



DATE OF DEFERRAL	28 October 2024
DATE OF PANEL MEETING	21 October 2024
PANEL MEMBERS	Annelise Tuor (Chair), Penelope Holloway, Glennis James
APOLOGIES	Sam Stratikopoulos
DECLARATIONS OF INTEREST	None

Public meeting held by teleconference on 21 October 2024, opened at 2:40pm and closed at 3:25pm. Further deliberation and briefing of the Panel by the Council and the applicant was held on 25 October 2024.

MATTER DEFERRED

PPSSSH-154 – Georges River – DA2023/0487 - 2 Wellington Street, Sans Souci

Demolition works, marina expansion, construction of a new carpark, alterations and additions to the existing club (as described in Schedule 1).

BACKGROUND

At the Public meeting, the Panel considered the matters listed at item 6, the material listed at item 7, the material presented at the meetings and site inspection listed at item 8 in Schedule 1. Following the close of the Public meeting, the EPA issued its General Terms of Approval (GTAs) and, in response, the Chair decided to reconvene the Panel for further deliberations and a briefing with Council and the applicant that was held on 25 October 2024. In response to the outstanding issues in Council's independent consultant planner's assessment report, the applicant presented amended plans (2809: 102, 103, 104, 500, 601, 800B Rev D and Rev E), which included the following changes:

- i. delete the first floor roof terrace, associated bar and lift. A parapet to screen the rooftop servicing is proposed.
- ii. carpark amendments to:
 - lower the ground floor FFL to RL7.30, and floor to floor height to 2900 mm, thereby lowering the first floor FFL to RL10.20
 - delete the southern end of the first floor of the carpark by reducing its length along Plimsoll Street by a minimum of 6525mm so that it is not built over the access driveway
 - reduce parking aisle widths to the minimum of 6000mm
 - increase the setback from Wellington Street by min 1000mm (min width 2500mm) and Plimsoll Street by min 400mm (min width 1640mm).
 - provide increased landscaping along Wellington and Plimsoll Streets to screen carpark structure and cars but not additional view loss

- retain existing planter box adjoining new access driveway and provide planting to screen carpark and cars, particularly when viewed from foreshore.
- iii. additional servicing either by:
 - a new service lift from lower ground floor; or
 - the existing loading area at ground floor

The applicant prefers to maintain servicing at ground floor. This needs to be supported by swept paths to demonstrate that the arrangement will not materially impact on access for cars and pedestrians and that deliveries to the ground floor loading area to be limited to 7am to 11am, 7 days with only small rigid vehicles permitted. Existing servicing arrangements to the lower ground floor are to also remain.
- iv. lowering of the proposed roof above the main entrance by 720mm.

The applicant clarified that:

- the proposed planting areas along the foreshore are to be of sufficient depth to sustain trees and landscaping, with species to be consistent with Council's requirements
- the terrace adjoining the St Kilda Room will not be enclosed
- the existing hours of operation of the club are to be maintained i.e. opening hours of 11am daily and closing times of 12pm Monday to Thursday, 1am on Fri/Sat/public holidays and 11pm Sundays. The acoustic report should be updated to reflect the existing hours and include any mitigation measures, such as a limitation on operating hours of the ground floor terrace given its increase in size. The hours of operation for the club and mitigation measures are to be incorporated into any conditions of consent.

The applicant should also re-consider the design of the sandstone entrance feature to the car park to reduce its bulk and dominance and increase landscaping, while still enclosing and screening views into the carpark from the street. Enclosing the carpark along the access driveway should also be considered to limit views into the carpark, as well as increasing opportunities for landscaping along the foreshore, noting that the number of existing and proposed car spaces in the overall development may exceed what is required, given the deletion of the top floor terrace and the reinstatement of parking resulting from the now proposed servicing arrangements.

REASONS FOR DEFERRAL

The Panel agreed to defer the determination until 4 December. The matter was deferred for the following reasons:

- The issue of GTAs by the EPA added further merit to the proposal, given the application is for integrated development (the Panel would be unable to approve the application without having received GTAs)
- Draft conditions of consent were not available, given Council's recommendation for refusal
- The applicant has proposed to provide further changes to the plans and information to address the outstanding matters in the Council's independent planner's assessment report.

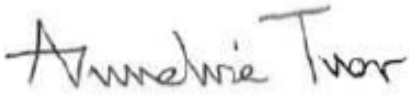

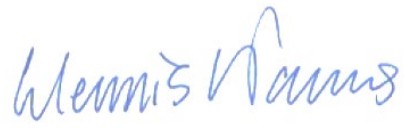
The decision to defer the matter was unanimous.

