

**ELECTRONIC DETERMINATION OF THE GEORGES RIVER LOCAL PLANNING  
PANEL  
30 JUNE 2021  
SCHEDULE 2, PART 5, ITEM 26 OF THE ENVIRONMENTAL PLANNING AND  
ASSESSMENT ACT 1979 (NSW)**

**Panel constituted by:** Paul Vergotis (Chair), John Brockhoff (Expert), Michael Leavey (Expert) and Annette Ruhotas (Community Representative)

**Development application:** DA2020/0261

**Proposal:** Demolition of existing structures and construction of 12 room boarding house (one being a caretakers room), landscaping and site works

**Premises:** Lot 56 DP6510, 15 Dalcassia Street Hurstville

**Determination:**

Pursuant to Section 4.16(1)(a) of the Environmental Planning and Assessment Act 1979 (NSW) the Georges River Local Planning Panel **refuse** Development Application DA2020/0261 for demolition of existing structures and construction of 12 room boarding house (one being a caretakers room), landscaping and site works at Lot 56 DP6510 and known as 15 Dalcassia Street, Hurstville, in accordance with the reasons stated below.

1. **Impacts on the Environment** - Pursuant to Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979, the proposed development is likely to have an adverse impact on the following aspects of the built environment:
  - (a) The applicant has not adequately demonstrated that the proposed development will not have a detrimental effect on the existing Tree 4 - Blue Gum (*Eucalyptus saligna*).
  - (b) The development proposes inadequate and poorly located communal open space within the front setback.
2. **Public interest** - Pursuant to Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, the proposed development in relation to the potential adverse impacts on the Tree 4 - Blue Gum (*Eucalyptus saligna*) is not considered to be in the public interest given the visual quality provided by the tree within the locality.

**Date of Determination:** 30 June 2021

**Voting:** Unanimous

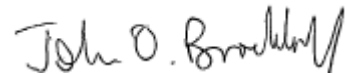
**Confirmed:** Paul Vergotis (Chair), John Brockhoff (Expert), Michael Leavey (Expert) and Annette Ruhotas (Community Representative) as the constituted Georges River Local Planning Panel pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (NSW).

**Dated:** 30 June 2021



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Paul Vergotis  
**Chairperson**



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John Brockhoff  
**Expert Panel Member**



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Michael Leavey  
**Expert Panel Member**



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Annette Ruhotas  
**Community Representative**