

# **MINUTES**

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## **Local Planning Panel**

**Thursday, 6 May 2021**

**4.00pm**

**Georges River Civic Centre,  
Hurstville**





**Panel Members:**

Mr Paul Vergotis (Chairperson)  
Ms Juliet Grant (Expert Panel Member)  
Mr John Brockhoff (Expert Panel Member)  
Ms Annette Ruhotas (Community Representative)

**1. APOLOGIES AND DECLARATIONS OF PECUNIARY INTEREST**

There were no apologies received

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There were no declarations of Pecuniary Interest

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**2. PUBLIC SPEAKERS**

The meeting commenced at 4.01pm 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 4.22pm and the LPP Panel proceeded into Closed Session to deliberate the items listed below.

**3. GEORGES RIVER LOCAL PLANNING PANEL REPORTS**

**LPP010-21 65-69 Lawrence Street Peakhurst**  
(Report by Senior Development Assessment Officer)

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

**Speakers**

- William Karavelas (applicant)

**Voting of the Panel Members**

The decision of the Panel was unanimous.

**Determination**Approval

The Panel is satisfied that:

1. The applicants written request under Clause 4.6 of the Hurstville Local Environmental Plan 2012 seeking to justify a contravention of Clause 4.3 Height of Building development standard has adequately addressed and demonstrated that:
  - (a) Compliance with the standard is unreasonable or unnecessary in the circumstances of the case; and

- (b) There are sufficient environmental planning grounds to justify the contravention.
2. The proposed development will be in the public interest because it is consistent with the objectives of the standards and the objectives for development within the zone in which the development is proposed to be carried out.

Pursuant to Section 4.16(1) of the Environmental Planning and Assessment Act 1979, as amended, Development Application No. DA2020/0217 for the demolition, construction of residential flat building, landscaping and site works at 65-69 Lawrence Street, Peakhurst, is determined by **granting consent** to the application subject to the conditions recommended in the report submitted to the LPP meeting of 6 May 2021.

#### Statement of Reasons

- The submitted Clause 4.6 Exception to Development Standards to Clause 4.3 Height of Building of the Hurstville Local Environmental Plan 2012 is considered to be an appropriate design response for the locality.
- The proposed development will not have unacceptable adverse impacts to the natural and built environment given the scale of the development proposed.
- The proposed development is a suitable and planned use of the site and its approval is in the public interest.

#### **LPP011-21      23 Railway Parade Penshurst** (Report by Principal Planner)

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

#### **Speakers**

No submitters registered for this item.

#### **Voting of the Panel Members**

The decision of the Panel was unanimous.

#### **Determination**

##### Approval

Pursuant to Section 4.55 of the Environmental Planning and Assessment Act 1979, as amended, Modification Application No. MODD2020/0221 for the Modification of Consent No DA198/2007 for revised landscaping and tree protection amendments at 23 Railway Parade, Penshurst, is determined by **granting consent** to the application subject to the conditions recommended in the report submitted to the LPP meeting of 6 May 2021.

#### Statement of Reasons

- The modification results in an appropriate landscape response, ensuring that privacy is protected, in accordance with the original development consent of DA198/2007.
- A Tree Approval was granted with appropriate replacement plantings for 7 Hanigan Street, Penshurst, ensuring that the loss of the Liquidambar is offset by the planting of two native replacement trees. The amendment to conditions regarding the protection of the Liquidambar tree is to reflect this separate decision.

- The proposed development generally complies with the requirements of the relevant environmental planning instruments, including against the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979

**LPP012-21      53A - 59A Gloucester Road, Hurstville**

(Report by Strategic Planner/Information Management)

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

**Speakers**

- Ian Cady (Planner)
- Justin O'Neill (architect)
- Meaghan Morice (architect)

**Voting of the Panel Members**

The decision of the Panel was unanimous.

**Recommendation**

The Panel notes:

1. The proposal results in adhoc zoning outcomes in relation to the surrounding zones (R2, R3, B1 and SP2) and built form uniformity. In particular having regard to a maximum height of the proposal.
2. Ideally the consideration of the Planning Proposal and rezoning would apply to the block bounded by Ruby Street, Millet Street, Pearl Street and Gloucester Road Hurstville in relation to the strategic planning intentions for this part of the Local Government Area.

