

MINUTES

Local Planning Panel

Thursday, 16 March 2023

4.00PM

Dragon Room

Georges River Civic Centre

Corner Dora and MacMahon Streets, Hurstville

Panel Members:

Ms Sue Francis	(Chairperson)
Mr Nicholas Skelton	(Expert Panel Member)
Mr Michael Leavey	(Expert Panel Member)
Mr Erin Sellers	(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 4.42pm and the LPP Panel proceeded into Closed Session to deliberate the items listed below.

3. GEORGES RIVER LOCAL PLANNING PANEL REPORTS**LPP004-23 185 Queens Road, Connells Point**
(Report by Principal Planner)

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

Speakers

- Van Janevski (applicant)
- Steven Waters (consultant)
- Rod Logan (planner)
- Belal Hijazi (owner)

Voting of the Panel Members

The decision of the Panel was unanimous.

DeterminationDeferral

Pursuant to Section 2.20 (8) of the Environmental Planning and Assessment Act 1979 (EPAA), determination of Development Application No. DA2022/0001 for demolition works and the construction of a dwelling house and swimming pool on Lot C in DP329857 on land known as 185 Queens Road, Connells Point, is deferred and the applicant and Council are invited to submit further information addressing the matters below. The application is to be subject to future consideration by the Georges River Local Planning Panel at a public meeting unless the Chair determines otherwise:

1. The Panel seeks clarification from Council on whether Clause 6.4(3) Georges River Local Environmental Plan 2021 constitutes a prohibition or is a development standard in relation to projections forward of the Foreshore Building Line. The Panel recommends

that the Council seeks legal advice.

2. The Panel also seeks clarification on the definition of “footprint of the building” contained in Clause 6.4(3)(a) Georges River Local Environmental Plan 2021. Legal advice is recommended to clarify if the term “footprint” should include all projections from said building such as balconies and overhangs.
3. The Panel also seeks clarification on whether replacing the existing retaining walls / existing natural rock features, forward of the existing alignment is captured by Clause 6.4(3) Georges River Local Environmental Plan 2021 and whether it constitutes a prohibition or a development standard.

The council should seek advice and report back to the Panel within 30 days. On receipt of the advice in relation to 1, 2 and 3 above Council to inform the Panel via electronic means so that the wording of the deferral can be finalised.

4. The application needs to demonstrate that 25% of the site is landscaped area in accordance with Clause 6.12 of the Georges River Local Environmental Plan 2021. A Clause 4.6 Variation request would be required if the minimum landscaped area is not achieved. Alternatively, plans amended to comply.
5. Notwithstanding the above, and as discussed in the Panel meeting on the 16 March 2023, the Panel also has queries with the following issues which will require attention of the applicant:
 - a. To provide updated GFA details and plans which include the proposed lift. A Clause 4.6 Variation request would be required if the GFA is exceeded. Alternatively, plans amended to comply.
 - b. To provide further details on the proposed lift design and any overrun treatment including if there is any impact on maximum building height. A Clause 4.6 Variation request would be required if the permissible height is exceeded.
 - c. Consideration should be given to the following design changes:
 - i. The provision of additional landscaping within the front wall in the form of an indented planter box.
 - ii. Provision of an opening in the northern carport wall adjacent to 183 Queens Road, to provide articulation and reduce the mass of the wall.
 - iii. To adjust the alignment of the carport relative to the street boundary, similar to the carport roof treatment of 183 Queens Road.
 - iv. A reduction in the driveway crossing to comply with Council's Development Control Plan being a maximum of 4m in width. To allow for street tree planting.
 - v. The landscape plan to show a canopy tree in the front setback area of the site capable of achieving a height of 10m in accordance with Clause 5(3) Landscaping of the Georges River Development Control Plan 2021.

4. CONFIRMATION OF MINUTES BY CHAIR

GEORGES RIVER LOCAL PLANNING PANEL (LPP) - 16 MARCH 2023

RECOMMENDATION

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

The meeting concluded at 5.47pm



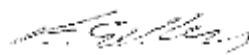
Sue Francis
Chairperson



Michael Leavey
Expert Panel Member




Nicholas Skelton
Expert Panel Member



Erin Sellers
Community Representative


Declaration of Interest

Georges River Local Planning Panel

Panel Member Name:	Sue Francis
Meeting Date:	16 March 2023
Item Numbers:	<ul style="list-style-type: none"> LPP004-23 – 185 Queens Road Connells Point
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:	
<p>Key of Terms:</p> <p>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.</p> <p>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.</p> <p>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.</p>	

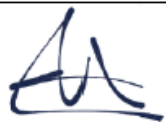
Declaration of Interest

Georges River Local Planning Panel

Panel Member Name:	Nicholas Skelton
Meeting Date:	16 March 2023
Item Numbers:	<ul style="list-style-type: none"> LPP004-23 – 185 Queens Road Connells Point
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Signature:	
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Declaration of Interest

Georges River Local Planning Panel

Panel Member Name:	Michael Leavey
Meeting Date:	16 March 2023
Item Numbers:	<ul style="list-style-type: none"> LPP004-23 – 185 Queens Road Connells Point
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Declaration of Interest

Georges River Local Planning Panel

Panel Member Name:	Erin Sellers
Meeting Date:	16 March 2023
Item Numbers:	<ul style="list-style-type: none"> LPP004-23 – 185 Queens Road Connells Point
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