

# **MINUTES**

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## **Local Planning Panel**

**Thursday, 03 March 2022**

**4.00pm**

**Broadcast from Council Chambers, Civic  
Centre, Hurstville**



**Panel Members:**

Ms Sue Francis (Chairperson)  
Mr Nicholas Skelton (Expert Panel Member)  
Mr 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 4.00pm 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 4.15pm and the Panel proceeded into Closed Session to deliberate the items listed below.

**3. GEORGES RIVER LOCAL PLANNING PANEL REPORTS**

**LPP006-22      10-12 Connelly Street Penshurst**  
(Report by Principal Planner)

**Speakers**

- Bernard Moroz (planner)
- William Karavelas (applicant)
- Paylen Brodbeck (resident)

**Voting of the Panel Members**

The decision of the Panel was unanimous.

**Determination**

The Panel considered the written Clause 4.6 variation relating to building height and was satisfied that the variation achieved the objectives of the development standard and that there were sufficient environmental planning grounds to grant the variation in the circumstances of this case where the variation provides equitable access to the rooftop communal open space and no additional GFA. The variation is also in the public interest and satisfies the objectives of the zone.

**Approval**

Pursuant to Section 4.16 (1)(a) of the Environmental Planning and Assessment Act 1979, Development Application DA2021/0017 for demolition of two existing dwelling houses and the construction of a residential apartment building consisting of 9 apartments over basement parking at Lots 36 and 37 in DP4739 known as 10 – 12 Connelly Street, Penshurst, is granted Development Consent subject to:

The Conditions recommended in the report to the Georges River Local Planning Panel meeting of 3 March 2022, subject to the amendments as follows:

Delete deferred commencement conditions and insert as operational conditions under Condition 9 as amended.

Amend Condition 1 to read as follows:

1. **Approved Plans** - The development must be implemented in accordance with the approved plans and supporting documentation listed below which have been endorsed by Council's approved stamp, except where marked up on the plans and/or amended by conditions of this consent:

Description	Reference	Date	Revision	Prepared by
Basement Plan	DA02	04/07/2021	C	Cornerstone Design
Site/Ground Floor Plan	DA03	25/6/2021	D	Cornerstone Design
First Floor Plan	DA04	25/6/2021	C	Cornerstone Design
Second Floor Plan	DA05	25/6/2021	C	Cornerstone Design
Rooftop Plan and Roof Plan	DA06	25/6/2021	C	Cornerstone Design
Elevations	DA07	Amended by Georges River Council 13/1/2022	D	Cornerstone Design
Elevations	DA08	Amended by Georges River Council 13/1/2022	C	Cornerstone Design
Section A-A and Streetscape Elevation	DA09	25/6/2021	C	Cornerstone Design
Deep Sol Plan and Excavation Plan	DA16	21/7/2021	B	Cornerstone Design
Driveway Profile	DA17	25/7/2020	A	Cornerstone Design
Erosion and Sediment Control Plan	DA18	25/7/2020	A	Cornerstone Design
Landscape Plan	Sheet 1 of 3 20-4239 LO1	5/8/2021	C	Zenith Landscape Designs
Landscape Plan	Sheet 2 of 3 20-4239 LO2	5/8/2021	C	Zenith Landscape Designs
Landscape Plan	Sheet 3 of 3 20-4239 LO3	5/8/2021	C	Zenith Landscape

				Designs
Schedule of Finishes	Sheet 1	20/7/2021	B	Cornerstone Design
Schedule of Finishes	Sheet 2	20/7/2021	B	Cornerstone Design

Amend Condition 9 to read as follows:

9. **Required design changes** - The following changes are required to be made and shown on the construction plans prior to the issue of a Construction Certificate, to the satisfaction of the Certifying Authority:

