

MINUTES

Georges River Local Planning Panel

Thursday, 19 June 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

PANEL MEMBERS:

Mr Anthony Hudson	(Chairperson)
Mr Stephen Davies	(Expert Panel Member)
Ms Judith Clark	(Expert Panel Member)
Ms Lisa Pemberton	(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 4.01pm

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 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 4.27pm and the LPP Panel proceeded into Closed Session to deliberate on the items listed below.

8 CLOSED SESSION – DELIBERATION OF REPORTS

LPP016-25 Hurstville Golf Course Clubhouse Planning Proposal (Report by Senior Strategic 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.

That the Georges River Local Planning Panel note and acknowledge the amendment to Schedule 1 of the Georges River Local Environmental Plan 2021 (GRLEP) proposed by Planning Proposal (PP) PP2025/0003 and recommend that Council:

- (a) Support the proposed amendment to Schedule 1 of the GRLEP;
- (b) Endorse the forwarding of the PP to the NSW Department of Planning, Housing and Infrastructure (DPHI) to request a Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act 1979 for an amendment to the GRLEP by introducing “function centre” as an additional permitted use on that part of Lot 1, DP176469, Hurstville Golf Course Clubhouse (57 Lorraine Street, Peakhurst) as shown in the planning proposal.

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

LPP017-25 49 The Promenade, Sans Souci (Report by Principal Planner)

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

Speakers

- Tony Yanni (submitter)
- George Bouropoulos (applicant)

Voting of the Panel Members

The decision of the Panel was unanimous.

Discussion:

The Panel is of the opinion that the garage is part of the GFA and after compliant parking is taken into account there is a breach of the FSR. No Clause 4.6 variation has been submitted for this breach.

The applicant suggested that a Clause 4.6 variation had been submitted for the breach of the FSR. The Panel has been informed that no Clause 4.6 variation was received by the Council or uploaded to the NSW Planning Portal.

Therefore the Panel cannot approve this development application.

Further, the Panel is of the view that there is opportunity for some extension of the dwelling in the areas proposed. The Panel is of the opinion that the substantive rear part of the proposal above the garage could be reduced to comply or better comply with the Council's controls.

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 DA2024/0304 for **Error! No document variable supplied.** at Lot 742 DP 535998, known as 49 The Promenade Sans Souci, 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 as amended does not comply with the following sections of Georges River Local Environmental Plan 2021:
 - a. Clause 1.2(2)(f) Aims of the Plan: to promote a high standard of urban design and built form: is not met.
 - b. Clause 2.3 – Zone objectives and Land Use Table. The amended proposal is not consistent with the zone objectives as the exceedance in floor space proposed contributes to the overall bulk and scale of the dwelling, which does not meet the objectives of retaining the low-density residential character of the area nor enhancing high levels of amenity of the area.
 - c. Clause 4.4A – Floor Space Ratio. The proposed FSR under this modification exceeds the permitted FSR control of 0.55:1 by over 15 per cent without adequate justification, being 0.6349:1. No Clause 4.6 variation request has been made by the applicant regarding the non-compliance. The excessive bulk detracts from the surroundings and results in view impacts and amenity impacts on neighbouring properties and the locality.

