

MINUTES

Local Planning Panel

Thursday, 17 March 2022

4.00pm

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



Panel Members:

Mr Stephen Davies (Chairperson)
Ms Deborah Laidlaw (Expert Panel Member)
Mr Michael Leavey (Expert Panel Member)
Ms Fiona Prodromou (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 4.00 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 4.12 pm and the LPP Panel proceeded into Closed Session to deliberate the items listed below.

3. GEORGES RIVER LOCAL PLANNING PANEL REPORTS

LPP008-22 26A Annette Street, Oatley
(Report by Senior Development Assessment Officer)

Speakers

There were no speak registered for this item.

Voting of the Panel Members

The decision of the Panel was unanimous.

DeterminationApproval

Georges River Local Planning Panel support the request for variation under Clause 4.6 of Kogarah Local Environmental Plan 2012, in relation to the Height of Building (Clause 4.3) as the variation sought is considered to be well founded and in the public interest as there will not be any direct or adverse environmental impacts generated by the variation sought.

Pursuant to Section 4.16 (1)(a) of the Environmental Planning and Assessment Act 1979 (as amended) the Georges River Local Planning Panel approve DA2021/0141 for alterations and additions to a dwelling house at 26A Annette Street Oatley NSW 2223, subject to:

The Conditions recommended in the report submitted to the Georges River Local Planning Panel meeting of 17 March 2022.

Statement of Reasons

The statement of reasons are as following:

- The proposal is permissible with consent.
- The proposal is an appropriate response to the site and is consistent with the objectives of the R2 zone and existing developments in the locality.
- The clause 4.6 requests to vary the height of building development standard is well founded and are acceptable as there are sufficient environmental planning ground to justify the contravention.
- The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality;
- The proposed development is well considered and sensitively designed so that it will not result in unreasonable impacts on the natural and built environment.
- The proposed building, as amended by conditions, will not unreasonably affect the amenity of any immediately adjoining properties in terms of unreasonable overlooking, acoustic impacts, privacy impacts, visual impacts, traffic, overshadowing or view loss;
- The proposed development is a suitable and planned use of the site and its approval is in the public interest.

LPP009-22 37 Woronora Parade, Oatley
(Report by Senior Development Assessment Planner)

Speakers

There were no speak registered for this item.

Voting of the Panel Members

The decision of the Panel was unanimous.

Determination

Approval

Pursuant to Section 4.16 (1)(a) of the Environmental Planning and Assessment Act 1979, Development Application DA2021/0350 for the alterations and additions to a dwelling house on Lot 100 in DP125001 on land known as 37 Woronora Parade, Oatley, is granted Development Consent subject to:

The Conditions recommended in the report to the Georges River Local Planning Panel meeting of 17 March 2022, subject to the amendments as follows:

Amend condition 11 to read as follows:

- 11. Required design changes** - The PCA shall ensure that the following drainage design changes are required to be made and shown on the Construction Certificate plans:
- Front drainage Pit A must be installed with concrete precast units not PVC as currently proposed.
 - Install a 350x350 square junction pit at the rear south-easter corner where the proposed pipe turns right angle and leading towards the front.

- Install a 350x350 square junction pit where twin pipes will be laid to connect Pit A at the front.
- The stormwater discharge pipe across the footpath shall be laid with minimum disturbance at a minimum 1% grade to the kerb and gutter in the street.
- There shall be no conflict between the drainage plan and the landscaping plan.
- Additional hedge planting shall be shown on the landscape plan on the western side of the fence that is located between the northern elevation of the dwelling and the northern side boundary. The hedge is to be planted with 6 x 5L *Grevillea hookerana* (Hookers grevillea).

Statement of Reasons

The reasons for this recommendation are:

- The proposal is an appropriate response to the site and the existing dwelling house given its heritage significance.
- The proposed design is consistent with the existing and desired future character for development in this area.

LPP010-22 24 Taunton Road and 46 Kimberley Road Hurstville NSW 2220 (Report by Senior Development Assessment Officer)

Speakers

- Graham Hunt (architect)
- Ella Wood (architect)

Voting of the Panel Members

The decision of the Panel was unanimous.

Determination

Approval

Pursuant to Section 4.16 (3) of the Environmental Planning and Assessment Act 1979, Development Application DA2021/0176 for the alterations and additions to the existing heritage dwelling including a ground and first floor addition, carport, swimming pool, landscaping, tree removal and site works, at 24 Taunton Road and 46 Kimberley Road Hurstville, is granted Development Consent subject to:

The Conditions recommended in the report including deferred commencement for the acquisition of a drainage easement, as submitted to the Georges River Local Planning Panel meeting of 17 March 2022 , subject to the amendments as follows:.

Amend condition A to read as follows:

- A. Deferred Commencement – Drainage** - Pursuant to Section 4.16(3) of the Environmental Planning and Assessment Act 1979, this consent will not operate until such time as the following requirements are satisfied:

- i. The applicant must acquire an Easement to Drain Water of 1 metre (absolute minimum 0.9m) width. The easement must allow for a piped, gravity fed system of drainage of stormwater from the subject site with direct connection to Council's Stormwater system.
- ii. Evidence of registration of the easement to drain water benefitting the subject site and burdening the title of the downstream property is to be provided to Council.
- iii. An amended drainage plan shall be submitted showing the updated site stormwater system to drain into the drainage easement with relevant levels.

