



GEORGES RIVER COUNCIL

GEORGES RIVER INDEPENDENT HEARING ASSESSMENT PANEL (IHAP)

Minutes of a Meeting of the Georges River Independent Hearing and Assessment Panel held on Thursday, 17 August 2017 at HURSTVILLE CIVIC CENTRE.

Commencing at 4.00PM

COMMITTEE MEMBERSHIP

Participants:

- Mr Adam Seton (Chairman)
- Ms Gabrielle Morrish (Panel Member)
- Ms Juliet Grant (Panel Member)
- Mr George Vardas (Community Representative)

Additional Invitees:

- Meryl Bishop (Director Environment and Planning)
- Tina Christy (Manager Development and Building)
- Cathy Mercer (Team Leader Administration)
- Monica Wernej (Admin Assistant)

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 5.16pm and the IHAP Panel proceeded into Closed Session to deliberate the items listed below.

3. GEORGES RIVER INDEPENDENT HEARING AND ASSESSMENT PANEL REPORTS

3.1 16-20 Tooronga Terrace Beverly Hills

Speaker:

- Barry Saod (Owner/applicant)

Voting of the Panel Members:

The decision of the Panel was unanimous.

Determination

Refusal

The Georges River Council IHAP as the delegate of the Georges River Council determines that Development Application No DA2016/0230 for the retention of existing commercial/residential development fronting Tooronga Terrace, and construction of 3 x storey building at rear of site for use as boarding house with parking at ground floor level accessed from Wyanga Lane at 16-20 Tooronga Terrace, Beverly Hills be refused for the following reasons:

1. The failure to integrate the new building with the existing building results in unreasonable adverse amenity impacts to both the existing units and the proposed boarding house rooms.
2. The separation between the new boarding house building and the existing building on the site is insufficient and unreasonably comprises the amenity of the existing units and the proposed boarding house.



Adam Seton
Chairperson

3.2 11 Arnold Street Peakhurst

Speaker:

- Mervyn George Creef (Objector)
- Petros and Anna Kattos(Objector)
- Michelle Cowin (Objector)

Voting of the Panel Members:

The decision of the Panel was unanimous.

Determination

Refusal

The Georges River Council IHAP as the delegate of the Georges River Council determines that Development Application No DA2016/0348 for the construction of a two storey boarding house containing nine rooms at 11 Arnold Street, Peakhurst, be refused for the following reasons:

1. The orientation of the rooms and the number of private open spaces to side boundaries is uncharacteristic and will result in unacceptable amenity impacts to the adjoining premises.
2. The landscape treatment of the front setback area is incompatible with the streetscape in which the building is located having regard to the amount of hard surface area and the location of the bin storage area.
3. The upper level windows to the habitable rooms will result in unacceptable privacy impacts on adjoining premises.
4. The solar access to the communal living room is inadequate.
5. The depth and orientation of the communal open space is not adequate to facilitate potentially 18 boarders/lodgers.
6. The amenity of the adaptable room is unacceptable as it contains no windows to the habitable space.



Adam Seton
Chairperson

3.3 849 King Georges Road South Hurstville

Speaker:

- Howard Baron (Objector)
- Graeme Young (Objector)
- Gerard Turrisi (Owner/applicant)
- Ziad Boumelhem (Owner/applicant)

Voting of the Panel Members:

The decision of the Panel was unanimous.

Determination

Refusal

The Georges River Council IHAP as the delegate of the Georges River Council determines that Development Application No 8/2017 for the demolition of existing dwelling and construction of a four (4) storey residential flat building containing of thirteen (13) units and basement car parking at 849 King Georges Road, South Hurstville, be refused for the following reasons:

1. The proposed development contravenes the minimum lot size development standard for

residential flat buildings in Clause 4.1A of Kogarah Local Environmental Plan 2012 (KLEP 2012) and the Panel is not satisfied:

- (a) That the applicant's written request under Clause 4.6 of KLEP 2012 adequately demonstrates that there are sufficient environmental planning grounds to justify contravening the development standard; and
 - (b) The proposed development is consistent with the objective of the development standard.
2. The proposed development would be an overdevelopment of the site as the majority of the lobby and circulation spaces on each floor should be counted as floor space.
 3. The amenity of the habitable areas of G03 is unacceptable due to the proximity of and interface with the communal open space on the side boundary.
 4. The streetscape impact of the width of the driveway to Tavistock Road in combination with the open vehicle ramp to the communal open space unacceptably compromises the amenity and connectivity of the communal open space.
 5. The proposed development would have unacceptable amenity impacts to the adjacent residential dwelling due to the location of the secondary balcony on the north western corner of the building to Units 101 and 201.
 6. The proposed development would have unacceptable amenity and outlook to the living room and balcony of Unit 301 which is proposed to be obscured by privacy slatting.
 7. The amenity of the second bedroom in Units G03, 104 and 204 would be unacceptable in terms of road noise and air quality.



Adam Seton
Chairperson

4. CONFIRMATION OF MINUTES BY CHAIR

GEORGES RIVER INDEPENDENT HEARING ASSESSMENT PANEL (IHAP) - 17 AUGUST 2017

That the Minutes of the Georges River Independent Hearing Assessment Panel (IHAP) held on 17 August 2017 were confirmed.

The meeting concluded at 6.45pm.



Adam Seton
Chairperson