

MINUTES

Local Planning Panel

Thursday, 17 November 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)
Mr John Brockhoff (Expert Panel Member)
Mr Milan Marecic (Expert Panel Member)
Mr Cameron Jones (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 4.03pm and the LPP Panel proceeded into Closed Session to deliberate the items listed below.

3. GEORGES RIVER LOCAL PLANNING PANEL REPORTS

LPP055-22 22/6 Belgrave Street, Kogarah
(Report by Development Assessment Planner)

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

Speakers

There were no speakers registered for this item.

Voting of the Panel Members

The decision of the Panel was unanimous.

DeterminationApproval

Pursuant to Section 4.16 (1)(a) of the Environmental Planning and Assessment Act 1979 (as amended), Development Application DA2022/0134 for demolition and alterations and additions to the existing shop top housing development including the conversion of the existing southern facing balcony on level 6 to an enclosed music room associated with unit 22 on Lot 22 in SP 68893, known as 22/6 Belgrave Street, Kogarah, is granted Development Consent subject to:

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

Statement of Reasons

The reasons for this recommendation are that:

- The proposed development is a permissible form of development.
- The proposed development complies with the requirements of the relevant environmental planning instruments.
- The proposed development complies with the objectives of the relevant environmental planning instruments.

LPP056-22 57 Lorraine Street, Peakhurst
(Report by Independent Assessment)

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

Speakers

There were no speakers registered for this item.

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, as amended, Modification Application MOD2022/0063 for modifications to DA2020/0115 in accordance with the conditions of consent originally imposed at Lot 1 in DP 176469 (allotment the work is being undertaken on), Lot 1 DP33385, Lot 7054 DP1127614 and Lot 3 DP522691 known as 57 Lorraine Street, Peakhurst, 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 17 November 2022.

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

Amend condition 30 to read as follows:

- 30. Tree Removal & Replacement** - In accordance with Georges River Tree Management Policy 2019, a 2:1 Policy is to be implemented. For every one (1) tree to be removed, two (2) trees shall be planted on the subject site to compensate for the loss of each tree. If Council finds that locations within the site cannot be found for the trees viability, an offset fee shall be forwarded to Council to plant the tree/s elsewhere, within the municipality.

Permission is granted for the removal of the following trees:

Tree Species	Number of trees	Location
T1 – <i>Eucalyptus scoparia</i>	1	Front of existing dwelling, close to Fairway 1
T3 – <i>Eucalyptus longifolia</i>	1	Front of existing clubhouse
T4 – <i>Eucalyptus microcorys</i>	1	Front of existing clubhouse
T5 – <i>Agonis flexuosa</i>	1	East side of existing clubhouse
T6/ 7 – <i>Melaleuca viminalis</i>	2	East side of existing clubhouse
T8/9 – <i>Cupressus macrocarpa</i>	2	Side of clubhouse
T10 – <i>Eucalyptus globulus</i>	1	Side of clubhouse
T1117 – <i>Melaleuca viminalis</i>	1	Close to boundary fence, roadway
T1118 – <i>Eucalyptus</i>	1	Side of clubhouse

<i>microcorys</i>		
T1119 – <i>Casuarina glauca</i>	1	Between 9 th Green and clubhouse
T1120 – <i>Eucalyptus microcorys</i>	1	Side of clubhouse
T1121 – <i>Eucalyptus microcorys</i>	1	Side of clubhouse
T1122 – <i>Eucalyptus microcorys</i>	1	South east side of clubhouse
Ficus Spp	7	Front fence entrance (4) to Golf Course and close to BBQ and pergola area (3)

General Tree Removal Requirements

- (a) All tree removal shall be carried out by a minimum certificate Level 3, Licenced and insured Tree Surgeon/Arborist to ensure that removal is undertaken in a safe manner and complies with the AS 4373-2007 - Pruning of Amenity Trees and Tree Works Industry Code of Practice (Work Cover NSW 1.8.98).
- (b) No trees are to be removed on the site or neighbouring properties without the prior written approval of Council.

Summary	
Number of trees removed from site	22
Number of trees required as per offset scheme (2:1 ratio)	44

This condition has been amended by MOD2022/0063 (DA2020/0115)

Statement of Reasons

The reasons for this recommendation are that:

- 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) - 17 NOVEMBER 2022

RECOMMENDATION

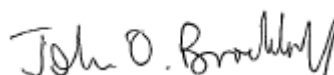
That the Minutes of the Georges River Local Planning Panel (LPP) held on 17 November 2022, be confirmed.

The meeting concluded at 4.12pm



Stephen Alchin

Chairperson



John Brockhoff

Expert Panel Member



Milan Marecic

Expert Panel Member




Cameron Jones

Community Representative

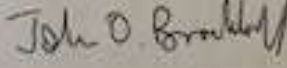


Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Stephen Alchin
Meeting Date:	17 November 2022
Item Numbers:	<ul style="list-style-type: none"> • LPP055-22 – 22/6 Belgrave Street Kogarah • LPP056-22 – 57 Lorraine Street Peakhurst
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	
Signature:	<i>Stephen Alchin 17/11/2022</i>
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:	John Brockhoff
Meeting Date:	17 November 2022
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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	
Signature:	 7/11/22
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Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Milan Marecic
Meeting Date:	17 November 2022
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Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Cameron Jones
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