

# MINUTES

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## Local Planning Panel

Thursday, 20 October 2022

4.00pm

Blended Meeting

Online and Dragon Room

Level 1, Georges River Civic Centre

Corner Dora and MacMahon Streets, Hurstville



**Panel Members:**

Mr Stephen Alchin (Chairperson)  
Ms Julie Walsh (Expert Panel Member)  
Mr Awais Piracha (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

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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 4.53pm and the LPP Panel proceeded into Closed Session to deliberate the items listed below.

**3. GEORGES RIVER LOCAL PLANNING PANEL REPORTS****LPP050-22 5 Mona Street, Allawah**  
(Report by Principal Planner)

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

**Speakers**

- Ivana Zivkovich (submitter)
- Kerry Curtis (submitter)
- Bridgena Hartley (submitter)
- Karen Chow (applicant)

**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 (as amended), Development Application DA2021/0465 for demolition and construction of a seven (7) storey boarding house development comprising 46 single rooms plus a managers room over basement car parking, landscaping and site works at Lot 266, DP7182 and known as 5 Mona Street, Allawah, is granted Development Consent subject to:

The Conditions recommended in the report to the Georges River Local Planning Panel meeting of 20 October 2022, subject to the amendments as follows:

Include additional condition 97A to read as follows:

**97A. Car Stacker Loading Capacity** – The maximum load limit for vehicles using the car stacker shall be clearly sign posted at the front of the car stacker entrances.

Amend condition 23 to read as follows:

**23. Stormwater System** - The submitted stormwater plan has been assessed as a concept plan only.

Description	Reference No	Date	Revision	Prepared by
Cover sheet and Legends	C1.01	16/08/2021	C	Acor Consultant P/L
Notes	C1.02	16/08/2021	C	Acor Consultant P/L
Details sheet 1	C1.05	16/08/2021	C	Acor Consultant P/L
Details sheet 2	C1.06	16/08/2021		Acor Consultant P/L
Details sheet 3	C1.07	16/08/2021	H	Acor Consultant P/L
Details sheet 4	C1.08	16/08/2021	C	Acor Consultant P/L
Stormwater Management	C3.01	16/08/2021	H	Acor Consultant P/L
Catchment Plan	C3.15	16/08/2021	C	

Final detailed plans of the drainage system, prepared by a professional engineer specialising in hydraulic engineering, shall be submitted for approval with the Construction Certificate.

- a) All stormwater shall be drained by gravity to the Council's kerb inlet pit located in Illawarra Street in accordance with the Australian/New Zealand Standard AS/NZS 3500.3: 2015 (as amended).
- b) Stormwater drainage plans including pipe sizes, type, grade, length, invert levels, dimensions and types of drainage pits prepared by a professional engineer who specialises in Hydraulic Engineering in accordance with the Australian Institute of Engineers Australian Rainfall and Runoff (1987) and Council's Stormwater Drainage Guidelines, shall accompany the application for the Construction Certificate.

Amend condition 80 to read as follows:

**80. Waiting Bay – signs and line marking** - The waiting bay shall be suitably signposted and line marked clearly indicating the bay is to be kept clear at all times and is not to be used for parking of vehicles or storage of materials. The sign posting shall include the name and mobile phone number of the on-site Boarding House Manager.

Amend condition 88 to read as follows:

**88. Operational Plan of Management** – The operational Plan of Management prepared by Alton Property Group for the premises as described in condition 1 of the development consent shall be strictly enforced by the on-site Boarding House Manager. The Plan of Management is to be amended to include the following paragraph after 10.7:

All proposed users of the parking spaces are to be provided with training in the use of the car stacker system.

Amend condition 89 to read as follows:

- 89. Boarding House Operation** - The following restrictions apply to the approved development:
- (a) The development approved under this consent constitutes a 'Boarding House' as defined under [State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#) and shall not be used for the purposes of permanent residential accommodation nor hotel, motel, serviced apartments, private hotel, tourist accommodation or the like.
  - (b) Not more than one lodger shall occupy each boarding room, which is to contain no more than one bed.
  - (c) The total number of lodgers residing in the boarding house at any one time shall not exceed 47 lodgers (this includes the Boarding House Manager).
  - (d) The lodgers must be subject to an occupancy agreement for a term of no less than three consecutive months.
  - (e) The boarding house must always be operated and managed in accordance with the provisions contained within the Plan of Management, prepared by Alton Property Group Rev F and dated 12 August 2022, as amended by this development consent.
  - (f) The use and operation of the premises must comply with the requirements of Schedule 2 (Standards for Places of Shared Accommodation) of the [Local Government \(General\) Regulation, 2005](#) under the [Local Government Act 1993](#), the [Public Health Act, 2010](#) and Regulations thereunder.
  - (g) The operation of the Boarding House shall be in accordance with the [Boarding Houses Act 2012](#) at all times. This includes the registration of the Boarding House, as required by the Act.
  - (h) The residents and Manager of the boarding house are not eligible to participate in Council's Resident Parking Scheme.
  - (i) One (1) car parking space shall be reserved for the Boarding House Manager. All other spaces are to be maintained for the exclusive use of the occupants of the building.

In the event of any conflict between the Plan of Management and these conditions of consent, the specific condition of consent is to prevail.

Subdivision of the boarding house is not permitted in accordance with the provisions of the [State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#).

Amend condition 97 to read as follows:

- 97. Car Stacker and Lift** – The car stacker and lift must be operational at all times and must be the subject of a maintenance contract at all times when the use of the land is being carried out under this development consent. The maintenance contract must include a 24/7 breakdown service. Contact details of the car stacker and lift service provider must be sign posted adjacent to both the car lift and stacker.

