

# **MINUTES**

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## **Local Planning Panel**

**Thursday, 15 December 2022**

**4.00pm**

**Blended Meeting**

**Online and Dragon Room**

**Level 1, Georges River Civic Centre**

**Corner Dora and MacMahon Streets, Hurstville**



**Panel Members:**

Mr Stephen Alchin (Chairperson)  
Ms Deborah Laidlaw (Expert Panel Member)  
Ms Annette Ruhotas (Expert Panel Member)  
Mr George Vardas (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 declared from the matters on this agenda.

The annual disclosure of pecuniary interests and other matters documents received for Local Planning Panel members for the year June 2021 to June 2022 have been tabled and will be uploaded to Council's Website.

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**2. PUBLIC SPEAKERS**

The meeting commenced at 4.00pm 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 4.35pm and the LPP Panel proceeded into Closed Session to deliberate the items listed below.

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

**LPP057-22      99A Forest Road, 83 and 89 Durham Street, 6 and 12 Jack Brabham Drive, Hurstville**  
(Report by Principal Planner)

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

**Speakers**

- Tim Jin (submitter)
- Ian Cady (applicant)

**Voting of the Panel Members**

The decision of the Panel was unanimous.

**Determination****Approval**

Pursuant to Section 4.16 (1)(a) of the Environmental Planning and Assessment Act 1979 (as amended), Development Application DA2021/0463 for use of the retail car park as a public car park on Lots 6, 12, 14 and 15 in DP270611 and CP/SP103638 known as 99A Forest Road, 83 and 89 Durham Street, 6 and 12 Jack Brabham Drive, Hurstville, is granted Development Consent subject to:

The Conditions recommended in the report to the Georges River Local Planning Panel meeting of 15 December 2022, subject to the amendments as follows:

Delete condition 8.

Include additional condition 9A to read as follows:

- 9A.** Signage shall be installed in the section of parking at level B1 that is associated with stage 1 of the development as follows:
- a) Clearly stating that parking spaces in that area are for the exclusive use of visitors to residents and other authorised users of stage 1 of the development, and that unauthorised use will be charged at the relevant rate set by the car park operator.
  - b) Additional directional signage to direct retail users to the retail parking in the development.

Include additional condition 9B to read as follows:

- 9B.** The use is to be operated in accordance with the approved car park operations plan as referenced in Condition 1 of this consent. Prior to the release of an Occupation Certificate, an amended car park operations plan is to be submitted to the satisfaction of the Certifying Authority including the following changes:
- (a) A register of complaints by residents and car park users shall be maintained at all times by the car park operator. All residents and owners corporations with an interest in stage 1 of the development shall be made aware of this register and the means by which a complaint can be recorded.
  - (b) Commencing not more than six months after the installation of the car park access equipment, the car park operator shall prepare a half yearly report of complaints concerning the operation of the car park. The report shall include information regarding use of the car park by unauthorised users and the performance of the car park access equipment such as boom gates, automatic number plate recognition and the intercom between the boom gates and residents and other authorised users.
  - (c) The report shall be provided to all owners corporations with an interest in stage 1 of development.

Include additional condition 9C to read as follows:

- 9C. Jack Brabham Drive- 10kph Shared Zone** - Jack Brabham Drive in the section in front of buildings F1 and F2 Stage 3 is to be constructed and managed as a 10kph shared zone in accordance with Transport for New South Wales Technical Direction TTD 2016/001. The zone with its associated pavement markings and signage shall be installed prior to operation of the level 1 retail car park.

#### Statement of Reasons

The reasons for this decision are that:

- The use of the existing retail car park as a timed and paid public car park will not adversely impact the operation of the car park or have adverse traffic impacts on local roads.

- Given the range of interests in the operation of the car park and to ensure approved parking allocations are maintained and operated as intended, there is a need for a mechanism to report periodically on the performance of the car park systems and management.

**LPP058-22      2-8 Macpherson Street, Hurstville**  
(Report by Principal Planner)

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

**Speakers**

- Ambrose Marquart (applicant)
- Howard Taylor (planner on behalf of the applicant)

**Voting of the Panel Members**

The decision of the Panel was unanimous.

**Determination**

Approval

Pursuant to Section 4.55(1a) of the Environmental Planning and Assessment Act 1979, as amended, Modification Application MOD2022/0101 for modification of development consent DA2020/0342 for demolition works, tree removal, and construction of a seniors housing development and consolidation of the site into a single lot on Lots 55 to 58 in DP35124 known as 2-8 Macpherson Street, Hurstville, 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 15 December 2022, and also subject to additional condition 18D to read as follows:

**18D. Required Design Changes** – The low height retaining walls in the front setback shall be a face brick finish in a dark brown colour.

