

# **MINUTES**

---

## **Georges River Local Planning Panel**

**Thursday, 03 April 2025**

**4:00 PM**

**Blended Meeting**

**Online and Council Chambers, Civic Centre,  
Hurstville**

THIS IS THE PRINTED COPY OF THE GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER. FOR THE OFFICIAL DOCUMENT PLEASE VISIT THE GEORGES RIVER WEBSITE: [WWW.GEORGESRIVER.NSW.GOV.AU](http://WWW.GEORGESRIVER.NSW.GOV.AU)

## **PANEL MEMBERS:**

Mr Anthony Hudson	(Chairperson)
Ms Helen Deegan	(Expert Panel Member)
Mr Stephen Alchin	(Expert Panel Member)
Ms Jenny Simpson	(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 LEAVE OF ABSENCE**

There were no apologies received.

### **5. NOTICE OF WEBCASTING**

### **6. DECLARATION 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 4.25pm and the LPP Panel proceeded into Closed Session to deliberate on the items listed below.

## **8 CLOSED SESSION – DELIBERATION OF REPORTS**

### **LPP007-25 19-23 Empress Street, Hurstville NSW 2220** (Report by Development Assessment Planner)

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

#### **Speakers**

- Theodore Loucas (applicant)

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

The decision of the Panel was unanimous.

#### **Discussion**

The Panel was provided with additional information from Council staff to enable the Panel to take into account the original reasons for approval in the consideration of this application.

The Panel agrees with the officers report and recommendation.

#### **Decision**

Pursuant to Section 4.55(2) of the Environmental Planning and Assessment Act 1979, as amended, Modification Application MOD2024/0074 for modification of DA2019/0329 approved by the Local Planning Panel for construction of a four storey residential flat building containing 28 residential apartments and basement car parking on lots 36, 37 and 38, Sec 6 in DP 1808, also known as 19-23 Empress Street, Hurstville NSW 2220, 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 3 April 2025 with an additional condition.

#### **Additional Condition – 13a**

13a. The applicant is to lodge a revised version of Basement 1 Plan DA-1020 and Ground Floor Plan DA-1030 to correct the reference from A and B to B.

#### **Statement of Reasons**

The reasons for this decision is that:

- The proposed development will remain substantially the same as that approved within the original development.
- The proposal will not result in unreasonable impacts on the natural and built environments.
- The proposed development will not result in unreasonable amenity impacts to the adjoining neighbours.
- The changes proposed by the modification are to improve the constructability of the development and to respond to the technical construction requirements.

**LPP008-25      14A Carlton Crescent**  
(Report by Development Assessment Planner)

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

**Speakers**

- Catherine Chesterman (architect)

**Voting of the Panel Members**

The decision of the Panel was unanimous.

**Decision**

- (1) The Panel has considered the applicant's written request under clause 4.6(3) of the Georges River LEP 2021 (the LEP) prepared by Lauren McNamara of Corona Projects dated October 2024 to contravene the 9m Height of Buildings development standard in clause 4.3 of the LEP (the development standard) by an increase of 0.72m to 9.72m.
- (2) In accordance with clause 4.6(3) of the LEP the Panel is satisfied that the applicant has demonstrated that-
  - (a) compliance with the development standard is unreasonable or unnecessary in the circumstances of this case, and
  - (b) there are sufficient environmental planning grounds to justify contravening the development standard.
- (3) The Panel supports the request for the variation of the development standard.
- (4) The Panel has considered the applicant's written request under clause 4.6(3) of the Georges River LEP 2021 (the LEP) prepared by Lauren McNamara of Corona Projects dated October 2024 to contravene the 25% landscaped area development standard in clause 6.12 of the LEP (the development standard) by a reduction of 12.7% to 21% landscaped area.
- (5) In accordance with clause 4.6(3) of the LEP the Panel is satisfied that the applicant has demonstrated that-
  - (c) compliance with the development standard is unreasonable or unnecessary in the circumstances of this case, and
  - (d) there are sufficient environmental planning grounds to justify contravening the development standard.
- (6) The Panel supports the request for the variation of the development standard.
- (7) Pursuant to Section 4.16 (1)(a) of the Environmental Planning and Assessment Act 1979 (as amended), Development Application DA2024/0143 for alterations and additions to the existing residential dwelling including the construction of a first floor addition, entry, front fence, gate, and replacement roofs on Lot A in DP 386644 also known as 14A Carlton Crescent, Kogarah Bay NSW 2217, is granted Development Consent subject to the Conditions recommended in the report to the Georges River Local Planning Panel meeting of 3 April 2025, subject to the following amendments to the recommended conditions:
  - (a) Delete condition 6.
  - (b) Delete Prescribed condition 56.

