

# MINUTES

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## Georges River Local Planning Panel

Thursday, 16 May 2024

4:00 PM

Blended Meeting

Online and Council Chambers,

Civic Centre, Hurstville

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**PANEL MEMBERS:**

Mr Stephen Alchin	(Chairperson)
Mr Awais Piracha	(Expert Panel Member)
Mr Anthony Hudson	(Expert Panel Member)
Ms Fiona Prodromou	(Community Representative)

**1. ON SITE INSPECTIONS**

Prior to this meeting the Panel carried out an inspection of the sites and nearby localities.

**2. OPENING**

The meeting commenced at 4.00pm

**3. ACKNOWLEDGEMENT OF COUNTRY**

The Georges River Local Planning Panel acknowledges the Bidjigal people of the Eora Nation, who are the Traditional Custodians of all lands, waters and sky in the Georges River area. I pay my respect to Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples who live, work and meet on these lands.

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

There were no apologies received

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Fiona Prodromou declared an interest in item LPP014-24 – 172-174 Railway Parade Kogarah and took no part in the discussions or deliberations of this application.

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**5. NOTICE OF WEBCASTING****6. DISCLOSURES OF INTEREST****7. CONSIDERATION OF ITEM(S) AND VERBAL SUBMISSIONS**

Registered speakers were invited to address the panel by the Chair.

The public speakers concluded at 4.40pm and the LPP Panel proceeded into Closed Session to deliberate the items listed below.

## 8 CLOSED SESSION – DELIBERATION OF REPORTS

### LPP013-24 79 Queens Road, Connells Point NSW 2221 (Report by Development Assessment Planner)

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

#### Speakers

- Jodie Wauchope (submitter)

#### Voting of the Panel Members

The decision of the Panel was unanimous.

**Note:** The Panel observed that access to the main part of this property is achieved via a narrow and steep driveway. The proposal has not adequately responded to the constraints of the site. This also raises questions as to the extent of intensification on the site that can reasonably be serviced by the existing driveway/access handle.

Pursuant to Section 4.16(1)(b) of the Environmental Planning and Assessment Act, 1979, as amended, the Georges River Local Planning Panel, refuses Development Application DA2023/0439 for the Demolition works, construction of detached dual occupancy and swimming pools at Lot 1 DP 605691, known as 79 Queens Road, Connells Point, for the following reasons:

- 1. Refusal Reason - Environmental Planning Instrument** - Pursuant to Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development does not comply with Part 2.2 of State Environmental Planning Policy (Biodiversity and Conservation) 2021. In particular:
  - a) The proposed removal of 27 trees will result in a substantial net loss of existing tree canopy. The proposed replacement of 5 trees is contrary to Council's Tree Management Policy in which 54 replacement tree planting is required.
  - b) The proposed large building footprint cannot accommodate the 54 replacement trees planting required by Council's Tree Management Policy.
- 2. Refusal Reason - Environmental Planning Instrument** - Pursuant to Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development does not comply with the following sections of State Environmental Planning Policy (Resilience and Hazards) 2021. In particular:
  - a) Clause 2.10 – Development on land within the coastal environment area. The proposed tree removal will result in a substantial net loss of existing tree canopy and the proposed tree replacement planting is not sufficient.
  - b) Clause 2.11 – Development on land within the coastal use area. The proposal diminishes the scenic quality of Oatley Bay due to the excessive bulk and scale that exceeds the maximum building height standard. No elevational shadow diagram is provided to ascertain the overshadowing impact on adjoining property.

