

**ADDENDUM REPORT TO GEORGES RIVER
COUNCIL
LOCAL PLANNING PANEL MEETING OF 19 APRIL 2018**

LPP Report No	LPP007-18	Development Application No	DA2017/0197
Site Address & Ward Locality	Lot 22, 23 Bay Road Oatley Peakhurst Ward		
Proposed Development	Demolition of existing dwelling and construction of two-three storey dwelling		
Owner	Valerie Orton		
Applicant	Mustapha Moussa		
Planner/ Architect	Ghazi Al Ali Architects		
Date of Lodgement	30/06/2017		

This is an addendum report that should be read in conjunction with the assessment report for the abovementioned development application (DA2017/0197). The assessment report notes that the subject site is not within the Foreshore Scenic Protection Area in accordance with clause 6.4 of Hurstville Local Environmental Plan 2012. This is incorrect and the site does fall within the identified Foreshore Scenic Protection Area. Consequently, the matters required to be considered in clause 6.4 are done so below:

Clause 6.4(3) of HLEP 2012 states:

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered how the development would:

(a) affect the natural environment, including topography, rock formations, canopy vegetation or other significant vegetation, and

Comment: The impact of the development upon the natural environment has been considered in the assessment of the application. In this regard, the application has been amended to retain as many of the existing trees (street trees and trees within the site itself) as practically possible, whilst allowing for a reasonable building footprint to be established. Suitable conditions have been included requiring geotechnical analysis to manage the proposed topographical changes to the land. The proposed development does not require the removal of any significant rock formations.

(b) affect the visual environment, including the views to and from the Georges River, foreshore reserves, residential areas and public places, and

Comment: The proposed dwelling would not cause any unreasonable impacts upon the surrounding visual environment. The retention of the existing street trees at the front of the site would provide some screening of the development as viewed from public places. There would be no adverse view loss impacts for surrounding properties and/or any public places.

(c) affect the environmental heritage of Hurstville, and

Comment: The proposed development would not have any adverse impacts upon environmental heritage in the area. It is noted that Oatley Park and Baths are a locally listed heritage item (item I77); however, the proposal is well separated from that item.

(d) contribute to the scenic qualities of the residential areas and the Georges River by maintaining the dominance of landscape over built form.

Comment: The proposal has been altered at the request of Council Officers so as to retain the significant trees on the site which contribute to the ecological significance and general amenity of the area. The amended proposal is considered to represent a suitable balance of landscaping over built form.

Conclusion

In view of the above assessment, the proposed development is considered to satisfy clause 6.4(3) and achieves the objectives outlined within clause 6.4(1) within HLEP 2011. This assessment does not alter any of the conclusions drawn in the original assessment report.