

# **MINUTES**

---

## **Georges River Local Planning Panel**

**Thursday, 15 May 2025**

**4:00 PM**

**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 Stuart McDonald	(Chairperson)
Ms Naomi Fiegel	(Expert Panel Member)
Ms Linda Gosling	(Expert Panel Member)
Ms Georgia Kissa	(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 my respects 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**

Stuart McDonald declared an interest in item LPP010-25 – 27-31 Hampton Court Road Carlton and took no part in the discussions or deliberations of this application. Naomi Fiegel Chaired the item.

**7. CONSIDERATION OF ITEM(S) AND VERBAL SUBMISSIONS**

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

Stuart McDonald left the public meeting at 4.29pm.

Stuart McDonald returned to the public meeting at 5.01pm.

The speakers concluded at 5.02pm and the LPP Panel proceeded into Closed Session to deliberate on the items listed below.

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

### **LPP010-25 27-31 Hampton Court Road CARLTON NSW 2218** (Report by Consultant Planner)

The Panel carried out an inspection of the site and nearby locality. Stuart McDonald took no part in the site inspections relating to the matter to which he declared an interest.

Stuart McDonald left the meeting at 5.04pm.

Naomi Fiegel chaired this item.

#### **Speakers**

- Sophie Perry (consultant on behalf of applicant/owner)
- Steve Kennedy (consultant on behalf of applicant/owner)
- Peter Mystriotis (applicant)
- Costa Nicodemou (owner)

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

The decision of the Panel was unanimous. (Panel Members –Naomi Fiegel Chair, Linda Gosling and Georgia Kissa)

#### **Statement of Reasons**

The reasons for this decision is:

- The proposed development fails to demonstrate compliance with the requirements of State Environmental Planning Policy (Biodiversity and Conservation) 2021.
- The proposed development fails to demonstrate compliance with the requirements of the Apartment Design Guide as required by Chapter 4 - State Environmental Planning Policy (Housing) 2021.
- The proposed development fails to demonstrate compliance with the requirements of Georges River Local Environmental Plan 2021 – 6.2 Earthworks, 6.9 Essential Services, 6.10 Design Excellence and 6.11 Environmental sustainability.
- The proposed development fails to demonstrate compliance with several relevant requirements of Georges River Development Control Plan 2021.
- The proposed development fails to demonstrate that it will not result in any unreasonable impact on the natural and built environment.
- The proposed development has not demonstrated that it is in the public interest and that it will not set an undesirable precedent if approved.
- The Panel considers there is opportunity to re-develop this site and retain the tree however a re-design is required in order to address adequate protection of the tree (roots and canopy), amenity relating to loss of privacy to neighbouring properties due to balconies, and provision of deep soil along the side and rear boundaries to enable satisfactory landscaping.

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 DA2023/0572 for the Error! No document variable supplied. at Lot 1 DP 938265, Lot 1 DP 902806 and Lot 2 DP 902806, known as 27-31 Hampton Court Road Carlton, for the following reasons:

**1. Environmental Planning Instrument (SEPP)**

Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development is unacceptable in regard to 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 the development could successfully retain the significant tree on site. 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.

**2. Environmental Planning Instrument (SEPP)**

Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development is unacceptable in regard to the requirements of Chapter 4 - State Environmental Planning Policy (Housing) 2021.. In particular the following requirements of the Apartment Design Guide:

- (a) 3E – Deep Soil Zones – The deep soil is not located that it retains an existing significant tree and allows for the development of healthy root systems.
- (b) 3F- Visual Privacy - The proposal fails to demonstrate adequate building separation.
- (c) 3H-Vehicle Access - The proposal fails to provide an adequate offset from the boundary next to the passing bay.
- (d) 3J- Bicycle and Car Parking - The proposal does not provide sufficient car parking and the bicycle spaces is not within a secure location.
- (e) 4B- Natural Ventilation - The proposal fails to demonstrate that sufficient natural ventilation is provided to comply with this requirement.
- (f) 4O – Landscape Design - The proposal fails to demonstrate an acceptable landscape design.

