

MINUTES

Local Planning Panel

Thursday, 16 February 2023

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 Ian Armstrong (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 4.00pm 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 4.23pm and the LPP Panel proceeded into Closed Session to deliberate the items listed below.

3. GEORGES RIVER LOCAL PLANNING PANEL REPORTS

LPP001-23 50 Lily Street, Hurstville
(Report by Development Assessment Planner)

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

Speakers

- Daniel Lombardi (on behalf of applicant)

Voting of the Panel Members

The decision of the Panel was unanimous.

Determination

Statement of Reasons

The reasons for this recommendation are that:

- The Panel notes that there is a discrepancy between the approved and constructed elements within the front setback of the building approved by Hurstville Council under Building Permit Number 754/90(A) with what is described as the existing building in the demolition plan.
- The Panel notes the addendum report published on Council's website dealing with waste management dated 16 February 2023.
- The Panel noted inconsistencies in the development application, including inconsistencies between Architectural Plans and the Plan of Management concerning the number of occupants per boarding room and proposed furniture provision relative to room size.
- The Panel's ability to assess the application was compromised by the inability to fully inspect the property, notably the interior of the existing dwelling and parts of the exterior of the property.

- Consideration be given to removal of the step within the public footpath at the Lily Street frontage which impacts upon site accessibility.
- The Panel acknowledges the need for Affordable Housing in accessible locations in the Local Government Area, however, the proposal in its current form is unacceptable for the reasons outlined in the determination below.

Refusal

Pursuant to Section 4.16(1)(b) of the Environmental Planning and Assessment Act, 1979, as amended, the Georges River Local Planning Panel, refuses Development Application DA2021/0361 for alterations and additions and use of premises as a boarding house on Lot 56 DP 557673 on land known as 50 Lily Street, Hurstville, for the following reasons:

1. The design of the development is not compatible with the character of the local area – Clause 30A SEPP Affordable Rental Housing 2009.
2. The landscape treatment of the front setback is not compatible with the streetscape. – Clause 29(2)(b) SEPP Affordable Rental Housing 2009.
3. The size of the boarding rooms is inadequate – Clause 29(2)(f) SEPP Affordable Rental Housing 2009, providing a poor level of amenity for the future lodgers of the development. In particular:
 - a) Rooms 1, 3, 4 and 8 do not comply with the minimum size requirements of the SEPP Affordable Rental Housing 2009.
 - b) Inadequate bench space in the kitchenette.
 - c) Presence of a washing machine and drier within the kitchenette of each boarding room is undesirable.
 - d) Convolved and impractical accessible pathways and corridors, including inadequate circulation spaces at doorways with swinging doors and the need for disabled residents to traverse between internal and external communal areas via a doorway involving a threshold.
 - e) Inadequate weather protection to external communal open space (referenced as primary open space) at ground floor level.
4. The absence of any planning for the future provision of air conditioning, including the implications of air conditioning for the acoustic performance and appearance of the development.
5. The common room receives inadequate solar access – Clause 29(2)(c) SEPP Affordable Rental Housing 2009.
6. Inadequate disabled access including:
 - a) The proposed accessible ramp from the property boundary to the entrance of the building within the frontage of the site, needs to demonstrate compliance with AS1428.1-2009 Design for access and mobility Part 1: General requirements for access – New building work ensuring all parts can be contained within the site.
 - b) Internal access, particularly as access from the accessible room to the communal living areas involves traversing a hallway that does not meet the requirements of AS1428.1-2009 Design for access and mobility Part 1: General requirements for access – New building work.

7. Inadequate arrangements for waste management, including:
- a) The failure to provide disposal arrangements on each occupied floor for multiple waste streams.
 - b) The failure to provide for the enclosure of the bin storage area.
 - c) The functionality and suitability of using the sub-floor area for the storage of bulky waste.
8. The practicality of the measures in the Plan of Management, including after hours management of communal areas and carparking management, is insufficient and has not been adequately demonstrated.

4. CONFIRMATION OF MINUTES BY CHAIR

GEORGES RIVER LOCAL PLANNING PANEL (LPP) – 16 FEBRUARY 2023 RECOMMENDATION

That the Minutes of the Georges River Local Planning Panel (LPP) held on 16 February 2023, be confirmed.

The meeting concluded at 6.10pm



Stephen Alchin
Chairperson



Julie Walsh
Expert Panel Member




Ian Armstrong
Expert Panel Member




Fiona Prodromou
Community Representative

Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Stephen Alchin
Meeting Date:	16 February 2023
Item Numbers:	<ul style="list-style-type: none"> LPP001-23 – 50 Lily Street 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	
Signature:	 14/2/2023
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:	Julie Walsh
Meeting Date:	16 February 2023
Item Numbers:	<ul style="list-style-type: none"> LPP001-23 – 50 Lily Street Hurstville
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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:	 13 February 2023
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:	Ian Armstrong
Meeting Date:	16 February 2023
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Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Fiona Prodromou
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