

# **MINUTES**

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## **Local Planning Panel**

**Thursday, 18 November 2021**

**4.00pm**

**Council Chambers, Civic Centre, Hurstville**



## Panel Members:

Mr Stephen Alchin (Chairperson)  
Ms Annette Ruhotas (Expert Panel Member)  
Prof Awais Piracha (Expert Panel Member)  
Mr George Vardas (Community Representative)

### 1. APOLOGIES AND DECLARATIONS OF PECUNIARY INTEREST

There were no apologies received

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There were no declarations of Pecuniary Interest

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### 2. PUBLIC SPEAKERS

The meeting commenced at 4.12 pm 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 4.55pm and the LPP Panel proceeded into Closed Session to deliberate the items listed below.

### 3. GEORGES RIVER LOCAL PLANNING PANEL REPORTS

**LPP064-21      181 Stuart Street, Blakehurst**  
(Report by Senior Development Assessment Planner)

#### Speakers

- Rodney Worthington (speaker on behalf of applicant)
- Peter Rigg (submitter)

#### 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. DA2021/0231 for the site preparation, construction of foundations and landings and installation of an inclinometer at 181 Stuart Street, Blakehurst, is determined by **granting consent** to the application subject to the conditions recommended in the report submitted to the LPP meeting of 18 November 2021 except;

Include additional condition 3A to read as follows:

**3A. Design changes** - Prior to the release of a Construction Certificate amended plans are to be submitted to the satisfaction of the Principal Certifying Authority in accordance with the following:

- (a) Foundation 6 shall be relocated further east so that it is clear of the Right of Way.
- (b) The lower landing area is to be amended to be a light weight structure with pier footings (where located in the Structural Root Zone (SRZ) of Tree 1 (Blackbutt)) to minimise any potential root disturbance to Tree No.1 and limit excavation for footings.
- (c) The upper landing area is to be amended to be a light weight structure with pier footings where located in the Tree Protection Zone (TPZ) of Tree No.9 (Port Jackson Fig).
- (d) In accordance with 5.4 of the approved Arboricultural Impact Assessment, excavation for foundations and all footings within tree protection zones must be hand dug with extreme care. Under no circumstances should excavation occur via mechanical methods unless rock is encountered. The final positioning of all foundations and footings must ensure there is no cutting of any woody roots greater than 40mm diameter. Where woody roots greater than 40mm diameter are encountered and the foundation cannot be relocated, further advice must be sought from a qualified Arborist prior to root severance. Any roots less than 40mm in diameter shall be cut cleanly with sharp pruning implement.

Amend condition 8 to read as follows:

## **8. Tree pruning**

- a) Tree pruning required at No – 185 Stuart St – Neighbours trees
- b) Any necessary pruning of overhanging branches relating to trees 4, 7, 8 and 9, as numbered within the Arboricultural Impact Assessment, located within the back yard of No 185 Stuart St, must be conducted in accordance with - AS 4373 - 2007, *Pruning of amenity trees*, Pruning class – “S” – Selective pruning – clause 7.2.4 and completed by a minimum, Australian Qualification Framework Level 3 Arborist. The pruning must be limited to those parts of the branches that are overhanging number 181 Stuart Street, Blakehurst and must be carried out entirely from within that property.
- c) The pruning works to the trees on 185 Stuart Street, Blakehurst are to be undertaken in accordance with 5.4(iii) of the Arboricultural Impact Assessment prepared by Joanne Willis, Australian Qualification Framework Level 5 Arborist, dated 14 May 2021:

Canopy pruning: The pruning of overhanging canopies from neighbouring trees must be kept to a minimum, removing branches no greater than 70mm diameter and resulting in no more than a 10% reduction in crown volume of each tree. The pruning works should be carried out by an experienced and qualified arborist with a minimum qualification in Australian Qualification Framework Level 3 in Arboriculture.

## **Statement of Reasons**

- The proposed development complies with the requirements of the relevant environmental planning instruments and development control plan.
- The proposed design has been sensitively considered bearing in mind the very steep nature of the site.
- The Panel is satisfied that the design of the works in this application make reasonable provision for access via the right-of-way on the site and note that any impact during construction works will be temporary, limited to within the period of works, and will not create a substantial interference to the reasonable use of the Right of Way.