- 3. Refusal Reason - Environmental Planning Instrument** - Pursuant to Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development does not comply with the following sections of Georges River Local Environmental Plan 2021:
- a) Clause 2.3 - Zone Objectives. The proposal is inconsistent with the zone objectives as the proposal fails demonstrate a high standard of urban design and built form that enhances the local character of Connells Point and achieve a high level of residential amenity, and fails to provide for housing within a landscaped setting that enhances the existing environmental character of the Georges River Local Government Area.
  - b) Clause 4.3 – Height of Buildings. The proposal involves a building height of 11.6m, exceeding the applicable maximum building height standard of 9.0m. The Clause 4.6 variation request is considered deficient in demonstrating sufficient planning grounds to vary the maximum building height development standard and is not well founded.
  - c) Clause 6.2 – Earthworks. The proposal does not demonstrate sufficient measure to minimise earthwork by stepping the development to accommodate the fall in the land.
  - d) Clause 6.5 – Riparian Land and Waterways. The proposal fails to minimise the removal of vegetation on site. The proposed building footprint cannot accommodate the required tree replacement rate of 54 trees per Council’s Tree Management Policy.
  - e) Clause 6.6 – Foreshore Scenic Protection Area. The proposal fails to maintain and enhance native vegetation as the proposal will result in a net loss of tree canopy, and that sufficient tree replacement cannot be achieved. Furthermore, the exceedance in maximum building height control and lack of stepping demonstrates insufficient minimisation of bulk and scale.
  - f) Clause 6.9 – Essential Services. The proposal cannot facilitate suitable vehicular access as the proposal relies on a 2.745m-wide driveway that is not compliant with the minimum 3.0m width as required under Australian Standard 2890.1:2004. Furthermore, the proposal requires an electronic vehicle access device for traffic management, which is excessive for a dual occupancy. The proposal has not adequately responded to the constraints of the site.
  - g) Clause 6.10 – Design Excellence. The proposal is inconsistent with the objective of this clause to deliver highest standard of urban design. The proposed bulk, height and scale relate poorly with adjoining developments and the landscaped context. In short the proposal is an overdevelopment of the site, including a significant breach of the height of building standard. The external appearance of the development intensifies visual dominance observable from Oatley Bay. The proposal will result in adverse visual privacy impacts, and does not achieve reasonable sharing of views. The proposed tree replacement is not consistent with Council’s Tree Management Policy.
  - h) Clause 6.12 – Landscaped Areas in Certain Residential and Conservation Zones. The proposal will result in a net loss of tree canopy, and sufficient tree replacement cannot be sufficiently established.

- 4. Refusal Reason – Development Control Plan** - Pursuant to Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposed development does not comply with the following sections of Georges River Development Control Plan 2021:
- a) Section 3.2 Biodiversity – the proposed building footprint does not permit sufficient tree replacement planting as required under Council’s Tree Management Policy to compensate the proposed tree removal.
  - b) Section 3.3 Landscaping – The replacement trees are proposed in locations that are susceptible to overshadowing and conflict with the built form, which reduce the survival rate of those replacement trees.
  - c) Section 3.5.1 – Earthworks. The proposal is inconsistent with the requirements to maintain natural ground level within 900mm of a side boundary and a maximum excavation of 1.0m. The proposal demonstrates excavation 0.5m from a rear boundary and a maximum excavation of 1.74m at the ground level. No structural detail of the proposed footing is provided to ascertain impact on natural rock outcrop.
  - d) Section 3.8 – View Impacts. The proposal fails to facilitate reasonable sharing of views. No view loss analysis is submitted detailing the view impacts of the proposed development.
  - e) Section 3.16 – Subdivision. The proposal is inconsistent with the provision to comply with Australian Standard 2890.1:2004 which requires a minimum driveway width of 3.0m. The proposal relies on the existing driveway which is 2.745m wide.
  - f) Section 5. Resident Locality Statement. The proposal is not consistent with the future desired character of Connells Point as the proposal fails to facilitate retention of trees, provide sufficient tree replacement, and enable reasonable sharing of water views.
  - g) Section 6.1.3.1 – Streetscape Character and Built Form. The proposal does not comply with Australian Standard 2890.1:2004 which requires a minimum driveway width of 3.0m. The proposal relies on the existing driveway which is 2.745m wide.
  - h) Section 6.1.3.2 - Building Scale and Height. The proposal demonstrates a four-storey built form that is not compatible with the locality. The proposal also fails to demonstrate a split-level approach to minimise building bulk and scale.
  - i) Section 6.1.3.4 – Solar Access. No elevational shadow diagram is provided to ascertain the impact on adjoining property.
  - j) Section 6.1.3.5 – Visual Privacy. The proposed rear balconies exceed minimum width of 1.5m and does not demonstrate privacy screening. Both proposed dwellings incorporate roof top terraces that is not permitted under this section. The proposal will enable overlooking into adjoining properties.
  - k) Section 6.1.3.7 – Excavation (cut and fill). The proposed maximum excavation of 1.74m does not comply with the maximum permitted excavation of 1.0m.
  - l) Section 6.1.3.10 - Private Open Space. The proposed private open spaces of both dwellings are not directly accessible from the main living area.

