

COMMENCEMENT

The meeting opened at 11.50am.

IN ATTENDANCE

Mr Peter Webber	Chairperson
Ms Sheridan Burke	Expert Member
Ms Anne Warr	Expert Member
Mr Phillip Hart	Community Representative

ALSO PRESENT

Mr Shahram Mehdizadgan	Acting Director, Town Planning
Ms Sarah Jenkins	Administration Officer
Kieran Metcalfe	Strategic Planner (Item 3.2)
Paul Manning	SJB Consultants (Item 3.2)
Stuart Gordon	SJB Consultants (Item 3.2)

APOLOGIES

No apologies were received.

DECLARATIONS OF INTEREST

The Chair called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of Local Planning Panel Meeting held on 17/03/23 that were confirmed by email correspondence be adopted.

DEVELOPMENT APPLICATIONS

3.1 11.30AM 1-3 MARY STREET, HUNTERS HILL

PROCEEDINGS IN BRIEF

Addressed Mr Andrew Biddle
the Panel Mr Terry Mott

RECOMMENDATION

That Development Application 2022-0103-Review for the removal of thirty-one trees and associated re-planting be approved in part only.

The removal of Trees 5, 7, 9, 10, 11, 12, 13, 14, 15, 17, 18, 26, 27, 28 and 29 are approved with the following conditions.

Conditions:

- Trees 1, 2, 3, 4, 6, 16, 19, 20, 21, 22, 23, 24 and 25 located on the eastern boundary and as identified within Arborist report by New Leaf Arboriculture dated 1st of June 2022 and the Arboricultural Tree Risk Assessment report by NewLeaf Arboriculture dated 29 November 2022 must be retained and protected.
- Trees 5, 7, 9, 10, 11, 12, 13, 14, 15, 17, 18, 26, 27, 28 and 29 located on the eastern boundary and as identified within Arborist report by New Leaf Arboriculture dated 1st of June 2022 and the Arboricultural Tree Risk Assessment report by NewLeaf Arboriculture dated 29 November 2022 are approved for removal.
- The tree removal works shall be undertaken without damaging adjacent trees to remain.
- The tree removal works shall be undertaken by a Practising Arborist (AQF Level 3) in accordance with the WorkCover Code of Practice for the Amenity of Tree Industry (1998).
- Stump grinding/removal shall not be undertaken where stumps are located within the Structural Root Zone (as defined by Australian Standard 4970- 2009 *Protection of Trees on Development Sites*) of any tree to be retained.
- A minimum of twelve (12) x 100 litre (size at planting) canopy trees are to be planted generally in accordance with the Tree Planting Plan prepared by NewLeaf Arboriculture and dated 31/05/22. A detailed Tree Planting Plan that includes a plant schedule (including species), planting methodology details, an establishment maintenance schedule and annotated with the requirements that the trees are to be in accordance with AS2303 '*Tree stock for landscape use*' and that the planting must be undertaken by an Arborist with a minimum AQF Level 3 Arborist must be submitted to, and approved by, Council prior to the removal of any trees. Refer to Council's Tree Assessment Officer for suitable species that will improve the foraging and habitat for birds (including the Yellow Tailed Black Cockatoo) and other fauna known to benefit from the vegetation in the southern area of the site leading down to Tarban Creek.
- Replacement tree planting in accordance with the approved Tree

Planting Plan (Refer Condition **X – insert condition number**) must be completed within 60 days of the removal of the first tree. An image of each tree planting must be submitted to Council's Tree Assessment Officer.

- Should the replacement tree plantings be found to be dead or dying before they reach dimensions whereby they are subject to Council's Tree Management Controls, they must be replaced in accordance with the relevant conditions of this consent.

RESOLVED on the MOTION of Chairperson Webber, seconded Ms Burke

1. That the recommendation be approved with the following amendment:
 - i. In dot point 7 of the recommended conditions, delete the wording "(Refer Condition **X – insert condition number**)".
2. That the Panel noted that there was some discrepancy between the numbering of the trees in the Arboricultural Assessment of 1 June 2022, and the numbering and location of trees viewed during the site visit. This discrepancy needs resolution to council officer satisfaction prior to actioning the consent.

FINAL DECISION

That Development Application 2022-0103-Review for the removal of thirty-one trees and associated re-planting be approved in part only.

The removal of Trees 5, 7, 9, 10, 11, 12, 13, 14, 15, 17, 18, 26, 27, 28 and 29 are approved with the following conditions.