ACTIONS

To allow for the progression of the development application to determination, the Panel directed that:

1. The Applicant shall provide Council with amended architectural and landscape plans and any updated specialist reports (including cl 4.6 request, 3D images/montages and updated acoustic report) that reflect the changes outlined above within two weeks ie. by 11 November.
2. Council is to provide a supplementary assessment report responding to the additional information and the EPA GTAs, which is to be uploaded with recommended consent conditions to the Planning Portal three weeks following the receipt of information from the applicant i.e. by 2 December 2024.
3. The applicant is to provide any response to the supplementary report and the recommended conditions by 4 December.
4. When the updated assessment report, draft conditions and response from the applicant are received, the Panel will determine the application by way of electronic determination.

If the outstanding information is not provided by 11 November 2024, the Panel may move to determine the application based on the information currently at hand.

PANEL MEMBERS	
 Annelise Tuor (Chair)	 Penelope Holloway
 Glennis James	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSSH-154 – Georges River – DA2023/0487
2	PROPOSED DEVELOPMENT	Demolition works, marina expansion, construction of a new carpark, alterations and additions to the existing club.
3	STREET ADDRESS	2 Wellington Street, Sans Souci
4	APPLICANT/OWNER	The St. George Motor Boat Club Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Designated development - marina or other related land and water shoreline facilities
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> <i>State Environmental Planning Policy (Planning Systems) 2021</i> <i>State Environmental Planning Policy (Biodiversity & Conservation) 2021</i> <i>State Environmental Planning Policy (Resilience & Hazards) 2021</i> <i>State Environmental Planning Policy (Transport & Infrastructure) 2021</i> <i>State Environmental Planning Policy (Industry & Employment) 2021</i> <i>Georges River Local Environmental Plan 2021</i> Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> <i>Georges River Development Control Plan 2021</i> Planning agreements: Nil Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council Assessment Report: 4 October 2024 Letter from the applicant to the Panel dated 17 October 2024 Cl 4.6 variation to height of building development standard requested (Cl 4.3(2) of the GRLEP 2021 Written submissions during public exhibition: 41 Verbal submissions at the public meeting: <ul style="list-style-type: none"> Public - Jeff Powys for Kogarah Bay Progress Association and Kathy Christodoulou On behalf of Council - Linley Love, Kim Johnston

		<ul style="list-style-type: none"> ○ On behalf of the applicant - Tina Christy, Cameron Jones, Matthew McCarthy • Total number of unique submissions received by way of objection: 41
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Preliminary Briefing: 22/1/2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James, Sam Stratikopoulos, Ashvini Ambihaipahar ○ <u>Council assessment staff</u>: Liam Frayne, Nicole Askew • Site inspection: 25/3/2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James, Sam Stratikopoulos, Ashvini Ambihaipahar ○ <u>Council assessment staff</u>: Liam Frayne, Nicole Askew, Kim Johnston • Applicant Briefing: 6/5/2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James, Sam Stratikopoulos, Ashvini Ambihaipahar ○ <u>Council assessment staff</u>: Liam Frayne, Nicole Askew, Kim Johnston ○ <u>Applicant representatives</u>: Elina Braunstein, Tina Christy, Adrian Vermeulen, Cameron Jones, David Blyth • Assessment Briefing: 17/6/2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James, Sam Stratikopoulos, Ashvini Ambihaipahar ○ <u>Council assessment staff</u>: Liam Frayne, Linley Love, Kim Johnston ○ <u>Applicant representatives</u>: Adrian Vermeulen and David Blyth • Public determination meeting: 21/10/2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James, Sam Stratikopoulos ○ <u>Council assessment staff</u>: Linley Love, Kim Johnston (independent consultant) ○ <u>Applicant representatives</u>: Tina Christy, Elina Braunstein, Cameron Jones, Greg Jones, Adrian Vermeulen, David Blyth, John Leman, Geoff Withycombe, Dani Awad, Matthew McCarthy, Dani Awad, Desmond Raymond • Final briefing to resolve outstanding issues: 25/10/2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James, Sam Stratikopoulos ○ <u>Council representatives</u>: Carine Elias, Linley Love, Kim Johnston (independent consultant) ○ <u>Applicant representatives</u>: Adrian Vermeulen, David Blyth, Tina Christy, Cameron Jones, Brian Culla, Greg Jones, Matthew McCarthy, Rebecca Crockett
9	COUNCIL RECOMMENDATION	Refusal

10	DRAFT CONDITIONS	No conditions as Council recommended refusal
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