



GEORGES RIVER COUNCIL

GEORGES RIVER INDEPENDENT HEARING ASSESSMENT PANEL (IHAP)

Minutes of a Meeting of the Georges River Independent Hearing and Assessment Panel held on Tuesday, 5 December 2017 at GEORGES RIVER CIVIC CENTRE, CORNER MACMAHON AND DORA STREETS, HURSTVILLE.

Commencing at 4.00PM

COMMITTEE MEMBERSHIP

Participants:

Mr Paul Vergotis (Chairman)
Ms Juliet Grant (Panel Member)
Ms Sue Francis (Panel Member)
Mr Chris Young (Community Representative)

Additional Invitees:

Meryl Bishop (Director Environment and Planning)
Tina Christy (Manager Development and Building)
Cathy McMahon (Manager Strategic Planning)
Monica Wernej (Admin Assistant)

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 4.02pm 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 IHAP Panel proceeded into Closed Session to deliberate the items listed below.

3. GEORGES RIVER INDEPENDENT HEARING AND ASSESSMENT PANEL REPORTS

3.1 15-21 Hampton Court Road Carlton

Speaker:

- Doug Vorbach (objector)
- Matthew Cumming (applicant)

Voting of the Panel Members:

The decision of the Panel was unanimous.

Determination

Approval:

The Georges River Council IHAP as the delegate of the Georges River Council determines Development Application No. 2017/129 for the demolition of existing dwellings and the ancillary structures, construction of a seven (7) storey residential flat building comprising fifty one (51) units and basement parking at 15-21 Hampton Court Road, Carlton, by granting consent to the application subject to the conditions recommended in the report submitted to the IHAP meeting of 5 December 2017 and further conditions imposed by IHAP as follows:

1. Prior to the issue of a Construction Certificate the plans shall be amended to ensure compliance with the maximum permissible FSR to 2:1. In this respect the storage area marked on Plan A203-C shall be amended to be excluded from the FSR calculations.



Paul Vergotis
Chairperson

3.2 18 Marine Drive Oatley

Speaker:

- Dr Anthony Zdilar (objector)
- Kristy Hodgkinson (applicant)
- Emiliano Miranda (applicant)

Voting of the Panel Members:

The decision of the Panel was unanimous.

Determination

Deferral:

The Georges River Council IHAP as the delegate of the Georges River Council defers determination of Development Application No. DA2017/0114 for the alterations and additions to dwelling – additional levels to dwelling to form a multi-level dwelling house, new terrace and pavilion to rear and new garage at 18 Marine Drive, Oatley, and invites the applicant to submit the following;

1. A detailed root mapping analysis prepared by a suitably qualified and practising Arborist with the minimum qualification of Australian Qualification Framework Level 4 in relation to the Angophora Costata (Sydney Apple Gum) growing on the adjacent property known as 20 Marine Drive Oatley and the Angophora Costata (Sydney Apple Gum) located growing on the western side of the existing dwelling, and the tree growing near the north west corner of the proposed pavilion structure. This analysis shall be provided to the Council for approval.
2. In addition to 1. above the Arborist shall also provide a detailed report in relation to the pruning of the Angophora Costata growing on 20 Marine Drive and the Angophora Costata on the subject site growing on the western side of the existing dwelling to accommodate the proposed development.
3. A detailed geological report prepared by a suitably qualified and practising Geologist demonstrating the effects of root jacking of the existing Angophora Costata trees on the rock stratum and whether these effects require further geotechnical assessment. NOTE: The purpose of this requirement is to determine the geological stability of the site and the capacity to support the development having regard to nature of the proposed development and the characteristics of the existing Angophora Costata trees to fracture the rock stratum.
4. If it is found that there is root jacking then a geotechnical report is required to establish the stability of the site to accommodate the proposed development. This report is to be prepared by a suitably qualified and practising geotechnical engineer with NPER3 accreditation.



Paul Vegotis
Chairperson

3.3 12-14 Pindari Road Peakhurst Heights

Speaker:

- No speakers registered

Voting of the Panel Members:

The decision of the Panel was unanimous.

Determination

1. That the Georges River IHAP recommends to Council that the Planning Proposal to amend Hurstville Local Environmental Plan 2012 (HLEP 2012) as follows, be forwarded to the delegate of the Greater Sydney Commission for a Gateway Determination under Section 56 of the Environmental Planning and Assessment Act 1979:
 - a. To change the land use zoning from SP2 Church and Community Purpose to R2 Low Density Residential;
 - b. To include a maximum Floor Space Ratio (FSR) control of 1:1;
 - c. To include a maximum building height of 9m.
 - d. To amend Schedule 1 to include the following additional uses for the site: office premises; restaurant or café.
2. That a report to Council be prepared to advise of the IHAP recommendations.



Paul Vergotis
Chairperson

4. CONFIRMATION OF MINUTES BY CHAIR

GEORGES RIVER INDEPENDENT HEARING ASSESSMENT PANEL (IHAP) – 5 DECEMBER 2017

That the Minutes of the Georges River Independent Hearing Assessment Panel (IHAP) held on 5 December 2017 were confirmed.

The meeting concluded at 5.32pm



Paul Vergotis
Chairperson