- d. Clause 6.12 – Landscaping Area. The variation from the landscaping requirement of a minimum of 25 per cent of the site where 6.5 per cent of the site is proposed for landscaping provision, is a deficiency of 66 per cent. Whilst noting this landscape provision is existing and there are minor amendments proposed to it, the proposed landscaping under the DA is not in accordance with Clause 6.6 Foreshore Scenic Protection Area and Clause 6.10 Design Excellence with regard to biodiversity, the natural environment, residential amenity, and streetscape character. The minor changes to include a narrow planter atop of the proposed garage and the planter at ground level at the entry will not provide to the overall site a level and type of planting and landscape treatment which incorporates sufficient embellishment that is desirable within this foreshore area, including mature canopy trees which are not proposed. The Clause 6.4 variation is not supported.
- e. Clause 6.6 – Foreshore Scenic Protection Area. The proposed landscaping scheme does not address the objectives of this clause to (1) (c) improve the diversity and condition of native vegetation and habitats; (d) reinforce and improve the dominance of landscape over built form, hard surfaces and cut and fill; and (f) enhance existing environmental values of the foreshore; and arguably the consent authority may not be satisfied that the development would facilitate (3) (c) the ... enhancement of native vegetation and habitat in parcels of a size, condition and configuration that will facilitate biodiversity protection and native flora and fauna movement through biodiversity corridors; and (3)(g) be satisfied that ... the minimisation of the height and bulk of the development by stepping the development to accommodate the fall in the land [is achieved].
- f. Clause 6.10 - Design Excellence: The amended proposal is for a significant addition and external alteration on land in the Foreshore Scenic Protection Area and the proposal is not consistent with matters for consideration under:
 - (5) as the development does not adequately address requirements under (b) form and external appearance [to] improve the quality and amenity of the public domain, and
 - (c) detrimentally impacts on view corridors.
 - (iv) separation, setbacks, amenity and urban form in relation of the development on other development (existing or proposed) on neighbouring sites is not met; and
 - does not meet (v) bulk, massing and modulation of buildings, (vii) environmental impacts such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity; and
 - (xi) excellence and integration of landscape design is not achieved.

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 as amended is likely to have an adverse impact on the following aspects of the environment:

- a. **Natural Environment.** The proposed landscaping as shown on the amended architectural plan does not provide any enhancement to the environment within the foreshore area or contribute to biodiversity protection through biodiversity corridors. There is also minimal additional landscaping proposed on the amended architectural plan being limited to plants, although given the access handle there is an available area within the site to provide for additional landscape embellishment within the access handle that can contribute biodiversity values to the site.

- b. **Built Environment.** The amended architectural plans submitted to Council propose modifications which increase floor space within the dwelling which will exceed the FSR standard at Clause 4.4A GRLEP 2021 by over 15 percent. The extension of the first-floor level over the existing carport does not comply with the front and side setback requirements, giving rise to a built form which is inconsistent with the desired locality and streetscape character. The conversion of the non-compliant carport to an enclosed garage is a contributing factor to the FSR exceedance. As a result, the amended proposal potentially reduces view corridors. Therefore, the overall alteration and addition does not enhance the built environment of the locality or meet the character requirements of the area and detracts from the streetscape as views to the Georges River from the public realm are impacted as a result of the proposal.

3. Refusal Reason – Development Control Plan – Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development as amended does not comply with the following sections of Georges River Development Control Plan 2021:

- a. Section 3.2.1 – Trees and Vegetation. Notwithstanding that the applicant wishes to rely on the existing landscaping provision, and limited alteration to this is proposed with a narrow planter above the proposed garage, and a planter at ground level either side of the garage, it is noted the amended proposal does not address (c) to maximise healthy tree canopy across the LGA; or (d) identify responsibilities and requirements with respect to the protection, retention and replacement of trees.
- b. Section 6.1.2.2 – Building Bulk and Scale. Clause 1.2(2)(f) Aims of the Plan: to promote a high standard of urban design and built form is not met. The amended proposal exceeds the maximum Floor Space Ratio allowable and the excessive building bulk and scale results in additional visual impact compared to the existing dwelling. The exceedance of protrusion of the first-floor level into the front and side setbacks above the proposed garage will contribute to the visual dominance of the building, given the breach of rear and side setbacks, and also reduce view corridors and access to views from both the public and the private realm. There are also increased amenity impacts such as overshadowing and overlooking and potential acoustic amenity impacts. Therefore, the amended proposal fails to demonstrate compliance with this control.
- c. Section 6.1.2.3 – Setbacks. The modification fails to demonstrate compliance with front and side setback requirements. The first-floor addition encroaches into the front and side setback spaces which are not supported. The existing setbacks to the carport are non-compliant, and the conversion of the carport to a garage would perpetuate this non-compliance, which includes the side retaining wall which is shown on the amended survey to encroach onto neighbouring property.
- d. Section 6.1.2.7 Vehicular Access, Parking and Circulation. The proposed garage exceeds the DCP requirement for two car parking spaces which is an area of 36sqm. The proposed garage is 82.5sqm in area, and thus contributes to the non-compliant FSR and excess in bulk and scale of the amended proposal.