<b>Amendments made in blue on approved plans</b>	All changes made in blue on the approved plans shall be updated and shown on the Construction Certificate plans.
<b>Garage door/shutter to basement.</b>	Solid roller shutters for the vehicular access are not permitted along Connelly Street. If shutters or a door are required to secure the basement, open grille shutters / door should be used that complement the architecture features and materials of the building and to minimise dominance on the streetscape.
<b>Materials and Finishes</b>	<p>i) The front (south western facade), is to be finished in:</p> <ol style="list-style-type: none"> <li>Bowral Blue face brick as per the approved Schedule of Finishes (Issue B), including the balustrading of units G.01, 1.01 and 2.01.</li> <li>The glazing feature for the balustrade of Unit 1.01 may remain as per the approved plans.</li> <li>Lighter rendering to the eastern portion, consistent with the adjacent development at 6B Connelly Street, Penshurst, is to be applied.</li> </ol> <p>ii) The north western facade - <i>including the lift shaft</i>, (however excluding the fire stair vertical element); is to be finished in Bowral Blue face brick, as per the approved Schedule of Finishes (Issue B), except for the balustrading of each balcony and the entry /lobby.</p> <p>iii) The southern eastern elevation shall incorporate Bowral Blue face brick, as per the approved Schedule of Finishes (Issue B), and rendering.</p> <p>iv) The north eastern façade is to be finished in Bowral Blue face brick, as per the approved Schedule of Finishes (Issue B), except for the balustrading of each balcony which may incorporate a rendered finish.</p> <p>v) All planter boxes and retaining walls along the north western, northern and south eastern boundaries, and in the rear communal open space, are to be finished in Bowral Blue face brick as per the approved Schedule of Finishes (Issue B).</p>

	vi) The front boundary fence is to be finished in Bowral Blue face brick and shall measure no greater than 1.2m in height, stepping down as required to follow the topography.
	vii) As per the approved Schedule of Finishes (Issue B), "Facebricks 2 Bowral" Chillingham White or similar shall not be used.

Amend Condition 29 to read as follows:

**29. On-going operational waste -**

- a) The Strata/Building Manager will be responsible for coordinating daily cleaning of common areas on each floor, foyers and the lift to prevent slip, spill, odour risks associated with the transport of loose unbagged waste material throughout the site.
- b) The Strata/Building Manager will be responsible for coordinating the management, collection and disposal of any litter form common areas including foyers, lift and rooftop areas.

Insert additional Condition 68A as follows:

68A. Prior to the issue of any Occupation Certificate and with the consent of all adjoining property owners, the rear (north eastern) common boundary fence shall be removed and replaced with a new 1.8m high boundary fence for the full width of the allotment (10-12 Connelly Street, Penshurst), at full cost to the applicant.

Statement of Reasons

The reasons for this recommendation are:

- The proposed development satisfies the objectives of the R3 Medium Residential Zone.
- The proposal is consistent with existing character of the area and consistent with the desired future character of the R3 Medium Residential Zone.
- The proposal satisfies the design principles of SEPP65 in that it provides a variety of housing in a well landscaped setting and provides good amenity to future residents through design and provision of private open space. The Panel did not consider it necessary to delete the planter boxes to units 102, 202, 103 and 203 to achieve numerical compliance with the ADG which would otherwise be satisfied by the fixed louvred screens and the planter boxes.
- The proposal has effective façade modulation and wall articulation that will serve to provide visual interest and reduce the bulk of the building, which will be further refined through recommended conditions of consent.
- The Panel heard concerns as to the planting at the rear boundary and the impact on the existing rear boundary fence and an additional condition was added to require the replacement of that 1.8m high fence.

**LPP007-22 13-21 Wyuna Street, Beverley Park**  
(Report by Senior Development Assessment Planner)

**Speakers**

- Brad Delapierre (applicant)

**Voting of the Panel Members**

The decision of the Panel was unanimous.