- Trees 1, 2, 3, 4, 6, 16, 19, 20, 21, 22, 23, 24 and 25 located on the eastern boundary and as identified within Arborist report by New Leaf Arboriculture dated 1st of June 2022 and the Arboricultural Tree Risk Assessment report by NewLeaf Arboriculture dated 29 November 2022 must be retained and protected.
- Trees 5, 7, 9, 10, 11, 12, 13, 14, 15, 17, 18, 26, 27, 28 and 29 located on the eastern boundary and as identified within Arborist report by New Leaf Arboriculture dated 1st of June 2022 and the Arboricultural Tree Risk Assessment report by NewLeaf Arboriculture dated 29 November 2022 are approved for removal.
- The tree removal works shall be undertaken without damaging adjacent trees to remain.
- The tree removal works shall be undertaken by a Practising Arborist (AQF Level 3) in accordance with the WorkCover Code of Practice for the Amenity of Tree Industry (1998).
- Stump grinding/removal shall not be undertaken where stumps are

located within the Structural Root Zone (as defined by Australian Standard 4970- 2009 *Protection of Trees on Development Sites*) of any tree to be retained.

- A minimum of twelve (12) x 100 litre (size at planting) canopy trees are to be planted generally in accordance with the Tree Planting Plan prepared by NewLeaf Arboriculture and dated 31/05/22. A detailed Tree Planting Plan that includes a plant schedule (including species), planting methodology details, an establishment maintenance schedule and annotated with the requirements that the trees are to be in accordance with AS2303 '*Tree stock for landscape use*' and that the planting must be undertaken by an Arborist with a minimum AQF Level 3 Arborist must be submitted to, and approved by, Council prior to the removal of any trees. Refer to Council's Tree Assessment Officer for suitable species that will improve the foraging and habitat for birds (including the Yellow Tailed Black Cockatoo) and other fauna known to benefit from the vegetation in the southern area of the site leading down to Tarban Creek.
- Replacement tree planting in accordance with the approved Tree Planting Plan must be completed within 60 days of the removal of the first tree. An image of each tree planting must be submitted to Council's Tree Assessment Officer.
- Should the replacement tree plantings be found to be dead or dying before they reach dimensions whereby they are subject to Council's Tree Management Controls, they must be replaced in accordance with the relevant conditions of this consent.

RECORD OF VOTING	
For	Against
Chairperson Peter Webber	
Ms Sheridan Burke	
Mr Phillip Hart	
Ms Anne Warr	

3.2 12.15PM PLANNING PROPOSAL PP-2023-1109 FOR SIR MOSES MONTEFIORE JEWISH HOME, HUNTERS HILL

PROCEEDINGS IN BRIEF

Addressed the Panel Mr Peter Strudwick, Mr Robert Orie and Ms Sarah Fitzgerald
 Mr Bob Hayes
 Ms Kate Russell
 Cllr Jim Sanderson
 Mr Richard Wilcock
 Ms Heather Armstrong

Mr Alister Sharp
Ms Suzette Zilic

RECOMMENDATION

The Local Planning Panel resolve that:

1. The Hunters Hill Local Planning Panel advises Council that it supports the recommendations set out below:
 - (A) That the Planning Proposal be forwarded to the DPE for a Gateway Determination to:
 - (i) Amend Hunters Hill LEP land zoning map to rezone land at 116-120 High Street, 2-20 Gaza Avenue and 45-47 Barons Crescent from R2 Low Density Residential to SP2 Infrastructure (Seniors Housing).
 - (ii) Amend Hunters Hill LEP Height of Building map to increase the maximum building height control across the site from 8.5m to part 18m and part 26m.
 - (iii) Amend Hunters Hill LEP Floor Space Ratio Map to increase the maximum permissible FSR from 0.5:1 to 1:1 for land at 116-118 High Street, 2-20 High Street and 45-47 Barons Crescent. Land at 49-50 Barons Crescent will remain at an FSR of 1:1.
 - (iv) Amend Hunters Hill LEP to remove Clause 6 of Schedule 1 Additional Permitted Use.
 - (B) Amend Hunters Hill DCP to include site specific provisions outlined in the attached site-specific Development Control Plan.
 - (C) That the Hunters Hill Local Planning Panel advise Council on any matters it may consider relevant to support the progress of the Planning Proposal and site-specific Development Control Plan.

RESOLVED on the MOTION of Mr Hart, seconded Ms Warr

1. That the Local Planning Panel does not support sending the Planning Proposal to Gateway Determination.
2. That the Local Planning Panel provides the following advice to Council:
 - i. Preliminary analysis of technical reports is required;

- ii. Adequate time for assessment of the Proposal by the Local Planning Panel is needed;
- iii. There is a need for contextual understanding of the impacts of similar aged care sites within the Municipality;
- iv. A conservation plan to assess the whole site including the garden and synagogue be prepared by an independent heritage expert;
- v. The Panel recommends wider community consultation prior to gateway determination, including providing information on the process of a Planning Proposal and gateway determination.

RECORD OF VOTING	
For	Against
Chairperson Peter Webber	
Ms Sheridan Burke	
Mr Phillip Hart	
Ms Anne Warr	