4. Refusal Reason – Suitability of the Site – Pursuant to Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979, the suitability of the subject site to accommodate the proposed development as amended is not demonstrated.

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

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

LPP018-25 19A Waratah Street Kyle Bay NSW 2221
(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.

Voting of the Panel Members

The decision of the Panel was unanimous.

Discussion:

The proposed development cannot be support by the Panel in its current form.

The Panel accepts this is a difficult site and that the proposed development is not excessive. However this design seems to the Panel to be ill-informed for the site. Clearly there can be a dwelling designed for this site.

Matters that might be considered in a re-design:

- a) Reduction in balcony alfresco area.
- b) Use of the space above the garage.
- c) Preparation of a detailed landscape plan by a landscaper supported by a more tailored Clause 4.6 variation

Also the applicant will need to address sub clause 6.4 (3) noting that the building as it exists now sets the extent of the existing footprint, and there may need to be a Clause 4.6 variation for the variation of the requirements of Clause 6.4.

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 DA2024/0315 for demolition works and construction of a dwelling house at Lot B DP 407486 known as 19A Waratah Street, Kyle Bay, for the following reasons:

1. **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 Clauses 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 to provide for housing within a landscaped setting that could enhance or maintain the existing environmental character of the Georges River Local Government Area. The proposed built form is considered unsympathetic to the existing and the desired future character of the area in regard to bulk and urban form.
 - b. Clause 4.6 – Exceptions to development standards. The submitted Clause 4.6 variation request concerning *Clause 6.12 Landscaped areas in certain residential and conservation zones* fails to demonstrate sufficient planning justification to warrant the granting of the variation sought.

- c. Clause 6.1 – Acid sulfate soil. Excavation is proposed within land affected by Class 2 acid sulfate soil. No preliminary soil assessment report is submitted. Furthermore, insufficient information is provided in relation to the location and amount of excavation required for the proposed drop edge beams, and whether the proposed excavation would not lower the water table.
- d. Clause 6.4 – Foreshore area and coastal hazards and risk. The proposal seeks for the demolition and rebuilding of a dwelling with a greater building footprint that extends further forward than the footprint of the existing dwelling into the Foreshore Building Line (FBL) and the land identified on the Coastal Hazard and Risk Map. No written Clause 4.6 variation statement were provided to seek variation to this Clause.
- e. Clause 6.10 – Design Excellence. The proposed development with non-compliance building footprint in regard to FBL does not demonstrate a satisfactory urban form and bulk of the building which undermines the amenity of the adjoining and views from the waterway. The proposal also does not provide a satisfactory landscaped setting which contravenes with the objective to deliver high standard of sustainable design.
- f. Clause 6.12 – Landscaped Areas in Certain Residential and Conservation Zones. The proposed landscaped area accounts for 15.42% of the applicable site area, which represents a 38.32% variation to the development standard. The submitted Clause 4.6 variation statement does not provide sufficient justification to warrant the granting of the variation sought.

2. 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 5.16, 6.1.2.1, 6.1.2.2, and 6.5.1. The proposed dwelling presents a greater building footprint that extends further forward into the FBL than the footprint of the existing building, in which the bulk and urban form of the new building is not satisfactory in this regard. The proposal is not consistent with the desired future character of Kyle Bay as the proposal does not provide adequate natural elements to retain nor enhance the prominence of the bushland landscaped character of the locality.
- b) Setbacks – the proposal does not comply with Section 6.1.2.3. The proposal incorporates a non-compliant rear setback of 4.726m. The required rear setback is 10.485m.
- c) Landscaping – The proposal does not satisfy Section 3.2, 3.3, 6.1.2.5, and 6.5.1. The proposed development provides a non-compliant landscaping area that undermines the development's ability to reinforce the landscape features of the locality, and to soften the visual impact of the building when view from the public waterway and from the adjoining properties.
- d) Visual Privacy – The proposal is unacceptable in regard to Section 6.1.2.8. The proposed rear balcony has a projection of 3.3m from the main rear wall, exceeding the maximum width of 1.5m.