**LPP065-21      98-100 Forest Road, Hurstville**  
(Report by Senior Development Assessment Planner)

**Speakers**

- Michael Gheorghiu (speaker on behalf of applicant)

**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. DA2021/0127 for the demolition of existing buildings, construction of a single-storey centre based child care facility, operating hours 7.00am to 6.00pm, Monday to Friday at 98-100 Forest Road, Hurstville, is determined by **granting consent** to the application subject to the conditions recommended in the report submitted to the LPP meeting of 18 November 2021 except:

Include condition 32A. to read as follows:

**32A Public Domain Plan** – The Public Domain Plan submitted with the application has not been approved. A public domain plan prepared by a Qualified Landscape Architect in conjunction with a Civil Engineering Designer is to be submitted and approved by Council. The plan is to address the following design criteria, including but not limited to:

- (a) New trees to be planted in accordance with the relevant Council's street tree planting Policy;
- (b) The width of the awning is to be reviewed to ensure it does not interfere with required street tree planting;
- (c) Reconfiguration and treatment of the public domain in addition to the design of new landscaping;
- (d) Expanded soil volumes within the public domain to provide for maximum space to enable root spread;
- (e) Planting of street trees, including the proposed species and their location (new trees shall be established and have a minimum pot size of 100L);
- (f) The removal and reinstatement of redundant driveway crossings;
- (g) Details of the public footpath locations to the proposed development;
- (h) Materials and finishes, colours, furniture, and vegetation type proposed within the Public Domain are to be consistent with the design principles specified in Council's Public Domain plans.

The public domain plan shall be prepared in accordance with Council's Urban Design and Public Domain plans. A copy of the Hurstville City Centre Urban Design Strategy and Hurstville City Centre Public Domain Plan can be downloaded from Council's website [www.georgesriver.nsw.gov.au](http://www.georgesriver.nsw.gov.au)

The cost of the Public Domain works is to be borne by the Applicant.

The Public Domain Plan is to be completed to the satisfaction of the Council's Assets & Infrastructure Division delegate prior to the issuing of the Construction Certificate.

Amend condition 14 to read as follows:

**14. Design Change Conditions** – the following design changes are required to be made in relation to the front façade of the building and are to be shown on the Construction Certificate plans:

- a) The flat, long and utilitarian façade treatment of the Forest Road elevation should be amended to incorporate variation in composition and articulated to break up building bulk, create interest and enhance pedestrian experience
- b) Street activation should be enhanced by providing floor to ceiling glazing to as much of the façade as possible
- c) Solid roller shutters for the garage doors will not be permitted along Forest Road. Materials that are transparent in nature should be used to complement the architecture features and materials of the building and to minimise dominance on the streetscape.
- d) The car park shutters should be setback by at least 1m from the street boundary/footpath to minimise the visual dominance on the street.
- e) The façade design should include details that hints at how the space inside is used and created with the point of view of small users in mind. The façade design could include a combination of warm materials that welcome adults as well as “small” users of the building. This can also be achieved through use of a more complex and muted palette if desired rather than bold colours.
- f) The façade should be well thought-out to achieve a balance which not only reflects the use but also relates to the context (especially the heritage item in proximity), provides a presence on the street and enhances the streetscape. The industrial feel could be continued by borrowing from the language of the surrounding industrial architecture rather than creating a banal and bland façade that does not reflect its use.

The amended façade design must be referred to Council’s Urban Designer for written approval prior to the issue of the Construction Certificate.

**Statement of Reasons**

- The proposed development complies with the requirements of the relevant environmental planning instruments and development control plan.
- The proposed design could be improved to provide better engagement with the streetscape especially bearing in mind the increasing pedestrian traffic as the area re-develops.
- The proposed use will provide a critical service in a location that will enable walkable access from existing and planned higher density residential development and is located in close proximity to existing schools.