- m) Section 6.1.3.12 - Materials, Colour Schemes and Details. The proposal demonstrates large expansive surfaces of exposed grey concrete finish that does not have a hue and tonal relationship with the colour schemes which consist primarily of white render finish and exposed red brick finish.
- n) Section 6.4.3 - Outbuildings. The proposed garages on Sites 1 and 2 demonstrate a building height of 10.0m and 7.9m respectively. The maximum permissible outbuilding height is 3.5m.
- o) Section 6.4.4 - Swimming Pools and Spas. The proposed swimming pools are located 2.6m above the existing ground level. The proposed vegetation screenings are not sufficient to fully cover the exposed faces of the swimming pool. The locations of the pool pumps are not indicated on architectural plans.
- p) Section 6.5.1 – Foreshore Scenic Protection Area. The proposal fails to minimise disturbance of existing vegetation. The proposal demonstrates glazing that accounts for more than 50% of the foreshore fronting elevation and incorporate blank walls facing Oatley Bay. The proposed grey concrete finish does not harmonise with the background landscape, in contravention to the provision which requires earthy tone in Foreshore Scenic Protection Area.
- q) Section 6.5.2.7 – Swimming pools/spas. The proposed swimming pools are located 2.6m above the existing ground level. The proposed vegetation screenings are not sufficient to fully cover the exposed faces of the swimming pool.

**5. Refusal Reason – Impact on the Environment** – Pursuant to Section 4.15 (1)(b) of the Environmental Planning and Assessment Act 1979, the proposed development is likely to have an adverse impact on the following aspects of the environment:

- a) Natural Environment. The development fails to minimise vegetation removal. The proposed replacement tree planting is insufficient in quantity and inadequate to ensure the long-term survival of the replacement trees. The proposed built form does not permit the achievement of the tree replacement rate as required by Council's Tree Management Policy, resulting in a net loss of tree canopy.
- b) Built Environment. The proposal is of a bulk and scale that is not appropriate within the Foreshore Scenic Protection Area and does not appropriately respond to the existing and future desired character of Connells Point. The proposed external finish, fenestration details, and architectural details do not demonstrate design excellence.
- c) Social Impacts. The proposed bulk and scale will enhance visual dominance of built form observed along Oatley Bay and does not permit reasonable sharing of views. The proposal also fails to sufficiently mitigate overlooking into adjoining properties.

**6. Refusal Reason – Impact on the Environment** – Pursuant to Section 4.15 (1)(c) of the Environmental Planning and Assessment Act 1979, the proposed development is not considered to be suitable for the site.

**7. Refusal Reason – The Public Interest** – Pursuant to Section 4.15 (1)(e) of the Environmental Planning and Assessment Act 1979, the proposed development is not considered to be in the public interest and is likely to set an undesirable precedent.

**LPP014-24 172-174 Railway Parade, Kogarah**  
(Report by Team Leader Development Advisory Services)

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

Fiona Prodromou left the meeting at 5.46pm

**Speakers**

There were no speakers for this item.

**Voting of the Panel Members**

Fiona Prodromou excluded herself from all discussions and voting on this matter.

