

MINUTES

Georges River Local Planning Panel

Thursday, 04 April 2024

4:00 PM

Council Chambers, Civic Centre, Hurstville

PANEL MEMBERS:

Mr Stephen Alchin	(Chairperson)
Ms Judy Clark	(Expert Panel Member)
Mr Ian Armstrong	(Expert Panel Member)
Ms Jenny Simpson	(Community Representative)

1. ON SITE INSPECTIONS

Prior to this meeting the Panel carried out an inspection of the sites and nearby localities.

2. OPENING

The meeting commenced at 4.00pm

3. ACKNOWLEDGEMENT OF COUNTRY

The Georges River Local Planning Panel acknowledges the Bidjigal people of the Eora Nation, who are the Traditional Custodians of all lands, waters and sky in the Georges River area. I pay my respect to Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples who live, work and meet on these lands.

4. APOLOGIES AND DECLARATIONS OF PECUNIARY INTEREST

There were no apologies received

There were no declarations of Pecuniary Interest

5. NOTICE OF WEBCASTING**6. DISCLOSURES OF INTEREST****7. CONSIDERATION OF ITEM(S) AND VERBAL SUBMISSIONS**

Registered speakers were invited to address the panel by the Chair.

The public speakers concluded at 4.37pm and the LPP Panel proceeded into Closed Session to deliberate the items listed below.

8 CLOSED SESSION – DELIBERATION OF REPORTS

LPP011-24 53A Vista Street, Sans Souci (Report by Senior Development Assessment Planner)

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

Speakers

- Basil Berrigan (submitters)
- Mark Raymundo (submitter)
- Paul Gentile (owner)
- Craig Turner (applicant)

Voting of the Panel Members

The decision of the Panel was unanimous.

Pursuant to Section 2.20 (8) of the Environmental Planning and Assessment Act 1979 (EPAA), determination of Development Application No. DA2023/0282 for alterations and additions to existing jetty, mooring piles, ramp, pontoon and construction of a boatshed and mooring pen on Lot 132 DP 733298 on land known as 53A Vista Street, Sans Souci is deferred and the applicant is invited to submit further information addressing the matters below. The Panel requests the information be submitted to Council within 60 days. The application is to be subject to future consideration by the Georges River Local Planning Panel at an electronic meeting:

1. Amended architectural plans illustrating the following:
 - Amended site plan indicating a 1.5m side setback for the boatshed from the southern boundary.
 - Relocation of the boatshed further east on the site to ensure the following:
 - No impact on the sewer easement marked (A) on the plan.
 - Achieving the minimum landscape requirement of 25%.
 - Internal floor layout indicating the type of boats and equipment, including jet skis, kayaks and canoes, etc to be stored in the proposed boatshed.
 - Deletion of the timber bi-fold doors along the northern elevation of the proposed boatshed.
 - Submission of amended external finishes indicating mid-to earthy tones to ensure a recessive visual aesthetic from the waterway.
 - Amended roof plans are to be submitted illustrating a pitched roof in line with a traditional boatshed that ensures visual aesthetic from the waterway.
 - An amended view line assessment is to be submitted ensuring the amended boatshed does not result in unreasonable view loss.
 - The view line assessment shall compare the impact of views from the present development application with those from the amended plans for the boatshed.
2. Any additional consents by relevant authorities and/or owners that might be required as a result of the proposed amendments should accompany any amended information submitted.

LPP012-24 117 Kyle Parade Kyle Bay
(Report by Consultant Planner)

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

Speakers

- Robert Chapman-Malec (applicant)
- Andrew Koloadin (owner)

Voting of the Panel Members

The decision of the Panel was as follows:

Stephen Alchin, Judy Clark and Jenny Simpson voted to approve the application.

Ian Armstrong voted to refuse the application on the grounds that he was not satisfied that the development was not substantially the same as that of Kogarah Council DA461/2001.

Pursuant to Section 4.55(2) of the Environmental Planning and Assessment Act 1979, as amended, Kogarah Council Development Application DA461/2001 as modified by Modification Application MOD2022/0186 which seeks to modify the approved development and related modifications for the demolition of the existing dwelling house and construction of a new dwelling house, swimming pool and front fence by seeking reconfiguration of the floor plates, changes to openings and awnings, landscaping amendments and the inclusion of a lift at Lot 44, Section 1 in DP9592, known as 117 Kyle Parade, Kyle Bay, 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 4 April 2024.

Statement of Reasons

The reasons for this decision are that:

- The proposed development is considered to be substantially the same as the development consent issued by Kogarah Council DA461/2001.
- The proposed development complies with the requirements of the relevant environmental planning instruments and where non-compliant have been assessed as satisfactory on merit.
- The proposed development complies with the objectives of the relevant environmental planning instruments.
- The proposed development will not result in any significant adverse amenity impacts on the neighbouring properties or community in the locality or the foreshore scenic protection area.

9 CONFIRMATION OF MINUTES

GEORGES RIVER LOCAL PLANNING PANEL MEETING-04 APRIL 2024

RECOMMENDATION

That the Minutes of the Georges River Local Planning Panel Meeting held on 04 April 2024, be confirmed.

The meeting concluded at 6.22 pm.



Stephen Alchin
Chairperson



Judy Clark
Expert Panel Member



Ian Armstrong
Expert Panel Member




Jenny Simpson
Community Representative


Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Stephen Alchin
Meeting Date:	4 April 2024
Item Numbers:	<ul style="list-style-type: none"> • LPP011-24 – 53A Vista Street Sans Souci • LPP012-24 – 117 Kyle Parade Kyle Bay
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</i> 20/3/2024
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:	Judy Clark
Meeting Date:	4 April 2024
Item Numbers:	<ul style="list-style-type: none"> • LPP011-24 – 53A Vista Street Sans Souci • LPP012-24 – 117 Kyle Parade Kyle Bay
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In relation to item number I have a reasonably perceived³ conflict of interest	<input type="checkbox"/> Conflict Details
Name of Panel Member	
Signature:	
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Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Ian Armstrong
Meeting Date:	4 April 2024
Item Numbers:	<ul style="list-style-type: none"> • LPP011-24 – 53A Vista Street Sans Souci • LPP012-24 – 117 Kyle Parade Kyle Bay
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Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Jenny Simpson
Meeting Date:	4 April 2024
Item Numbers:	<ul style="list-style-type: none"> • LPP011-24 – 53A Vista Street Sans Souci • LPP012-24 – 117 Kyle Parade Kyle Bay
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