## Statement of Reasons

The reasons for this decision is that:

- The proposed development complies with the requirements of the relevant environmental planning instruments except in the height of the development and the extent of landscaped areas. Two separate Clause 4.6 variations have been submitted in support of the application which are considered acceptable having regard to the justification provided in the Council officers report.
- The proposed development will not result in unreasonable impacts to the natural and built environment.
- The proposed development will not result in unreasonable amenity impacts to the adjoining neighbours.

THIS IS THE PRINTED COPY OF THE GEORGES RIVER LOCAL PLANNING PANEL BUSINESS PAPER. FOR THE OFFICIAL DOCUMENT PLEASE VISIT THE GEORGES RIVER WEBSITE: [WWW.GEORGESRIVER.NSW.GOV.AU](http://WWW.GEORGESRIVER.NSW.GOV.AU)

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

### **Speakers**

- Mason Stankovic (applicant)
- Steve Manton (traffic consultant)

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

The decision of the Panel was unanimous.

### **Discussion**

The Panel agrees with the recommendations in the Council officer's report, and has taken into consideration the following matters in its determination.

The Panel notes that the development that was subject to an original consent (1 August 2024) that was compliant with the FSR and height controls and proposed twelve (12) parking spaces (which was in excess of what would be required for the GFA in the original approval). However this application now seeks a reduction in parking spaces to 7 and an additional GFA of (55% more than the original development application.)

The Panel notes the advice from the Council's traffic engineer and the applicant's traffic engineer (who spoke at the meeting) that the number of proposed parking spaces (7) is in accordance with the Stantec "Parking and Traffic Study 2022/2023" prepared for the Self Storage Association of Australasia and that this is used by the industry and Councils, as there are no other standards.

The Panel also notes that the proposed modification will shift loading and unloading of vehicles from, in the case of the original proposal, an area essentially surrounded by the development to, in the case of the proposed modification, the open carpark. The Panel notes that the acoustic report prepared by Stantec (apparently incorrectly dated 2 August 2024) to accompany the Statement of Environmental Effects found that the modified development would meet relevant criteria set out in the *NSW Road Noise Policy*. Nevertheless, the shift in location where vehicles will be loaded and unloaded raises the possibility that operational noise levels at nearby residential properties may be higher than anticipated. Accordingly, a condition has been imposed to require a review of actual noise levels 12 months after opening of the storage facility.

The Panel notes this development is not a 24 hour operation and that there are restricted hours for access to the units which the Panel supports on amenity grounds given the large increase in GFA.

The Panel was provided with additional information from Council staff that enable the Panel to take into account the original reasons for approval in the consideration of this application.

## Decision

Pursuant to Section 4.55(2) of the Environmental Planning and Assessment Act 1979, as amended, Modification Application MOD2024/0133 for the Modification of DA2022/0498 for Demolition, lot consolidation and construction of a storage facility, parking, signage, landscaping and site works - modifications include additional storage area at Lots 1 and 2 DP 101529, Lot G DP 339633, Lot D DP338906 and Lot 5 DP302345, known as 297–303 Princes Highway Carlton, is determined by granting approval to modify the original development consent subject to the following changes to the conditions recommended in the officers report:

*New Conditions to be appropriately numbered and inserted in the section – Prior to Construction Certificate*

1. The plans are to be amended to:
  - (a) specify the number of storage units, spaces or areas and the layout of those units spaces or areas, and
  - (b) include signage around the parking areas (internal and external) restricting parking to short term temporary stays, with no overnight or long term parking allowed, as well as Signage that the MRV spaces can be accessed by cars when those spaces are not in use by an MRV vehicle.
2. The Plan of Management submitted to Council is to be updated and submitted to the Council for its review to include the following:
  - (a) Details of means for managing noise on site so that noise levels remain within the Project Noise Trigger Levels set out in the “Storage King – Carlton Acoustics Development Application Report” prepared by Stantec (ref: 301350871).
  - (b) Means of maintaining a register of complaints about the operations of the facility, including noise emitted from the site, and actions taken by the applicant in response to those complaints (a copy of the register shall be made available to Council upon request).
  - (c) Details of actions and procedures to be taken to ensure, as necessary, that the premises are not used for any purpose other than passive storage. There is to be no business activities carried out in any storage unit, area or space, at any time.
  - (d) Incorporate the requirements relating to parking signage and usage as referred to in the condition about this.