Documentary evidence as requested above must be submitted to the satisfaction of Council's Delegate within thirty-six (36) months of the granting of this deferred commencement consent. The deferred commencement cannot be satisfied if Development Application 'DA2021/0176' lapses.

Commencement of this Consent cannot commence until written approval has been granted by Council in relation to the information referenced above being satisfied. A deferred commencement activation fee is applicable.

Subject to 'A' in Schedule 1 above being satisfied a development consent be issued, subject to the following conditions (schedule 2):

Statement of Reasons

The statement of reasons for support of the application are as following:

- The proposed development is permissible in the zone.
- The development proposal is of a scale and bulk that does not dominate the heritage item;
- The proposal has been designed to minimise impacts on the existing heritage item;
- The proposed development is well considered and sensitively designed so that it will not result in any unreasonable impacts on the natural and built environment.
- The building will not unreasonably affect the amenity of any immediately adjoining properties in terms of unreasonable overlooking, overshadowing or view loss;
- The proposed development is a suitable and planned use of the site and its approval is in the public interest.
- The Panel considered amendments to deferred commencement condition were appropriate to provide alternative options to connect to Council's Stormwater system while ensuring necessary certainty in the drainage outcome.

4. CONFIRMATION OF MINUTES BY CHAIR

GEORGES RIVER LOCAL PLANNING PANEL (LPP) - 17 MARCH 2022

RECOMMENDATION

That the Minutes of the Georges River Local Planning Panel (LPP) held on 17 March 2022, be confirmed.

The meeting concluded at 4.38re pm



Stephen Davies
Chairperson



Michael Leavey
Expert Panel Member




Deborah Laidlaw
Expert Panel Member



Fiona Prodromou
Community Representative


Declaration of Interest

Georges River Local Planning Panel

Panel Member Name:	Stephen Davies
Meeting Date:	17 March 2022
Item Numbers:	<ul style="list-style-type: none"> • LPP008-22 - 26A Annette Street, Oatley • LPP009-22 - 37 Woronora Parade, Oatley • LPP010-22 - 24 Taunton Road and 46 Kimberley Road Hurstville
In relation to the matters on this agenda, I declare that I have:	xNo known conflict of interest
In relation to item number I have an actual¹ conflict of interest	<input type="checkbox"/> Conflict Details
In relation to item number I have a potential² conflict of interest	<input type="checkbox"/> Conflict Details
In relation to item number I have a reasonably perceived³ conflict of interest	<input type="checkbox"/> Conflict Details
Name of Panel Member	Stephen Davies
Signature:	
Key of Terms: ¹ 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. ² 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. ³ 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

Panel Member Name:	Deborah Laidlaw
Meeting Date:	17 March 2022
Item Numbers:	<ul style="list-style-type: none"> • LPP008-22 - 26A Annette Street, Oatley • LPP009-22 - 37 Woronora Parade, Oatley • LPP010-22 - 24 Taunton Road and 46 Kimberley Road Hurstville
In relation to the matters on this agenda, I declare that I have:	No known conflict of interest – confirmed.
In relation to item number I have an actual¹ conflict of interest	NA
In relation to item number I have a potential² conflict of interest	NA
In relation to item number I have a reasonably perceived³ conflict of interest	NA
Name of Panel Member	Deborah Laidlaw
Signature:	
Key of Terms: ¹ 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. ² 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. ³ 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

Panel Member Name:	Michael Leavey
Meeting Date:	17 March 2022
Item Numbers:	<ul style="list-style-type: none"> • LPP008-22 - 26A Annette Street, Oatley • LPP009-22 - 37 Woronora Parade, Oatley • LPP010-22 - 24 Taunton Road and 46 Kimberley Road Hurstville
In relation to the matters on this agenda, I declare that I have:	<input checked="" type="checkbox"/> No known conflict of interest
In relation to item number I have an actual¹ conflict of interest	<input type="checkbox"/> Conflict Details
In relation to item number I have a potential² conflict of interest	<input type="checkbox"/> Conflict Details
In relation to item number I have a reasonably perceived³ conflict of interest	<input type="checkbox"/> Conflict Details
Name of Panel Member	Michael Leavey
Signature:	
Key of Terms: ¹ 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. ² 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. ³ 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

Panel Member Name:	Fiona Prodromou
Meeting Date:	17 March 2022
Item Numbers:	<ul style="list-style-type: none"> • LPP008-22 - 26A Annette Street, Oatley • LPP009-22 - 37 Woronora Parade, Oatley • LPP010-22 - 24 Taunton Road and 46 Kimberley Road Hurstville
In relation to the matters on this agenda, I declare that I have:	<input checked="" type="checkbox"/> No known conflict of interest
In relation to item number I have an actual¹ conflict of interest	<input type="checkbox"/> Conflict Details
In relation to item number I have a potential² conflict of interest	<input type="checkbox"/> Conflict Details
In relation to item number I have a reasonably perceived³ conflict of interest	<input type="checkbox"/> Conflict Details
Name of Panel Member	Fiona Prodromou
Signature:	
Key of Terms: ¹ 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. ² 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. ³ 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.	