Statement of Reasons

The reasons for this recommendation are that:

- The proposed development complies with the objectives of the relevant environmental planning instruments and development control plan.
- The proposal has been designed to generally satisfy the key provisions of the SEPP (Housing) 2021.

**LPP059-22      12 month delegation of functions from Georges River Local Planning Panel to Manager Development and Building for certain development varying Clause 6.12(5) of the Georges River Local Environmental Plan 2021**  
(Report by Manager Development and Building)

**Speakers**

There were no speakers registered for this item.

**Voting of the Panel Members**

The decision of the Panel was unanimous.

THAT the Georges River Local Planning Panel delegate its consent authority functions under Section 2.20 (8) of the Environmental Planning and Assessment Act 1979 in relation to the determination of all development applications and modification applications under the Environmental Planning and Assessment Act 1979, being made to Council to the Manager Development and Building of Georges River Council where:

- A breach of more than 10% is proposed to the landscaped area provisions contained in Clause 6.12 (5) of the Georges River Local Environmental Plan 2021; and
- There is pre-existing non-compliance with the landscaped area provisions specified in Clause 6.12 (5) of the Georges River LEP 2021; and
- Development applications do not result in further reductions in landscaped area(s) or consequent increases in the non-compliance.

For a period of 12 months from 25 November 2022.

**4. CONFIRMATION OF MINUTES BY CHAIR****GEORGES RIVER LOCAL PLANNING PANEL (LPP) - 15 DECEMBER 2022****RECOMMENDATION**

That the Minutes of the Georges River Local Planning Panel (LPP) held on 15 December 2022, be confirmed.

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The meeting concluded at 5.56pm



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Stephen Alchin  
**Chairperson**



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Deborah Laidlaw  
**Expert Panel Member**



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Annette Ruhotas  
**Expert Panel Member**



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George Vardas  
**Community Representative**

### Declaration of Interest Georges River Local Planning Panel

<b>Panel Member Name:</b>	Stephen Alchin
<b>Meeting Date:</b>	15 December 2022
<b>Item Numbers:</b>	<ul style="list-style-type: none"> <li>• LPP057-22 – 99A Forest Road, 83 and 89 Durham Street, 6 and 12 Jack Brabham Drive, Hurstville</li> <li>• LPP058-22 – 2-8 Macpherson Street, Hurstville</li> <li>• LPP059-22 – 12 month delegation of functions from Georges River Local Planning Panel to Manager Development and Building for certain development varying Clause 6.12(5) of the Georges River Local Environmental Plan 2021</li> </ul>
<b>In relation to the matters on this agenda, I declare that I have:</b>	<input checked="" type="checkbox"/> No known conflict of interest
<b>In relation to item number I have an actual<sup>1</sup> conflict of interest</b>	<input type="checkbox"/> Conflict Details
<b>In relation to item number I have a potential<sup>2</sup> conflict of interest</b>	<input type="checkbox"/> Conflict Details
<b>In relation to item number I have a reasonably perceived<sup>3</sup> conflict of interest</b>	<input type="checkbox"/> Conflict Details
<b>Name of Panel Member</b>	
<b>Signature:</b>	
<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.	



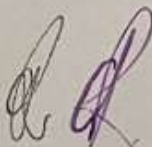
### Declaration of Interest Georges River Local Planning Panel

<b>Panel Member Name:</b>	Deborah Laidlaw
<b>Meeting Date:</b>	15 December 2022
<b>Item Numbers:</b>	<ul style="list-style-type: none"> <li>• LPP057-22 – 99A Forest Road, 83 and 89 Durham Street, 6 and 12 Jack Brabham Drive, Hurstville</li> <li>• LPP058-22 – 2-8 Macpherson Street, Hurstville</li> <li>• LPP059-22 – 12 month delegation of functions from Georges River Local Planning Panel to Manager Development and Building for certain development varying Clause 6.12(5) of the Georges River Local Environmental Plan 2021</li> </ul>
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<b>Panel Member Name:</b>	Annette Ruhotas
<b>Meeting Date:</b>	15 December 2022
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<b>Signature:</b>	 13/12/2022
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<b>Panel Member Name:</b>	George Vardas
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