

MINUTES

Local Planning Panel

Thursday, 17 October 2019

4.00pm

Georges River Civic Centre,
Hurstville



Panel Members:

Mr Paul Vergotis (Chairperson)
Mr Milan Marecic (Expert Panel Member)
Mr John Brockhoff (Expert Panel Member)
Mr Erin Sellers (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 4.17pm and the LPP Panel proceeded into Closed Session to deliberate the items listed below.

3. GEORGES RIVER LOCAL PLANNING PANEL REPORTS

LPP042-19 2-12 Lime Kiln Road Lugarno
(Report by Development Assessment Planner)

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

Speakers

- Kristy Hodgkinson (planner)

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, Modification Application No. MOD2018/0170 for the modification application - addition of two units, amendment to retail tenancy and communal open space at 2-12 Lime Kiln Road, Lugarno, is determined by **granting consent** to the application subject to the conditions recommended in the report submitted to the LPP meeting of 17 October 2019 except:

1. Amend Condition 10 to read as follows:

- 10. Fees to be paid** - The fees listed in the table below must be paid in accordance with the conditions of this consent and Council's adopted Fees and Charges applicable at the time of payment (available at www.georgesriver.nsw.gov.au).

Payments must be made prior to the issue of the Construction Certificate or prior to the commencement of work (if there is no associated Construction Certificate).

Please contact council prior to the payment of S94 Contributions to determine whether the amounts have been indexed from that indicated below in this consent and the form of payment that will be accepted by Council.

Council will only accept Bank Cheque or Electronic Funds Transfer (EFT) for transaction values of \$500,000 or over. Council must be contacted prior to payment to determine correct total amount to be paid and bank account details (if applicable).

A summary of the fees to be paid are listed below:

Fee Type	Fee
GENERAL FEES	
Long Service Levy (to Long Service Corporation) Or, provide evidence of Payment direct to the Long Service Corporation. See https://portal.longservice.nsw.gov.au/bci/levy/	
Builders Damage Deposit	\$63,162.00
Inspection Fee for Refund of Damage Deposit	\$150.00
DEVELOPMENT CONTRIBUTIONS	
Hurstville Section 94 Development Contributions Plan 2012 - Residential (Community Facilities)	\$19,652.14
Hurstville Section 94 Development Contributions Plan 2012 - Residential (Open Space, Recreation, Public Domain)	\$138,952.15 \$168,082.11

(This condition is amended as part of MOD2018/0170 (DA2017/0217))

General Fees

The fees and charges above are subject to change and are as set out in the version of Council's Schedule of Fees and Charges or as required by other Government Authorities, applicable at the time of payment.

Development Contributions

The Section 94 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.

A Section 94A contribution has been levied on the subject development pursuant to the Georges River Council Section 94A Contributions Plan.

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.

Timing of Payment

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

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.

Statement of Reasons

- The proposed development complies with the requirements of the relevant environmental planning instruments and development control plan;
- The proposal has been designed to generally satisfy the key provisions of the Apartment Design Guide in terms of meeting the provision of landscaped area and communal open space.
- The proposed modifications to the approved plans are minor in nature and do not result in any adverse impact on the natural and built environment.
- The proposal aims to provide a high-quality building that will establish a positive urban design outcome, setting the architectural and planning precedent in the area.

LPP043-19 Beale Reserve - 25D Rona Street Peakhurst (Report by Development Assessment Planner)

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

Speakers

No speakers registered for this application.

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. DA2019/0306 for the laying of drainage pipes within an existing easement to drain stormwater from the development at 25 Rona Street, Peakhurst, is determined by **granting consent** to the application subject to the conditions recommended in the report submitted to the LPP meeting of 17 October 2019.

Statement of Reasons

- The proposal will facilitate lawful drainage associated with an approved attached dual occupancy development.
- The proposal complies with State Environmental Planning Policy (Infrastructure) 2007.
- The proposed development is considered to be appropriate for the site. Subject to the implementation of the recommended conditions, the development will not create unreasonable impacts upon the natural or built environment.

LPP044-19 Planning Proposal - Georges River Local Environmental Plan 2020
(Report by Strategic Planner/Urban Designer)

Speakers

- David Hoy (submitter)
- Jamie Gordon (submitter)

Voting of the Panel Members

The decision of the Panel was unanimous.

RECOMMENDATION

1. THAT the Georges River Local Planning Panel recommends to Council that the Planning Proposal for the *Georges River Local Environmental Plan 2020* be forwarded to the delegate of the Greater Sydney Commission for a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.
2. THAT the Planning Proposal be placed on formal public exhibition in accordance with the conditions of any Gateway Determination issued by the Department of Planning and Environment.

4. CONFIRMATION OF MINUTES

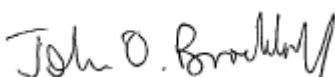
The meeting concluded at 4.34pm.




Paul Vergotis
Chairperson



Milan Marecic
Expert Panel Member



John Brockhoff
Expert Panel Member



Erin Sellers
Community Representative