The decision of the remaining Panel Members was unanimous.

Pursuant to Section 4.55(2) of the Environmental Planning and Assessment Act 1979, as amended, Modification Application MOD2022/0175 modification of development consent DA2018/0181 for demolition of existing structure and construction of a twelve (12) storey mixed use development consisting of fifty-two (52) residential apartments, ground floor commercial/retail floor area and basement car parking. The proposed modifications include reduction in height, reduction in retail space, addition of services on the ground floor at Lot 100 DP 1279750, known as 172-174 Railway Parade Kogarah, 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 16 May 2024.

**Statement of Reasons**

The reasons for this decision are that:

- The development is permissible in the MU1 - Mixed Use.
- The proposed development complies with the requirements of the relevant environmental planning instruments with the exception of 4.4B – Non-Residential Floor Area which did not apply at the time of the original approval.
- The proposed development complies with the objectives of the relevant environmental planning instruments where numeric compliance has not been achieved.
- The proposal provides a quality development that will establish a positive urban design outcome and the modifications maintain this particularly in regards street activation.

## **LPP015-24      180-184 Princes Highway Beverley Park** (Report by Consultant Planner)

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

### **Speakers**

- Bernard Moroz (planner)
- Ali Ibrahim (applicant)
- Dr Karen Harris (resident)
- Leesha Payor (resident)

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

The decision of the Panel was unanimous.

**Note:** The Panel heard from the applicant and his representative that they were seeking a deferral decision on this matter, on the grounds that the reasons for refusal in the officer's report can be resolved quickly and without too much difficulty. However, the Panel believes that several of the issues require a substantial reconsideration of the development. These do not lend themselves to easy and quick resolution.

The applicant argued that despite efforts on their part to communicate with the Council there was little effective response. However, the Panel is satisfied that Council provided the applicant with extensive comments in a formal Request For Information (RFI) and the opportunity to respond to those comments. The Council met with the applicant and applicant's consultants, at which sketch plans were presented by the applicant and discussed. At the meeting, the Council made it clear, consistent with the written advice forming part of the RFI, that it would not be possible to undertake meetings and continued reassessment of multiple revised plans.

Pursuant to Section 4.16(1)(b) of the Environmental Planning and Assessment Act, 1979, as amended, the Georges River Local Planning Panel, refuses Development Application DA2023/0012 for the demolition of existing structures and construction of a 7 storey residential apartment building consisting of 28 residential apartments, above three (3) basement levels of parking, containing 43 car parking spaces plus tree removal, landscaping and associated site works at Lot1, Lot 2 and Lot 3 DP17552 known as 180-184 Princes Highway Beverley Park, for the following reasons:

1. **Refusal Reasons - Environmental Planning Instrument**  
Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development fails to demonstrate compliance with the requirements of State Environmental Planning Policy (Biodiversity and Conservation) 2021.
  - a) The amended arborist report submitted was found to be unsatisfactory and failed to demonstrate appropriate mitigation measures to protect a significant tree on an adjoining property. If the development proceeded, it would result in an unacceptable level of impact to a significant tree which is contrary to the requirements of Chapter 2.



- b) The amended drainage plans and documentation submitted was found to be unsatisfactory and the impacts arising were not appropriately mitigated, as a consequence the proposal may give rise to an undue impact upon the Georges River catchment which is contrary to the requirements of Chapter 6.