The Panel defers the Planning Proposal subject to:

1. Further consideration by the proponent of the Planning Proposal to assess and provide a further submission to the Panel that address the relationship of the future built form/development in regard to:
  - a. Distribution of heights and implications for adjoining sites and potential future developments,
  - b. Setbacks in relation to the adjoining sites and potential future developments,
  - c. The provisions of the Housing for Seniors or People with a Disability SEPP and the draft Housing Diversity SEPP.
2. The submission of a draft Development Control Plan that articulates a, b, and c above.

The applicant is required to provide the additional information within 60 days of the date of this resolution. The matter is to be referred back to the same Panel as constituted on 6 May 2021 for electronic determination.

**4.            CONFIRMATION OF MINUTES**

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The meeting concluded at 4.55pm



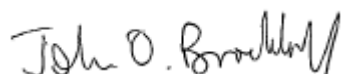
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Paul Vergotis  
**Chairperson**



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Juliet Grant  
**Expert Panel Member**



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John Brockhoff  
**Expert Panel Member**



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Annette Ruhotas  
**Community Representative**




## Declaration of Interest Georges River Council Local Planning Panel

Panel Member Name:	Paul Vergotis
Meeting Date:	6 May 2021
Item Numbers:	<ul style="list-style-type: none"> <li>• 65-69 Lawrence Street Peakhurst</li> <li>• 23 Railway Parade Penshurst</li> <li>• 53A-59A Gloucester Road Hurstville</li> </ul>
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 actual <sup>1</sup> conflict of interest	<input type="checkbox"/> Conflict Details N I L
In relation to item number I have a potential <sup>2</sup> conflict of interest	<input checked="" type="checkbox"/> Conflict Details W N I L
In relation to item number I have a reasonably perceived <sup>3</sup> conflict of interest	<input type="checkbox"/> Conflict Details N I L
Name of Panel Member	Paul Vergotis
Signature:	
<b>Key of Terms:</b> <sup>1</sup> 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. <sup>2</sup> 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. <sup>3</sup> 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.	



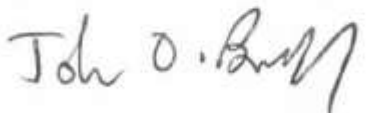
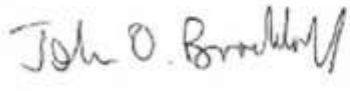
## Declaration of Interest Georges River Council Local Planning Panel

Panel Member Name:	Juliet Grant
Meeting Date:	6 May 2021
Item Numbers:	<ul style="list-style-type: none"> <li>• 65-69 Lawrence Street Peakhurst</li> <li>• 23 Railway Parade Penshurst</li> <li>• 53A-59A Gloucester Road Hurstville</li> </ul>
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 actual <sup>1</sup> conflict of interest	<input checked="" type="checkbox"/> Conflict Details NIL
In relation to item number I have a potential <sup>2</sup> conflict of interest	<input type="checkbox"/> Conflict Details NIL
In relation to item number I have a reasonably perceived <sup>3</sup> conflict of interest	<input type="checkbox"/> Conflict Details NIL
Name of Panel Member	Juliet Grant
Signature:	
<b>Key of Terms:</b> <sup>1</sup> 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. <sup>2</sup> 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. <sup>3</sup> 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.	







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Panel Member Name:	John Brockhoff
Meeting Date:	6 May 2021
Item Numbers:	<ul style="list-style-type: none"> <li>• 65-69 Lawrence Street Peakhurst</li> <li>• 23 Railway Parade Penshurst</li> <li>• 53A-59A Gloucester Road Hurstville</li> </ul>
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In relation to item number I have a reasonably perceived <sup>3</sup> conflict of interest	<input type="checkbox"/> Conflict Details
Name of Panel Member	John Brockhoff
Signature: 	
<p>Key of Terms:</p> <p><sup>1</sup> 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.</p> <p><sup>2</sup> 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.</p> <p><sup>3</sup> 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.</p>	



## Declaration of Interest Georges River Council Local Planning Panel

Panel Member Name:	Annette Ruhotas
Meeting Date:	6 May 2021
Item Numbers:	<ul style="list-style-type: none"> <li>• 65-69 Lawrence Street Peakhurst</li> <li>• 23 Railway Parade Penshurst</li> <li>• 53A-59A Gloucester Road Hurstville</li> </ul>
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In relation to item number I have a reasonably perceived <sup>3</sup> conflict of interest	<input type="checkbox"/> Conflict Details
Name of Panel Member	Annette Ruhotas
Signature:	  6/5/2021
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