**3. Environmental Planning Instrument (LEP)**

Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development is unacceptable in regard to the requirements of Georges River Local Environmental Plan 2021. In particular:

- (a) 6.2 Earthworks - the proposal has not demonstrated that the extent of the earthworks do not unreasonably impact a significant tree on the site and that adequate consideration has been given to minimise the impacts of the development.
- (b) 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.
- (c) 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 the subject site.

**4. Development Control Plan**

Pursuant to Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979, the application is unacceptable in regard to the following requirements:

- (a) 3.3 Landscaping – Insufficient information has been provided to demonstrate the landscaping design is satisfactory.
- (b) 3.11 Ecological Sustainable Development - 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.
- (c) 3.13 Parking Access and Transport - the proposal has not demonstrated provision of adequate carparking to service the development.
- (d) 6.3.4 Basement Setback – The proposal has not demonstrated it is consistent with the required setbacks.
- (e) 6.3.6 Landscaped Treatment and Private Open Space – The proposal fails to demonstrate adequate deep soil within the setback areas to the boundaries.
- (f) 6.3.9 Vehicular Access, Parking and Circulation – The proposal fails to demonstrate sufficient car parking and secure bicycle parking.

## 5. 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 the subject site. 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 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. 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 the site is suitable for the proposed development. In particular:

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

## 7. 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.

**LPP011-25      34 Marine Drive, Oatley NSW 2223**  
(Report by Senior Development Assessment Planner)

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

Stuart McDonald returned to the Chair at 6.13pm.

**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)(b) of the Environmental Planning and Assessment Act, 1979, as amended, the Georges River Local Planning Panel, refuse Development Application DA2024/0621 for Demolition of existing dwelling and construction of new dwelling, swimming pool, inclinor and boatshed at Lot 162 DP 11934 known as 34 Marine Drive, Oatley, for the following reasons:

1. **Refusal Reason - Environmental Planning Instrument – State Environmental Policies** - Pursuant to Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development is unacceptable in regard to:
  - a) Part 2.2 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 – The proposed removal of Tree 9 contravenes with the objective to preserve amenity in non-rural area, and the submitted Arboricultural Impact Assessment (AIA) is inadequate in demonstrating the potential impacts of the proposed development on existing vegetation. Furthermore, no water quality assessment is provided demonstrating the impact of the proposed boatshed on the water quality of the Georges River.
  - b) Part 2.2 of State Environmental Planning Policy (Resilience and Hazards) 2021 – The proposal will cause unacceptable impacts on native vegetation and rock outcrops, and no information is provided demonstrating the impact of the proposed boatshed on the water quality of Georges River. Furthermore, the proposal will result in an excessive built form that is not compatible with the Coastal Use Area and the wider context of the locality.
2. **Refusal Reason - Environmental Planning Instrument – Local Environmental Plan -** Pursuant to Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development is unacceptable in regard to the following sections of Georges River Local Environmental Plan 2021 (GRLEP 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 Oatley and achieve a high level of residential amenity.
  - b) Clause 4.3 – Height of Buildings. The proposed development demonstrates a height of 13.85m, exceeding the maximum building height of 9.0m without adequate justification.

- c) Clause 4.4A - Exceptions to floor space ratio—certain residential accommodation. The proposed development has a Floor Space Ratio (FSR) of 0.45:1, in contravention to the applicable maximum FSR of 0.44:1 without adequate justification and no Clause 4.6 variation has been made by the applicant regarding the non-compliance.
- d) Clause 4.6 – Exceptions to development standards. The submitted Clause 4.6 variation request concerning *Clause 4.3 Height of Buildings* fails to demonstrate, that compliance with the development standard is unreasonable or unnecessary, and that, there is sufficient environmental planning grounds to justify the contravention of the maximum building height development standard.
- e) Clause 6.1 – Acid sulfate soil. No preliminary acid sulfate soil assessment is provided to demonstrate no impact on ground water level and acid sulfate soil exposure.
- f) Clause 6.2 – Earthworks. The proposed earthwork (cut and fill) and the extent of excavation including the loss of rocks and rock outcrops is excessive.
- g) Clause 6.4 – Foreshore area and coastal hazards and risk. The proposal fails to mitigate the visual impact of the built form. Furthermore, no information is supplied demonstrating neutral impact of the proposed boatshed on the water quality of Georges River.
- h) Clause 6.5 – Riparian land and waterways. The proposed removal of Tree 9 contravenes with the provision to protect native vegetation, and the submitted AIA fails to demonstrate avoidance of adverse impacts on existing vegetations. Furthermore, no information is supplied demonstrating neutral impact of the proposed boatshed on the water quality of Georges River.
- i) Clause 6.6 – Foreshore Scenic Protection Area. The proposal fails to maintain existing rock outcrop and protect significant native vegetation. The proposed dwelling house demonstrates excessive built form and fails to appropriately accommodate the fall in the land.
- j) Clause 6.10 – Design Excellence. The proposal demonstrates excessive built form that is not compatible with the desired future character of the locality and the wider Foreshore Scenic Protection Area. The proposal also fails to protect significant vegetation and rock outcrops which contributes to the scenic quality of the locality.
- k) Clause 6.12 – Landscaped Areas in Certain Residential and Conservation Zones. The proposal fails to provide adequate landscape screening, protect significant vegetation, and retain existing rock outcrops.