## 2. Refusal Reasons - Environmental Planning Instrument

Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development fails to demonstrate compliance with the requirements of State Environmental Policy No 65 – Design Quality of Residential Flat Buildings. In particular the following requirements of the Apartment Design Guide:

- m) 3D - Communal open space – The proposal fails to demonstrate that a suitable amount of communal open space has been provided. The proposal fails to demonstrate that the proposed communal open space receives a minimum of 2 hours (or more) of solar access throughout the day in midwinter.
- n) 3F- Visual Privacy - The proposal fails to demonstrate that the location of the ground level communal open space directly adjacent to Ground Floor Unit 05 will not lead to an unacceptable loss of privacy for the occupants of the unit.
- o) 3H-Vehicle Access - The proposal fails to demonstrate a vehicle entry that is suitable integrated into the design of the building leading to a sub-optimal streetscape outcome.
- p) 4D-2 Apartment size and layout - The proposal fails to demonstrate that all apartments open plan living area achieve the maximum required habitable room depth of 8m from a window.
- q) 4D-2 Apartment size and layout - The proposal fails to demonstrate that all apartments open plan living area achieve the minimum required room width of 4m.
- r) 4E- Private Open space and balconies - The proposal fails to demonstrate that all apartments achieve the minimum required private open space areas.
- s) 4G- Storage - The proposal fails to demonstrate that all apartments achieve the minimum requirement of 50% of the required storage within the apartments.
- t) 4J – Noise and Pollution - The proposal fails to demonstrate that the location of the ground level communal open space will not lead to an unacceptable noise impact upon the occupants of unit G05.
- u) 4M – Facades - The proposal fails to demonstrate well resolved façade treatments with an appropriate scale and proportion to the streetscape and human scale appropriate for the setting.
- v) 4O – Landscape Design - The proposal fails to demonstrate an acceptable landscape design.
- w) 4V – Water management and conservation - The proposal fails to demonstrate an acceptable stormwater management plan.
- x) 4W – Waste Management - The proposal fails to demonstrate an acceptable waste management plan.

- 3. Refusal Reasons - Environmental Planning Instrument**  
Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development fails to demonstrate compliance with the requirements of Georges River Local Environmental Plan 2021. In particular:
- a) 6.3 Stormwater Management - the proposal has not demonstrated a satisfactory design for stormwater disposal.
  - b) 6.9 Essential Services
    - i. Stormwater - the proposal has not demonstrated a satisfactory design for stormwater disposal which is an essential service.
    - ii. Vehicular access - the proposal has not demonstrated a satisfactory design for vehicular access to the premises which is an essential service.
  - c) 6.10 Design Excellence - the proposal has numerous unresolved issues and is not supported from an urban design perspective so has not demonstrated design excellence as required by the clause.
  - d) 6.11 Environmental sustainability – the proposal has not demonstrated that it has achieved the environmental sustainability as the proposal will lead an unacceptable impact on a significant tree on an adjoining property.
- 4. Refusal Reasons – Development Control Plan**  
Pursuant to Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979, the application fails to demonstrate compliance with the following requirements:
- a) 3.3 Landscaping - the proposal has not provided a satisfactory landscape plan or a suitable arborists report that protects a significant tree on an adjoining property.
  - b) 3.10 Stormwater Management - the proposal has not demonstrated a satisfactory design for stormwater disposal.
  - c) 3.12 Waste Management - the proposal has not demonstrated satisfactory arrangements for the management and collection of waste.
  - d) 3.13 Parking Access and Transport - the proposal has not demonstrated a satisfactory access and car parking design.
  - e) 6.3.4 Basement Setbacks - the proposal has not demonstrated a complaint design for basement setback and is unable to provided deep soils zones on all sides of the building.
- 5. Refusal Reasons – Likely Environmental Impacts**  
Pursuant to Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979, the application fails to demonstrate that it will not lead to adverse environmental impacts on both the natural and built environment in the locality.

- a) The proposed development has failed to demonstrate that it will not have an unacceptable impact on a significant tree on adjoining site. The Panel believes this tree is significant in relation to the heritage characteristic of the adjoining site and the visual amenity of the various residential flat buildings in the area. Also, the proposal has not demonstrated satisfactory stormwater disposal or waste management arrangements. On this basis the proposal has not demonstrated that it will not give rise to a negative impact on the natural environment of the locality.
- b) The proposal has not demonstrated that it will make a positive contribution to the streetscape and the character of the area as the siting, scale, bulk, massing, architectural language and design elements of the development is generally inconsistent from an urban design perspective. The proposal fails to accord with multiple planning controls and represents an inappropriately designed development that is not supported.