**Determination**

Approval

Pursuant to Section 4.55(2) of the Environmental Planning and Assessment Act 1979 that the Georges River Local Planning Panel grant consent to Modification Application MOD2021/0173 for modifications to DA2019/0439 in accordance with the conditions of consent originally imposed at Lot 8 DP 7056 and Lots 20-23 DP 17618 known as 13-21 Wyuna Street, Beverley Park, subject to the amendments in the below conditions of consent (Conditions 1, 26 and 43 only):

1. **Approved Plans** - The development will be implemented in accordance with the approved plans and supporting documentation listed below which have been endorsed by Council's approved stamp, except where marked up on the plans and/or amended by conditions of this consent:

Description	Reference No.	Date	Revision	Prepared by
Demolition Plan	DA 03	04.02.20	P9	shiro architects
Site Plan/Roof Plan	DA 04	<del>04.02.20</del> 15.09.21	<del>P12</del> A	shiro architects
Ground Floor Plan	DA 05	<del>19.05.20</del> 15.09.21	<del>P13</del> A	shiro architects
Basement 1	DA 06B	<del>19.05.20</del> 15.09.21	<del>P13</del> A	shiro architects
Mezzanine Basement 1	DA 06A	<del>19.05.20</del> 15.09.21	<del>P13</del> A	shiro architects
Basement 2	DA 07	<del>19.05.20</del> 15.09.21	<del>P13</del> A	shiro architects
Level 1	DA 08	<del>04.02.20</del> 15.09.21	<del>P012</del> A	shiro architects
Level 2	DA 09	<del>04.02.20</del> 15.09.21	<del>P12</del> A	shiro architects
Level 3	DA 10	<del>04.02.20</del> 15.09.21	<del>P12</del> A	shiro architects

Level 4	DA 11	<del>04.02.20</del> 15.09.21	<del>P12</del> A	shiro architects
Level 5	DA 11	<del>04.02.20</del> 15.09.21	<del>P12</del> A	shiro architects
Level 6	DA 13	<del>04.02.20</del> 15.09.21	<del>P12</del> A	shiro architects
Section A-A	DA 14A	<del>04.02.20</del> 15.09.21	<del>P12</del> A	shiro architects
Section B-B C-C	DA 14B	04.02.20	P12	shiro architects
Section D-D	DA 14C	04.02.20	P12	shiro architects
Street Elevation	DA 16A	04.02.20	P1	shiro architects
Elevations	DA 16B	<del>04.02.20</del> 15.09.21	<del>P12</del> A	shiro architects
Landscape Plans	117-L01 to L05	03.06.20	D	Andrew Prowse Landscape Architect
Arboricultural Impact Assessment and Tree Management Plan	5560.1	03.02.20		Redgum Horticultural
Preliminary Site Investigation	E24383.E01_R ev0	23.10.19		EIAustralia
Geotechnical Report	P1563_01	15.11.19		Morrow
Stormwater Plans	<del>E313451</del> <del>Sheets D1 to</del> <del>D11</del>	<del>1.6.20</del>	<del>G</del>	<del>Donovan</del> <del>Associates</del>
Basement Level 2 and Pump Out Tank Details	Drawing No. SW010, SW011 and SW020	23/08/2021	A	Mance Arraj Civil & Structural Engineers
Concept Stormwater Layout Drawing Ground Level	SW030	23/08/2021	A	Mance Arraj Civil & Structural Engineers
Concept Stormwater Layout Drawing Road Drainage Plan & Longsection	SW031	23/08/2021	A	Mance Arraj Civil & Structural Engineers

**This condition has been amended as part of MOD2021/0040 (DA2019/0439)**

**This condition has been amended as part of MOD2021/0173 (DA2019/0439)**

26. **Waste Storage - Residential and Mixed Use Developments** - The plans shall include details of the waste storage area. The waste storage area shall not be visible from the street. The waste storage area shall be located within the lot/building in accordance with the approved plans.

The waste storage area shall be large enough to accommodate the required number of bins for the development and located in an area to suitably facilitate servicing on waste collection day.

The path to the bin room is to be at least 1.0 metres wide and kept clear and unobstructed at all times.

#### Residential Waste

The development will require the provision of the following waste and recycling facilities:

- ~~11 x 660L litre mobile bins per apartment/ dwelling. Domestic Recycling~~
- ~~11 x 240 litre mobile bin per 3 apartments/dwellings.~~
- ~~Green Waste – 1 to 2 x 240 litre mobile bins per apartment block.~~

Domestic Waste – 1 x 240 litre mobile bins per 2 apartments/dwellings or 12 x 660L mobile bins or 7 x 1100L mobile bins

Domestic Recycling - 1 x 240 litre mobile bin per 2 apartments/dwellings.