Amend condition 99 to read as follows:

- 99. Responsibility of Boarding House Manager** - The responsibility for emptying communal litter bins (bins must be source separated and indicated on the architectural plans and outlined within an updated WMP) will rest with the Boarding House Manager. The Boarding House Manager shall be responsible for periodically rotating the waste and recycling bins in the bin holding room to ensure that all bins are available for the disposal of waste (including recyclables).

## Statement of Reasons

The reasons for this recommendation are:

- The proposed development generally complies with the requirements of the relevant environmental planning instruments.
- The proposal is consistent with the higher densities and increased height limits provided for in the Kogarah Local Environmental Plan 2012 (amendment 2 gazetted on 26 May 2017) and reinforced in the Georges River Local Environmental Plan 2021. As such the development is consistent with the desired future character of the area.
- The proposal is generally compliant with the boarding house standards and the character test as per the State Environmental Planning Policy (Affordable Rental Housing) 2009.
- The proposed is generally consistent with the built form of the proposal approved by the Land and Environment Court in case number 1267 of 2021.
- The proposed development satisfies the objectives of the R4 High Density Residential zone of Georges River Local Environmental Plan 2021 in providing suitable affordable housing needs whilst not compromising the amenity of the surrounding area.
- The proposal is fully compliant with the maximum height of building control permitted for the site under Georges River Local Environmental Plan 2021.
- State Environmental Planning Policy Affordable Rental Housing 2009 provides that development applications for boarding houses cannot be refused if they comply with the parking standard in that policy. This development proposal complies with the standard.
- The proposed development will not unreasonably affect the amenity of adjoining properties in terms of unreasonable overlooking, overshadowing or view loss.
- The proposal has effective façade modulation and wall articulation that will serve to provide visual interest and reduce the bulk of the building.

### **LPP051-22      13-19 Hogben Street, Kogarah** (Report by Principal Planner)

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

### **Speakers**

- Adam Rennie (applicant)
- Gustavo Thiermann (architect)

### **Voting of the Panel Members**

The decision of the Panel was unanimous.

### **Determination**

#### Deferral

Pursuant to Section 2.20 (8) of the Environmental Planning and Assessment Act 1979 (EPAA), determination of Development Application No. DA2021/0405 for alterations and additions to a mixed-use development and stratum subdivision at CP/SP73412 and known as 13-19 Hogben Street, Kogarah, is deferred for the application to be assessed by the Council in accordance with the Kogarah Local Environmental Plan 2012 and Kogarah Development Control Plan 2013. The Panel will re-consider the application once it has received the Council's further assessment of the application. Any determination by the Panel may be made electronically.

**LPP052-22     66 Mulga Road, Oatley**  
(Report by Independent Assessment)

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

**Speakers**

- Stuart Gordon (planner)

**Voting of the Panel Members**

The decision of the Panel was unanimous.

**Determination**

Approval

Pursuant to Section 4.56 of the Environmental Planning and Assessment Act 1979, as amended, Modification Application MOD2022/0057 for modifications to DA2016/0035 in accordance with the conditions of consent previously imposed at Lot A in DP 358712. known as 66 Mulga Road, Oatley, is determined by granting approval to modify the original development consent subject to the conditions recommended in the report submitted to the Local Planning Panel meeting of 20 October 2022.

The Conditions recommended in the report submitted to the Georges River Local Planning Panel meeting of 20 October 2022.

Statement of Reasons

The reasons for this recommendation are that:

- The proposal is substantially the same development as that which was originally approved.
- The proposal remains consistent with the original reasons for approval;
- The proposed modifications to the approved plans do not undermine 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.(from agenda)

**4. CONFIRMATION OF MINUTES BY CHAIR**

**GEORGES RIVER LOCAL PLANNING PANEL (LPP) – 20 OCTOBER 2022  
RECOMMENDATION**

That the Minutes of the Georges River Local Planning Panel (LPP) held on 20 October 2022, be confirmed.

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The meeting concluded at 6.12 pm



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Stephen Alchin  
**Chairperson**



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Julie Walsh  
**Expert Panel Member**



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Awais Piracha  
**Expert Panel Member**



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Fiona Prodromou  
**Community Representative**

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## Declaration of Interest Georges River Local Planning Panel

<b>Panel Member Name:</b>	Stephen Alchin
<b>Meeting Date:</b>	20 October 2022
<b>Item Numbers:</b>	<ul style="list-style-type: none"> <li>• LPP050-22      5 Mona Street, Allawah</li> <li>• LPP051-22      13-19 Hogben Street, Kogarah</li> <li>• LPP052-22      66 Mulga Road, 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>	
<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.	
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<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>	Julie Walsh
<b>Meeting Date:</b>	20 October 2022
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## Declaration of Interest Georges River Local Planning Panel

<b>Panel Member Name:</b>	Awais Piracha
<b>Meeting Date:</b>	20 October 2022
<b>Item Numbers:</b>	<ul style="list-style-type: none"> <li>• LPP050-22      5 Mona Street, Allawah</li> <li>• LPP051-22      13-19 Hogben Street, Kogarah</li> <li>• LPP052-22      66 Mulga Road, Oatley</li> </ul>
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<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>	<i>Awais</i>
<b>Signature:</b>	
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## Declaration of Interest Georges River Local Planning Panel

<b>Panel Member Name:</b>	Fiona Prodromou
<b>Meeting Date:</b>	20 October 2022
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