**LPP066-21      11A Letitia Street Oatley**  
(Report by Senior Development Assessment Planner)

**Speakers**

- Roland Martinez (speaker on behalf of applicant)
- Aaron Sutherland (town planner)
- Annabelle Cooper (heritage)
- Renee Riley (speaker on behalf of applicant)

**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. DA2021/0224 for the alterations and additions to the Masonic Hall involving the retention of the Lodge Room, rear hall, the demolition of the rear utilities wing and replacement with a new modern single storey extension which includes a new separate commercial tenancy, large museum associated with the Masonic Hall, lounge for members, storage, toilet facilities, new entries, landscaping and associated site works at 11A Letitia Street, Oatley, is determined by **granting consent** to the application subject to the conditions recommended in the report submitted to the LPP meeting of 18 November 2021.

Statement of Reasons

- The development complies with the key planning objectives and controls within the Kogarah Local Environmental Plan 2012 and the Kogarah Development Control Plan 2013.
- The proposal seeks to improve the amenity and functionality of the Masonic Hall.
- The works also aim to improve the visual quality of the space and site.
- The proposed development has been carefully and sensitively designed by respecting and retaining the historical integrity and significance of the Masonic Lodge building.
- The proposal will retain the significance and integrity of the Heritage Item on site and will not adversely affect the character of the locality.
- The development is in the public interest and will not establish an undesirable precedent for the area.
- The proposed development is permissible in the zone and will satisfy the zone objectives, as such the proposal is suitable for the site.
- The architectural design of the proposed pavilion addition and landscape treatment will significantly improve the visual appearance of the site, existing building within the streetscape.

#### 4. CONFIRMATION OF MINUTES

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The meeting concluded at 6.35 pm



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Stephen Alchin  
**Chairperson**



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Annette Ruhotas  
**Expert Panel Member**



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Awais Pirach  
**Expert Panel Member**

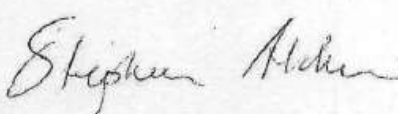


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George Vardas  
**Community Representative**

# Declaration of Interest

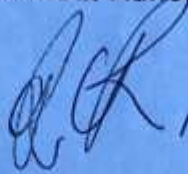
## Georges River Local Planning Panel

<b>Panel Member Name:</b>	Stephen Alchin
<b>Meeting Date:</b>	18 November 2021
<b>Item Numbers:</b>	<ul style="list-style-type: none"> <li>• LPP064-21 – 181 Stuart Street Blakehurst</li> <li>• LPP065-21 – 98-100 Forest Road Hurstville</li> <li>• LPP066-21 – 11A Letitia Street Oatley</li> </ul>
<b>In relation to the matters on this agenda, I declare that I have:</b>	<input checked="" type="checkbox"/> No known conflict of interest
<b>In relation to item number I have an actual<sup>1</sup> conflict of interest</b>	<input type="checkbox"/> Conflict Details
<b>In relation to item number I have a potential<sup>2</sup> conflict of interest</b>	<input type="checkbox"/> Conflict Details
<b>In relation to item number I have a reasonably perceived<sup>3</sup> conflict of interest</b>	<input type="checkbox"/> Conflict Details
<b>Name of Panel Member</b>	Stephen Alchin
<b>Signature:</b>	
<b>Key of Terms:</b> <sup>1</sup> An 'actual' conflict of interests is where there is a direct conflict between a member's duties and responsibilities and their private interests or other duties. <sup>2</sup> A 'potential' conflict of interests is where a panel member has a private interest or other duty that could conflict with their duties as a panel member in the future. <sup>3</sup> A 'reasonably perceived' conflict of interests is where a person could reasonably perceive that a panel member's private interests or other duties are likely to improperly influence the performance of their duties as a panel member, whether or not this is in fact the case.	



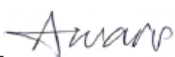
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## Georges River Local Planning Panel

<b>Panel Member Name:</b>	Annette Ruhotas
<b>Meeting Date:</b>	18 November 2021
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<b>Name of Panel Member</b>	Annette Ruhotas
<b>Signature:</b>	 15/11/2021
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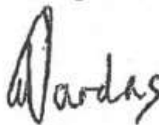
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<b>Panel Member Name:</b>	Awais Piracha
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