Green Waste – 1 to 2 x 240 litre mobile bins per apartment block.

Note: Collection frequencies for 660L and 1100L bins may be altered for frequency greater than once per week after consultation with and approval by Council.

**This condition has been amended as part of MOD2021/0173 (DA2019/0439)**

43. **BASIX Commitments** - All energy efficiency measures as detailed in the BASIX Certificate No. 1037318M\_03 and dated 8 February 2021 must be implemented on the plans lodged with the application for the Construction Certificate.

**This condition has been amended as part of MOD2021/0173 (DA2019/0439)**

#### Statement of Reasons

1. The reasons for this recommendation are:
  - The proposal remains consistent with the original reasons for approval;
  - The proposed modifications to the approved plans do not result in undermining the objectives of the Georges River Local Environmental Plan 2021 or the Georges River Development Control Plan 2021: and
  - The proposed modifications to the approved plans do not result in any adverse impact on the natural and built environment.

#### **4. CONFIRMATION OF MINUTES BY CHAIR**

**GEORGES RIVER LOCAL PLANNING PANEL (LPP) - 3 MARCH 2022**

## RECOMMENDATION

That the Minutes of the Georges River Local Planning Panel (LPP) held on 3 March 2022, be confirmed.

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The meeting concluded at 5.00pm.



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Sue Francis  
**Chairperson**



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Awais Piracha  
**Expert Panel Member**



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Nicholas Skelton  
**Expert Panel Member**

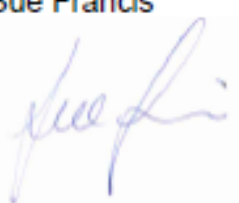


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George Vardas  
**Community Representative**


# Declaration of Interest

## Georges River Local Planning Panel

<b>Panel Member Name:</b>	Sue Francis
<b>Meeting Date:</b>	3 March 2022
<b>Item Numbers:</b>	<ul style="list-style-type: none"> <li>• LPP006-22 - 10-12 Connolly Street Penshurst</li> <li>• LPP007-22 - 13-21 Wyuna Street, Beverley Park</li> </ul>
<b>In relation to the matters on this agenda, I declare that I have:</b>	X 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>	Sue Francis
<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.	

## Declaration of Interest


### Georges River Local Planning Panel

<b>Panel Member Name:</b>	Nicholas Skelton
<b>Meeting Date:</b>	3 March 2022
<b>Item Numbers:</b>	<ul style="list-style-type: none"> <li>• LPP006-22 - 10-12 Connolly Street Penshurst</li> <li>• LPP007-22 - 13-21 Wyuna Street, Beverley Park</li> </ul>
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<b>In relation to item number I have an actual<sup>1</sup> conflict of interest</b>	<input type="checkbox"/> Conflict Details <input type="checkbox"/> None
<b>In relation to item number I have a potential<sup>2</sup> conflict of interest</b>	<input type="checkbox"/> Conflict Details None
<b>In relation to item number I have a reasonably perceived<sup>3</sup> conflict of interest</b>	<input type="checkbox"/> Conflict Details None
<b>Name of Panel Member</b>	Nicholas Skelton
<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.	

## Declaration of Interest

### Georges River Local Planning Panel




<b>Panel Member Name:</b>	Awais Piracha
<b>Meeting Date:</b>	3 March 2022
<b>Item Numbers:</b>	<ul style="list-style-type: none"> <li>• LPP006-22 - 10-12 Connelly Street Penshurst</li> <li>• LPP007-22 - 13-21 Wyuna Street, Beverley Park</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>	Awais Piracha
<b>Signature:</b>	

#### Key of Terms:

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# Declaration of Interest

## Georges River Local Planning Panel

<b>Panel Member Name:</b>	George Vardas
<b>Meeting Date:</b>	3 March 2022
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<b>Name of Panel Member</b>	George Vardas
<b>Signature:</b>	
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