#### 6. Refusal Reasons – Suitability of the Site

Pursuant to Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979, the application fails to demonstrate that suitability of the site for the proposed development. In particular:

- a) The proposal will have an unacceptable impact on a significant tree on an adjoining site. The proposal fails to comply with multiple planning controls and represents an inappropriately designed development that is not suitable for the site.

#### 7. Refusal Reasons – Public Interest

Pursuant to Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, the proposed development is not considered to be in the public interest and is likely to set an undesirable precedent.

### **NOTES/ADVICE**

1. **Review of Determination** - Section 8.2 of the Environmental Planning and Assessment Act confers on an applicant who is dissatisfied with the determination of the application the right to lodge an application with Council for a review of such determination. Any such review must however be completed within 6 months from its determination. Should a review be contemplated sufficient time should be allowed for Council to undertake public notification and other processes involved in the review of the determination.

Note: Review provisions do not apply to Complying Development, Designated Development, State Significant Development, Integrated Development or any application determined by the Sydney South Planning Panel or the Land & Environment Court.

2. **Appeal Rights** - Part 8 (Reviews and appeals) of the Environmental Planning and Assessment Act 1979 confers on an applicant who is dissatisfied with the determination of the application a right of appeal to the Land and Environment Court of New South Wales.
3. **Access to NSW Legislation (Acts, Regulations and Planning Instruments)** – NSW Legislation can be accessed free of charge at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au).

**LPP016-24     192-196 Princes Highway, Kogarah Bay**  
(Report by Team Leader Development Advisory Services)

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

**Speakers**

- Ignat Labazine (architect)

**Voting of the Panel Members**

The decision of the Panel was unanimous.

Pursuant to Section 4.55(2) of the Environmental Planning and Assessment Act 1979, as amended, Modification Application MOD2023/0089 modification of development consent DA2020/0144 for demolition of existing structures and construction of a six-storey residential flat building with basement parking. The proposed modifications include increase in height, floor space ratio, internal and external modifications at Lot 1 DP 655948, Lot 2 DP 658231, and Part 3 Section 17 DP 1963, known as 92-196 Princes Highway Kogarah Bay, 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 16 May 2024.

**Statement of Reasons**

The reasons for this decision are that:

- The development is permissible in the R4 High Density Residential
- The proposed variation to the maximum height is supported under merit as the affected area includes the lift overrun which has a significant setback from both street frontages and will not be visible from the street.
- There is no increase in the number of units proposed nor changes to the unit mix.
- The proposal provides a quality development that will establish a positive urban design outcome.

**LPP017-24 9 Bowns Road Kogarah**  
(Report by Development Assessment Planner - Fast Track)

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

**Speakers**

There were no speakers for this item.

**Voting of the Panel Members**

The decision of the Panel was unanimous.

Pursuant to Section 4.16 (1)(a) of the Environmental Planning and Assessment Act 1979 (as amended), Development Application DA2024/0047 for removal of three (3) trees being an Acer negundo (Box Elder) and two (2) Robinia pseudoacacia (Black Locust) within Lot 14 Section 1 DP975157 known as 9 Bowns Street Kogarah, is granted Development Consent subject to:

The Conditions recommended in the report submitted to the Georges River Local Planning Panel meeting of 16 May 2024.

**Statement of Reasons**

The reasons for this decision are that:

- The proposed tree removal does not undermine the heritage significance of the listing being 'home and garden'.
- The tree removal and its replacement has been supported by Council's Consulting Heritage Advisor.
- The development is permissible in the zone.
- The development complies with the Georges River Local Environmental Plan 2021 and the Georges River Development Control Plan 2021.
- The proposed tree removal will not adversely affect adjoining properties or users of the public domain.
- The proposal will retain the significance and integrity of the Heritage Item on site and that adjoining, the tree removal will not adversely affect the contributory nature of the garden to the heritage item subject to the imposition of conditions for replacement planting.