*New conditions to be appropriately numbered and inserted in the section - Operational Conditions.*

1. The use is to be operated inaccordance with these conditions and the approved Plan of Management.
2. All parking including staff parking is to be within the parking spaces provided on site.
3. The storage units, spaces or areas must not be used for any purpose other than passive storage. Business activies must not be conducted or carried in any storage unit, space or area.
4. The layout of the storage units, spaces or areas is to be in accordance with the layout plan approved as part of the Construction Certificate.

5. One year after the storage facility opens for operation, the applicant shall provide Council with a report on the acoustic performance of the facility, that records actual operational noise levels during weekday and weekend, day time and evening periods. Any exceedences of the Project Noise Trigger Levels in the "Storage King – Carlton Acoustic Application Development Report" prepared by Stantec (ref: 301350871) shall be identified. If operational changes (including a restriction on operating hours) are required to meet the Project Noise Trigger Levels then these need to be described in the report and implemented (including, if necessary, the lodgement of any necessary application to the Council).

#### Statement of Reasons

The reasons for this decision are that:

- The proposed development will remain substantially the same as that approved within the original development.
- The proposed modifications to the approved plans are wholly internal to the approved building form and with the application of the new consent conditions proposed by the Panel, will not result in any adverse impact on the natural and built environment.

## **9 CONFIRMATION OF MINUTES**

### **GEORGES RIVER LOCAL PLANNING PANEL MEETING-03 APRIL 2025**

#### **RECOMMENDATION**

That the Minutes of the Georges River Local Planning Panel Meeting held on 03 April 2025, be confirmed.

---

The meeting concluded at 5.29 pm.



---

Anthony Hudson  
**Chairperson**



---

Helen Deegan  
**Expert Panel Member**



---

Stephen Alchin  
**Expert Panel Member**

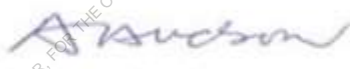


---

Jenny Simpson  
**Community Representative**



## Declaration of Interest Georges River Local Planning Panel

<b>Panel Member Name:</b>	Anthony Hudson
<b>Meeting Date:</b>	3 April 2025
<b>Item Numbers:</b>	<ul style="list-style-type: none"> <li>• LPP007-25 – 19-23 Empress Street Hurstville</li> <li>• LPP008-25 – 14 A Carlton Crescent Kogarah Bay</li> <li>• LPP009-25 – 297-303 Princes Highway Carlton</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>	 31 March 2025
<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.	


THIS IS THE PRINTED COPY OF THE DECLARATION OF INTEREST. FOR THE OFFICIAL DOCUMENT PLEASE VISIT THE GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU

## Declaration of Interest

### Georges River Local Planning Panel

<b>Panel Member Name:</b>	Helen Deegan
<b>Meeting Date:</b>	3 April 2025
<b>Item Numbers:</b>	<ul style="list-style-type: none"> <li>• LPP007-25 – 19-23 Empress Street Hurstville</li> <li>• LPP008-25 – 14 A Carlton Crescent Kogarah Bay</li> <li>• LPP009-25 – 297-303 Princes Highway Carlton</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>	Helen Deegan
<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>	Stephen Alchin
<b>Meeting Date:</b>	3 April 2025
<b>Item Numbers:</b>	<ul style="list-style-type: none"> <li>• LPP007-25 – 19-23 Empress Street Hurstville</li> <li>• LPP008-25 – 14 A Carlton Crescent Kogarah Bay</li> <li>• LPP009-25 – 297-303 Princes Highway Carlton</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>	 26/3/2025
<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.	

### 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.

## Declaration of Interest Georges River Local Planning Panel

<b>Panel Member Name:</b>	Jenny Simpson
<b>Meeting Date:</b>	3 April 2025
<b>Item Numbers:</b>	<ul style="list-style-type: none"> <li>• LPP007-25 – 19-23 Empress Street Hurstville</li> <li>• LPP008-25 – 14 A Carlton Crescent Kogarah Bay</li> <li>• LPP009-25 – 297-303 Princes Highway Carlton</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.	