3. **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 proposal fails to demonstrate compliance with key development standards in relation to landscaped area and building footprint within the FBL.
 - b) Built Environment. The proposal will result in unsatisfactory bulk and urban form observable from the public waterway and the adjoining. The erection of the proposed structures would create undesirable and detrimental built environmental impacts to the locality.
4. **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.
5. **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.

LPP019-25 243A-247 Forest Road, Hurstville
(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 DA2025/0043 for the temporary use of parts of Forest Road, Memorial Square, Palm Court Car Park, Hurstville Interchange Park, and Hurstville Plaza for community, cultural, and corporate events including the erection of associated overlay including temporary structures, for up to 52 events per year for a 5 year period, is granted Development Consent subject to:

the Conditions recommended in the report to the Georges River Local Planning Panel meeting of 19 June 2025, subject to the amendments as follows:

A: Additional deferred commencement Section A to read as follows:

Section A

1. **Deferred Commencement** - Pursuant to Section 4.16(3) of the Environmental Planning and Assessment Act 1979, this consent will not operate until such time as the following requirements are satisfied:

Farmer's Market Consent

Pursuant to section 4.17(1)(b) and (5) of the Environmental Planning and Assessment Act 1979, Development Consent 2021/0240 dated 2 December 2021 is to be surrendered.

Note: for this surrender to take effect, the requirements of Section 67 of the Environmental Planning and Assessment Regulation 2021 need to be followed.

Reason: *To ensure the temporary uses at the event site are reduced to minimise disruptions to surrounding businesses and the town centre.*

Documentary evidence of compliance with this deferred commencement condition must be submitted within thirty six (36) months of the granting of this deferred commencement consent. Activation of this Consent cannot commence until written approval by Council is given advising Section A is satisfied.

Subject to Section A above being satisfied the development is to be carried out subject to the following conditions as referenced in Section B

B: Amend Section B conditions 1, 5, 8, 9, 20 and 22 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	Issue	Prepared by
Event Site Plan	DA1.01	13/12/24	A	GSBN
Accessibility Plan	DA1.02	13/12/24	A	GSBN
Noise Management Plan	24208.1.1.R1R1	9/5/25	1	VMS Australia
Traffic Management Plan	TGSFR 01, TGSFR 02, TGSFR 03, TGSFR 04 and TGSFR 05	-	1	Guardian Venue Management International
Statement of Environmental Effects	-	30/01/25	V2	Milestone (Aust) P/L

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 – Information on planning and holding events in the Georges River area') is limited to a maximum of eighteen (18) events (which are included in the 52 days referred to in condition 3) 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.

8. Event Permit

A Council Event Permit must be obtained for each event to be held at the site from Council's Events Team prior to any event occurring in accordance with this consent. A Detailed Operational Plan of Management prepared in accordance with Council's Event Toolkit, including the following documents, must be provided with each Event Permit application:

- (a) Event Site Plan and Overlay
- (b) Operational Management Procedures
- (c) Waste Management Strategy
- (d) Event Risk Assessment and Management Strategy
- (e) Emergency Plan
- (f) Resident Notification Letter.
- (g) Alcohol Management Plan (if alcohol being served)
- (h) Signage plan
- (i) Lost Child Response Plan.

All events held at the site must be undertaken in accordance with the terms of the Event Permit.

Reason: To ensure compliance with the requirements outlined in Council's Event Toolkit.

