to amend the layout of the approved mixed use building is considered to still represent substantially the same development as originally approved.
- The proposed modification generally complies with the requirements of the relevant environmental planning instruments and development control plan.

LPP058-20 14-16 George Street Mortdale
(Report by Senior Development Assessment Planner)

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

Speakers

- Bernard Moroz (planner)
- William Karavelas (applicant)

Voting of the Panel Members

The decision of the Panel was unanimous.

Determination

Deferral

The Local Planning Panel defers the determination of Development Application No. DA2019/0199 for the demolition of existing structures, lot consolidation and construction of a three storey residential flat building containing eight (8) apartments with basement car parking catering for a total of twelve (12) vehicles, roof top area of open space, landscaping and site works at 14-16 George Street, Mortdale, and invites the applicant to submit amended plans incorporating the following within 60 days:

- (a) The central blade wall within the front balconies shall not extend beyond/above the roof of the balcony to Unit 2.01.
- (b) The front terrace and balconies adjoining Bedroom 1 to Units G.01, 1.01 and 2.01 shall be in line with the balustrade of the balconies to the kitchen/living room along the southern side to be consistent and symmetrical.
- (c) The front balconies adjoining Bedroom 1 to Units 1.01 and 2.01 shall be in line with the external western wall of Bedrooms 1 of these units.
- (d) The proposed louvred aluminium privacy screens located along the north eastern side of the front balconies to Units 1.01 and 2.01 shall be replaced with simple fixed horizontal timber slatted screens along the full width and height of that side of the balconies above the balustrade. The screens shall be located a minimum of 3m from the common boundary.
- (e) The same type of horizontal timber slatted screens shall be implemented above the balustrade along the western side of the balconies adjoining Bedroom 1 to Units 1.01 and 2.01 for the full width and height of the balcony. The balustrade along this side of the balcony could be solid and rendered to assist with the design and construction of the screens.
- (f) The proposed darkened obscure glass balustrade to the balconies adjoining Bedroom 1 to Units 1.01 and 2.01 shall be constructed of light frameless opaque glass.
- (g) The roof top terrace area shall be setback a minimum of 3.5m from the front of the building (measurement taken from the roofline of the balconies) to recess this element and reduce its visibility. The minimum area of the roof top communal area of open space shall be 180sqm. The design will include planter boxes around the periphery of this space.
- (h) The ground floor fence around the terrace to Unit G.01 shall be removed so this front area is more open and delineated by the proposed planter box.
- (i) The proposed garbage/recycling area in the basement shall be enlarged and increased by extending this space a minimum of 1m to the north eastern side to align with the fire stairs. This will create a larger, self-contained room and a space which is less visible and safer.
- (j) The proposed letterboxes shall be designed within a sandstone feature wall at the front of the site adjoining the main entry and this structure shall have a maximum height of 1.5m. It shall be well designed and integrated with the front retaining/planter boxes and can include street numbering and/or name of the building.
- (k) Two (2) new trees at the rear of the site shall be installed to the west of the Crepe Myrtle

and these shall reach a height of 10m at maturity.

- (l) One (1) new canopy tree shall be included within the front yard of the site, achieving a max height of 4m at maturity.
- (m) The foyer on the rooftop level shall not be enclosed by any walls and shall be an open area.
- (n) The location of all hydrant boosters is to be clearly shown on architectural and landscape plans.
- (o) The flooring to the rooftop area is to be amended to incorporate various treatments including tiles, timber decking or other appropriate materials.
- (p) The roof top mechanical plant is to be reduced in height and scale. The technical specifications are to be submitted from the supplier for the system proposed to be installed.

Amended plans addressing the Panel's concerns, above must be submitted to the Council within 60 days otherwise the application will be determined on the information currently provided. Following receipt of this information, the Panel (as constituted on 5 November 2020) will determine the application electronically, unless the Chair determines that a further public meeting is required.

LPP059-20 591-611 Princes Highway Blakehurst
(Report by Independent Assessment)

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

Speakers

No speakers registered to speak for this application.

Voting of the Panel Members

The decision of the Panel was unanimous.

Determination

Refusal

Pursuant to Section 4.16(1) of the Environmental Planning and Assessment Act 1979, as amended, Development Application No. DA2020/0065 for the installation of a digital advertising sign at 591-611 Princes Highway, Blakehurst, is determined by **refusal** for the following reasons:

1. The proposal is not compatible with the desired amenity and visual character of the area and is therefore not consistent with the objectives of SEPP 64 as set out in 3(1)(a)(i).
2. The quality of the visual catchment will be degraded by the digital sign and the proposal will contribute to visual clutter and an undesirable precedent in the locality.
3. When viewed from the Princes Highway approaching the intersection with King Georges Road (looking south), the sign will protrude above the single storey dwellings to the south west of the site on Stuart Street and the tree line of the vegetation on the sites fronting Princes Highway.
4. The proposal will adversely impact the visual character of the locality. The digital sign is

visually intrusive, unsightly and will dominate the visual catchment in this location.

5. The proposed sign does not relate to the site or the locality.
6. Not consistent with the character and amenity of Blakehurst as a local centre. The LSPS priority for local centres is for them to be supported to evolve for long term viability.
7. The prominence and scale of the sign impacts negatively on the viewshed of Todd Park and vistas along Princes Highway.
8. The scale, proportion and form of the proposed sign is not appropriate for the streetscape or setting.

4. CONFIRMATION OF MINUTES

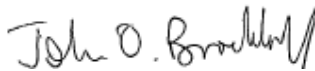
The meeting concluded at 6.08pm.



Adam Seton
Chairperson



Helen Deegan
Expert Panel Member



John Brockhoff
Expert Panel Member



Fiona Prodromou
Community Representative
