

MINUTES

Georges River Local Planning Panel

Thursday, 20 November 2025

4:00 PM

Blended Meeting

Online and Council Chambers, Civic Centre,
Hurstville

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PANEL MEMBERS:

Mr Anthony Hudson	(Chairperson)
Mr Brian Kirk	(Expert Panel Member)
Mr Stephen Davies	(Expert Panel Member)
Ms Rita Vella	(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. We pay our 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 LEAVE OF ABSENCE

The published agenda indicated that Greg Britton was one of the expert panel members. He was unable to attend this meeting and Brian Kirk replaced Greg Britton as the new expert.

5. NOTICE OF WEBCASTING

The public part of the meeting was live streamed and will be made available on the Council's website.

6. DECLARATIONS OF PECUNIARY INTEREST

There were no declarations of Pecuniary Interest

7. CONSIDERATION OF ITEM(S) AND VERBAL SUBMISSIONS

The registered speakers were invited to address the panel by the Chair.

The speakers concluded at 4.10pm and the LPP Panel proceeded into Closed Session to deliberate on the items listed below.

8 CLOSED SESSION – DELIBERATION OF REPORTS

LPP034-25 165-169 Bellevue Parade, Carlton
(Report by Senior Development Assessment Planner)

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

Speakers

There were no speakers for this item.

Decision of the Panel

The decision of the Panel was unanimous.

The Panel is of the opinion that this application can be approved subject to conditions.

The Panel is of the view that there are very minimal impacts from the additional floor area and excavation compared to plans for generally the same development recently approved by the Land and Environment Court.

The additional works in effect create a 'new' building which means a Clause 4.6 variation is required for the breach of the height of building development standard.

The application is deferred. Subject to the applicant submitting a satisfactory Clause 4.6 variation request and a Plan of Management (within fourteen days from the date of request by Council and submitted via the NSW Planning Portal), Council officers are to prepare a short report addressing the Clause 4.6 variation, the Plan of Management and provide draft conditions of consent. The Panel will then consider the application at an agreed electronic meeting.

LPP035-25 31 Clarke Street, Peakhurst NSW 2210
(Report by Senior Development Assessment Planner)

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

Speakers (both in favour of the proposal)

- Roberto Bianco (planner on behalf of applicant/owner)
- Haifa El Ashkar (applicant/owner)

Decision of the Panel

The decision of the Panel was unanimous.

The Panel is of the opinion that this application can be approved subject to conditions.

The Panel notes the report raises three main issues in support of a refusal.

In relation to these issues the Panel briefly notes:

- (a) Front setback - the site is not consistent with the existing street subdivision pattern with a wider front boundary and reduced depth.
- (b) Lot size - the required lot size of 1000 square meters is based on the site being within the foreshore scenic protection area. From the site visit the development does not cause any inconsistencies with the stated objectives of the Foreshore Scenic Protection Area Clause 6.6. The Panel also notes that the site is adjacent to public open space.
- (c) Elevated entrance – there are existing examples of this in the locality and there is minimal streetscape impact.

The application (including the applicant's Clause 4.6 variation request) is deferred to enable the council staff to prepare a short report addressing draft conditions for approval together with reasons for consent which can be considered by the Panel at an agreed electronic meeting.

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LPP036-25 253 Princes Highway, Carlton
(Report by Development Assessment Planner)

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

Speakers

There were no speakers for this item.

Decision of the Panel

The decision of the Panel was unanimous.

The Panel agrees with the recommendation for refusal for the reasons stated in Council's assessment report.

The Panel notes that this site possibly could accommodate a child care centre. However the application is inadequate in relation to a number of key matters and further information is required as outlined in Council's assessment report.

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 DA2024/0465 which seeks consent for alterations and additions to the existing building to create a new centre-based child care facility on Lot 202 DP 746731 at 253 Princes Highway, Carlton, for the following reasons:

1. The application fails to provide sufficient information to assess the impacts of the proposed development, pursuant to Section 4.15(1)(a)(iv) of the Environmental Planning and Assessment Act 1979.
2. The proposed development fails to demonstrate compliance with Chapter 3 Section 3.23, of the State Environmental Planning Policy (Transport and Infrastructure) 2021 and in particular the Childcare Planning Guideline, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
3. The proposal fails to provide adequate car parking design requirements in accordance with Section 3.13 of the Georges River Development Control Plan 2021, pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979.
4. The proposal, in its current form, is not considered to be suitable for the site, pursuant to Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979.
5. The proposed development, in its current form, is not considered to be in the public interest, pursuant to Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979.

9 CONFIRMATION OF MINUTES

GEORGES RIVER LOCAL PLANNING PANEL MEETING-20 NOVEMBER 2025

RECOMMENDATION

That the Minutes of the Georges River Local Planning Panel Meeting held on 20 November 2025, be confirmed.

The meeting concluded at 4.42 pm.

Anthony Hudson

Brian Kirk

Anthony Hudson
Chairperson

Brian Kirk
Expert Panel Member

Stephen Davies


Rita Vella

Stephen Davies
Expert Panel Member

Rita Vella
Community Representative


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Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Anthony Hudson
Meeting Date:	20 November 2025
Item Numbers:	<ul style="list-style-type: none"> • LPP034-25 – 165-169 Bellevue Parade Carlton • LPP035-25 – 31 Clarke Street Peakhurst • LPP036-25 – 253 Princes Highway Carlton
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 actual¹ conflict of interest	<input type="checkbox"/> Conflict Details
In relation to item number I have a potential² conflict of interest	<input type="checkbox"/> Conflict Details
In relation to item number I have a reasonably perceived³ conflict of interest	<input type="checkbox"/> Conflict Details
Name of Panel Member	Anthony Hudson
Signature:	
Key of Terms: ¹ 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. ² 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. ³ 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.	

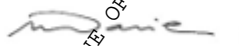
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Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Brian Kirk
Meeting Date:	20 November 2025
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Signature:	
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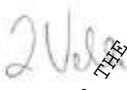
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Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Stephen Davies
Meeting Date:	20 November 2025
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Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Rita Vella
Meeting Date:	20 November 2025
Item Numbers:	<ul style="list-style-type: none"> • LPP034-25 – 165-169 Bellevue Parade Carlton • LPP035-25 – 31 Clarke Street Peakhurst • LPP036-25 – 253 Princes Highway Carlton
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