**3. Refusal Reason – Development Control Plan - Pursuant to Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposed development is unacceptable in regard to the following provisions of Georges River Development Control Plan 2021 (GRDCP 2021):**

- a) Built Form – The proposal contravenes with Section 5.10.2, 6.1.2.1 and 6.1.2.2. The proposal exceeds the GRLEP 2021 maximum building height limit and incorporates a non-compliant three-storey built form. The proposed bulk and scale is not compatible with the desired future character of Oatley West.

- b) Earthworks – The proposal contravenes with Section 3.5.1 and Section 6.1.2.6. The proposal demonstrates a non-compliant maximum cut and fill of 7.2m and 2.66m respectively. Extensive excavation is proposed within 900mm of the southern side boundary to accommodate the lower ground level. The proposal also fails to protect existing rock outcrops.
- c) Passive Surveillance and Street Activation – the proposal does not comply with Section 3.19 as the proposed entry door is recessed within the site frontage.
- d) Setbacks – the proposal does not comply with Section 6.1.2.3. The proposal incorporates a non-compliant front setback of 0.95m and nil side setback from the southern side boundary.
- e) Landscaping – The proposal does not satisfy Section 3.2, 3.3, 6.1.2.5, and 6.5.1. Firstly, the proposal fails to protect significant vegetation and existing rock outcrops, in contravention to Council's Tree Management Policy. Secondly, the proposal does not provide adequate landscaping within the front setback area. Thirdly, the submitted AIA is inadequate in demonstrating the impacts to existing trees. The AIA fails to demonstrate incursions into existing TPZ and SRZ, and the AIA fails to address the proposed works in accordance with Australian Standards AS4970 'Protection of trees on development sites'.
- f) Vehicular Access – The proposal is unacceptable in regard to Section 6.1.2.7 as the proposed driveway has a non-compliant width of 5.3m at the street boundary.
- g) Visual Privacy – The proposal is unacceptable in regard to Section 6.1.2.4 and 6.1.2.8. Firstly, no privacy protection is provided for the private open space which is elevated. Secondly, both rear balconies exceed the maximum width of 1.5m and incorporate inadequate privacy screening.
- h) Solar Access – the proposal is unacceptable in regard to Section 6.1.2.10. The proposal will likely overshadow all north-facing windows of the adjoining 36 Marine Drive as a result of the excessive bulk and scale. No elevational shadow diagram is provided to ascertain the extent of overshadowing on 36 Marine Drive.
- i) Material and Finishes – The proposal is unacceptable in regard to Section 6.1.2.11 and 6.5.1. The proposal introduces expansive surfaces of white render finish on the southern elevation. The extensive use of white render finish as the primary colour is not compatible within the Foreshore Scenic Protection Area which requires dark and earthy tones.
- j) Site Facilities – The proposal is unacceptable in regard to Section 6.1.2.13 as the architectural plans do not indicate the locations of letterbox and waste bin storage area.
- k) Fences and Walls – The proposal is unacceptable in regard to Section 6.4.1 and 6.5.1. The proposed retaining wall supporting the swimming pool, which is visible from Georges River, has a height of 1.8m and has nil setback to the northern boundary. The proposed dark grey finish is not compatible to the bushland context of the site. Furthermore, no detail of the side fence is submitted.