## 9 CONFIRMATION OF MINUTES

### GEORGES RIVER LOCAL PLANNING PANEL MEETING-16 MAY 2024

#### RECOMMENDATION

That the Minutes of the Georges River Local Planning Panel Meeting held on 16 May 2024, be confirmed.

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The meeting concluded at 5.49 pm.



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Stephen Alchin  
**Chairperson**



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Awais Piracha  
**Expert Panel Member**



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Anthony Hudson  
**Expert Panel Member**



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Fiona Prodromou  
**Community Representative**

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### Declaration of Interest Georges River Local Planning Panel

Panel Member Name: Stephen Alchin  
 Meeting Date: 16 May 2024  
 Item Numbers:
 

- LPP013-24 – 79 Queens Road Connells Point
- LPP014-24 – 172-174 Railway Parade Kogarah
- LPP015-24 – 180-184 Princes Highway Beverley Park
- LPP016-24 – 192-196 Princes Highway Kogarah Bay
- LPP017-24 – 9 Bowns Road Kogarah

In relation to the matters on this agenda, I declare that I have:  No known conflict of interest

In relation to item number I have an actual<sup>1</sup> conflict of interest  Conflict Details

In relation to item number I have a potential<sup>2</sup> conflict of interest  Conflict Details

In relation to item number I have a reasonably perceived<sup>3</sup> conflict of interest  Conflict Details

Name of Panel Member

Signature:

*Stephen Alchin* 7/5/2024

Key of Terms:


<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.

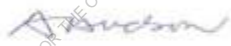
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## Declaration of Interest Georges River Local Planning Panel

<b>Panel Member Name:</b>	Awais Piracha
<b>Meeting Date:</b>	16 May 2024
<b>Item Numbers:</b>	<ul style="list-style-type: none"> <li>• LPP013-24 – 79 Queens Road Connells Point</li> <li>• LPP014-24 – 172-174 Railway Parade Kogarah</li> <li>• LPP015-24 – 180-184 Princes Highway Beverley Park</li> <li>• LPP016-24 – 192-196 Princes Highway Kogarah Bay</li> <li>• LPP017-24 – 9 Bowns Road Kogarah</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>	
<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 Local Planning Panel

<b>Panel Member Name:</b>	Anthony Hudson
<b>Meeting Date:</b>	16 May 2024
<b>Item Numbers:</b>	<ul style="list-style-type: none"> <li>• LPP013-24 – 79 Queens Road Connells Point</li> <li>• LPP014-24 – 172-174 Railway Parade Kogarah</li> <li>• LPP015-24 – 180-184 Princes Highway Beverley Park</li> <li>• LPP016-24 – 192-196 Princes Highway Kogarah Bay</li> <li>• LPP017-24 – 9 Bowns Road Kogarah</li> </ul>
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<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.	

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## Declaration of Interest Georges River Local Planning Panel

<b>Panel Member Name:</b>	Fiona Prodromou
<b>Meeting Date:</b>	16 May 2024
<b>Item Numbers:</b>	<ul style="list-style-type: none"> <li>• LPP013-24 – 79 Queens Road Connells Point</li> <li>• LPP014-24 – 172-174 Railway Parade Kogarah</li> <li>• LPP015-24 – 180-184 Princes Highway Beverley Park</li> <li>• LPP016-24 – 192-196 Princes Highway Kogarah Bay</li> <li>• LPP017-24 – 9 Bowns Road Kogarah</li> </ul>
<b>In relation to the matters on this agenda, I declare that I have:</b>	<input 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 LPP014-24 – 172-174 Railway Parade Kogarah I have a reasonably perceived<sup>3</sup> conflict of interest</b>	<input checked="" type="checkbox"/> Conflict Details Architect and I are known to each other. Our 12 year old boys are friends.
<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.	