- l) **Swimming Pool** – The proposal is unacceptable in regard to Section 6.4.4 as the proposed swimming pool and deck is situated approximately 4.1m above the existing ground level at the highest point.
- m) **Boatshed** – The proposed boatshed is unacceptable in regard to Section 6.5.2.3 as the structure requires deep excavation into rock outcrop.
- n) **Stairways and Inclinator** – The proposal is unacceptable in regard to Section 6.5.2.5. The proposed stair access within the Foreshore Area has a non-compliant width of 2.3m and fails to follow the existing ground level. The proposed inclinator will require the removal of Tree 9 and disrupt views to the rock outcrops. No material schedule is provided for the inclinator.

**4. 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 proposed removal of Tree 9 is unreasonable given the high retention value of the tree, and insufficient arboricultural information is provided to demonstrate the impact of the proposal on surrounding trees.
- b) **Built Environment.** The proposed built form detracts from the desired character due to height breach. The proposal also fails to minimise earthworks and achieve the desired setbacks in accordance with the local terrain and built form pattern.
- c) **Social Impacts.** The proposal will result in visual dominance and adverse visual privacy impacts. The submitted solar diagrams are not adequate in demonstrating the full overshadowing impacts on 36 Marine Drive.

**5. 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.

**6. 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.

## LPP013-25 Kogarah Town Square and Belgrave Street Lot CP SP 69307 (Report by Manager Development and Building)

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

### Speakers

- Lisa Bella Esposito (applicant)
- Luke Signoretti (applicant)

### 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 DA2024/0560 for community, cultural, and corporate events, including the erection of associated overlay including temporary structures for up to 52 events per year at Lot CP SP 69307, known as 2 and 2B Belgrave Street Kogarah, is granted Development Consent subject to:

The Conditions recommended in the report to the Georges River Local Planning Panel meeting of 15 May 2025, subject to the amendments as follows:

Amend condition 1, 5, 6 and 20 to read as follows:

#### 1. Approved Plans

The development must be implemented generally in accordance with the approved plans and supporting documentation listed below which have been endorsed by Council's approved stamp, except where marked up on the plans and/or amended by conditions of this consent:

Description	Reference No.	Date	Rev	Prepared by
Site Plan	DA1.01	15/11/24	A	GSBN
Accessibility Map	DA1.02	15/11/24	A	GSBN
Operational Noise Management Plan	6581R001.LM.241119_1	19/11/24	3	Acoustic Dynamics
Traffic Management Plan	-	14/11/24	-	Guardian Venue Management International
Statement of Environmental Effects	-	20/11/24	C	Milestone

*Reason: To ensure compliance with the plans as assessed by Council.*

#### 5. Major Events

The number of major events to be held at the site (as defined in Council's Event Guide) is limited to a maximum of six (6) events in any period of 12 months.

*Reason: To ensure disruption to local businesses and residents is minimised during the operation of events at the site.*

## 6. Traffic Management

Any road closures associated with events must be subject to approval by the Local Traffic Committee.

*Reason: To ensure traffic disruption to local businesses and residents associated with relevant events is effectively managed.*

## 20. Compliance with the Operational Noise Management Plan

The recommendations of the *Operational Noise Management Plan: Kogarah Town Square Temporary Events* prepared by Acoustic Dynamics, dated 19 November 2024 must be complied with during operation of events at the site.

In particular, the following recommendations of the *Operational Noise Management Plan: Kogarah Town Square Temporary Events* are to be observed where possible to reduce noise impacts to nearby properties:

- (a) Noise and vibration induction to be carried out for all site staff;
- (b) Use of acoustic barriers, where possible, to mitigate noise transmission from high-generating noise uses such as site generators and other continuous running sources of mechanical plant, the rear of sound stages, and other high noise generating sources of entertainment to the nearest receivers
- (c) Vehicle movements and deliveries required for bump in/bump out periods should occur where possible between:
  - (i) 7.00am and 10.00pm Monday to Friday,
  - (ii) 8.00am and 10.00pm on weekends and public holidays;
- (d) Engines of trucks and other heavy vehicles should be switched off if on-site for longer than five (5) minutes;
- (e) Use of electrical power and construction tools to be used between the hours of 7:00am and 6:00pm to minimise the risk of acoustic disturbance in the evening and night-time periods. The continuous operation of tools and machinery should be avoided (i.e. by providing short periods of respite) wherever feasible to minimise noise impacts on the surrounding area;
- (f) Sound testing and rehearsals for performances to occur between 7:00am and 6:00pm to minimise the risk of acoustic disturbance in the evening and night-time periods and the duration of any sound checks should be minimised;
- (g) At the cessation of events, ensure participants leave the premises quietly and respectfully to minimise any potential impact on the surrounding amenity, including provision of signage;
- (h) Implementation of an appropriate community liaison procedure, including a noise and vibration complaint procedure and means of ongoing communication with nearby potentially affected receivers once development operations begin
- (i) Where feasible, reduce the operational capacity of mechanical equipment such as generators after 10.00pm;
- (j) The layout of all loudspeakers, portable amplifiers and performing artists and musicians as outlined in the Operational Noise Management Plan;
- (k) The schedule of all performing artists and musicians to be staggered such that no more than one performance is occurring at any moment in time.

- (l) The annual frequency of pyrotechnics and fireworks should be extremely limited and the duration of pyrotechnics and fireworks is to be limited to no more than 15 minutes. The distance between the pyrotechnics and fireworks and receivers (including event participants) is to be maximised and shall not occur after 10:00pm or prior to 7:00am.

*Reason: To ensure appropriate acoustic levels are maintained for the amenity of the surrounding area.*

Delete condition 11.

## **11. Event Traffic Control Plans**

The Event Traffic Control Plans (Option 1 - Version 1 and Option 2 - Version 1) prepared by Guardian Venue Management International dated 14 November 2024 shall be submitted to the Georges River Local Traffic Committee for approval prior to the first event taking place involving a full road closure.

*Reason: To ensure compliance with Council's requirements under the Roads Act 1993.*

### **Statement of Reasons**

The reasons for this decision is:

- The proposal is consistent with the aims of the GRLEP 2021 in that it provides for events to be held within the Kogarah Town Square which will promote social connectedness and will contribute to the viability and vibrancy of centres. The proposal also promotes and facilitates liveable neighbourhoods as promoted by the *Georges River Local Strategic Planning Statement*.
- The site is located in the MU1 Mixed Use Zone under the GRLEP 2021 and is generally consistent with the objectives of the zone given it provides for events which will create diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- The proposed development is a permissible use on the site pursuant to Clause 2.8 of the GRLEP 2021.
- The proposal satisfies the preconditions to the grant of consent requirements of the GRLEP 2021, including 6.9 (Essential services), and 6.13 (Development in certain business zones).
- The proposal is consistent with the planning controls and objectives of the relevant State Environmental Planning Policies and the GRDCP 2021 having regard to the controls in Parts 3 (General Planning Considerations), Part 7 (Business Precincts), and Part 8.1 Strategic Centres.
- The proposal is satisfactory, having regard to potential impacts on the natural and built environment and is considered to be compatible with the desired future character of the area. The potential impacts to existing businesses and residents in the event area have been considered and minimised as far as possible, while the balancing the importance of community wellbeing through the operation of such community events.
- The proposal is also considered to be satisfactory having regard to social and economic impacts and the amenity of adjoining properties is maintained, subject to the recommended conditions of consent.

**LPP014-25 Suite 2, 272 Forest Road Hurstville NSW 2220**  
(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.

**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 DA2025/0023 for demolition works, change of use to a recreation facility (fitness studio) and fit-out and construction of signage on Lot 23 DP 4799 on land known as Suite 2, 272 Forest Road, Hurstville, is granted Development Consent subject to:

The Conditions recommended in the report submitted to the Georges River Local Planning Panel meeting of 15 May 2025.

**Statement of Reasons**

The reasons for this decision is:

- The proposed change of use, fit out, and signage does not undermine the heritage significance of Heritage Item I96 – Retail Building.
- The development is permissible in the zone and align with the objectives of E2 Commercial Centre zone.
- The development complies with the Georges River Local Environmental Plan 2021 and the Georges River Development Control Plan 2021.
- The proposal will not result in unacceptable impacts to the locality.

**LPP015-25      Unit 1A, 17 MacMahon Street, Hurstville NSW 2220**  
(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.

**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 DA2025/0029 for Change of use to beauty salon premise and replace the external signage on Part 71 SP 72896 on land known as Unit 1A/17 MacMahon Street, Hurstville, is granted Development Consent subject to:

The Conditions recommended in the report submitted to the Georges River Local Planning Panel meeting of 15 May 2025.

**Statement of Reasons**

The reasons for this decision is:

- The proposed change of use, fit out, and signage does not undermine the heritage significance of Heritage Item 116 – Friendly Societies' Dispensary Building.
- The development is permissible in the zone and align with the objectives of MU1 Mixed Use zone.
- The development complies with the Georges River Local Environmental Plan 2021 and the Georges River Development Control Plan 2021.
- The proposal will not result in unacceptable impacts to the locality.

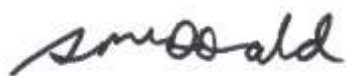
## 9 CONFIRMATION OF MINUTES

### GEORGES RIVER LOCAL PLANNING PANEL MEETING-15 MAY 2025

#### RECOMMENDATION

That the Minutes of the Georges River Local Planning Panel Meeting held on 15 May 2025, be confirmed.

The meeting concluded at 7.35 pm.



Stuart McDonald  
**Chairperson**



Linda Gosling  
**Expert Panel Member**



Naomi Fiegel  
**Expert Panel Member**



Georgia Kissa  
**Community Representative**

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


## Declaration of Interest

### Georges River Local Planning Panel

<b>Panel Member Name:</b>	Stuart McDonald
<b>Meeting Date:</b>	15 May 2025
<b>Item Numbers:</b>	<ul style="list-style-type: none"> <li>• LPP010-25 – 27-31 Hampton Court Road CARLTON</li> <li>• LPP011-25 – 34 Marine Drive, Oatley</li> <li>• LPP013-25 – Kogarah Town Square and Belgrave Street Kogarah</li> <li>• LPP014-25 – Suite 2, 272 Forest Road Hurstville</li> <li>• LPP015-25 – Unit 1A, 17 MacMahon Street, Hurstville</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 LPP011-25 LPP013-25 LPP014-25 LPP015-25
<b>In relation to item number LPP010-25 I have an actual<sup>1</sup> conflict of interest</b>	<input checked="" type="checkbox"/> Conflict Details The applicant is a client (for projects other than the subject DA) of colleagues in the firm for which I work
<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>	Naomi Fiegel
<b>Meeting Date:</b>	15 May 2025
<b>Item Numbers:</b>	<ul style="list-style-type: none"> <li>• LPP010-25 – 27-31 Hampton Court Road CARLTON</li> <li>• LPP011-25 – 34 Marine Drive, Oatley</li> <li>• LPP013-25 – Kogarah Town Square and Belgrave Street Kogarah</li> <li>• LPP014-25 – Suite 2, 272 Forest Road Hurstville</li> <li>• LPP015-25 – Unit 1A, 17 MacMahon Street, Hurstville</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>	Linda Gosling
<b>Meeting Date:</b>	15 May 2025
<b>Item Numbers:</b>	<ul style="list-style-type: none"> <li>• LPP010-25 – 27-31 Hampton Court Road CARLTON</li> <li>• LPP011-25 – 34 Marine Drive, Oatley</li> <li>• LPP013-25 – Kogarah Town Square and Belgrave Street Kogarah</li> <li>• LPP014-25 – Suite 2, 272 Forest Road Hurstville</li> <li>• LPP015-25 – Unit 1A, 17 MacMahon Street, Hurstville</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>	Georgia Kissa
<b>Meeting Date:</b>	15 May 2025
<b>Item Numbers:</b>	<ul style="list-style-type: none"> <li>• LPP010-25 – 27-31 Hampton Court Road CARLTON</li> <li>• LPP011-25 – 34 Marine Drive, Oatley</li> <li>• LPP013-25 – Kogarah Town Square and Belgrave Street Kogarah</li> <li>• LPP014-25 – Suite 2, 272 Forest Road Hurstville</li> <li>• LPP015-25 – Unit 1A, 17 MacMahon Street, Hurstville</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.	