9. Hours of Operation

The hours of operation for the events held at the site shall be restricted to the following:

- (a) Events:
 - (i) 7:30am to 11:00pm, Sunday to Thursday
 - (ii) 7:30am to 12:00 midnight, Friday and Saturday
- (b) No Bump In and Bump Out activities between 7:00am – 12:00 midnight on any day (including any deliveries to the site).
- (c) Sound check hours of operation (amplified music): 7:00am – 6:00pm on any day
- (d) No amplified music, live performances or artist's performances after 10:00pm on any day.

Reason: To ensure the amenity of the surrounding area is maintained during events.

20. Compliance with the Noise Management Plan

The recommendations of the revised Noise Management Plan prepared by VMS Australia, dated 9 May 2025 must be complied with during operation of events at the site.

In particular, the following recommendations of the revised Noise Management Plan are to be observed to reduce noise impacts to nearby properties and include the following:

- (a) Ensure the community can register complaints and enquiries and maintain and note items such as main works conducted, mitigation installed (if any), complaints received and management, heavy vehicle movements, weather conditions and incidents.
- (b) All contractors and sub-contractors shall be site inducted and instructed to minimise noise as much as possible during bump-in/bump-out.
- (c) No bump in or bump out activities are to occur between 12.00 midnight and 7.00am on any day (including any deliveries to the site).
- (d) Contractors and subcontractors would be advised by the event organiser to select quiet, modern and well-maintained plant that does not exceed the sound power levels given in Section 5.2. of the revised Noise Management Plan.
- (e) The event organiser would advise all contractors and subcontractors to use trucks/trailers fitted with quiet, non-tonal alarms. Contractors and subcontractors would be briefed prior to events to limit the use of unnecessary plant, including vehicle idling.
- (f) Locate and angle speakers away from noise-affected receivers to gain directivity noise attenuation. Minimise the number of speakers as much as possible.
- (g) Encourage patrons to leave the events quietly, particularly in the late evenings (including the use of utilising signage, verbal communication). Additionally, establish buffer zones to separate patrons from nearby residents (including designated footpaths leading to the event.).
- (h) Notify nearby noise-affected residents when major pyrotechnical displays are intended to be used. Additionally, following consultation with nearby residents, reduce the frequency of pyrotechnical displays (for example once a month).

- (i) Install temporary solid barriers/noise blankets around fixed plant (generator/fans). Contractors and sub-contractors would be advised to provide shielding measures or to limit plant locations with direct line-of-sight to nearby residential receivers.
- (j) Minimise heavy truck movements via local residential roads, especially during *bump-in/bump-out periods*.

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

22. Security

Where a major event or an event that involves the sale or service of alcohol and/or where an event occurs after daylight hours, the person responsible for conducting the event shall ensure qualified security personnel are employed for the full duration of the event (including set up and pack up).

Duties of security personnel are to include (but not be limited to) monitoring of entry/exit points, general surveillance to ensure safety, ensuring socially appropriate behaviour, assistance with coordination of emergency services and for the quiet and efficient movement of people to and from the site, protection of equipment and vehicles, stalls and confiscation of prohibited items (including glass containers).

Reason: To ensure the safety of event participants is achieved during events at the site.

C: Delete conditions 19 and 21:

Statement of Reasons

The reasons for this recommendation are that:

- The proposal is consistent with the aims of the GRLEP 2021 in that it provides for events to be held within the Hurstville City Centre, 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 E2 Commercial Centre 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 Clauses 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 8.2 Hurstville Strategic Centre.
- 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.

9 CONFIRMATION OF MINUTES

GEORGES RIVER LOCAL PLANNING PANEL MEETING-19 JUNE 2025

RECOMMENDATION

That the Minutes of the Georges River Local Planning Panel Meeting held on 19 June 2025, be confirmed.

The meeting concluded at 5.56 pm.



Anthony Hudson
Chairperson



Stephen Davies
Expert Panel Member



Judith Clark
Expert Panel Member

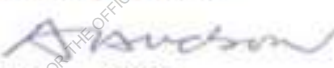


Lisa Pemberton
Community Representative

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


Declaration of Interest

Georges River Local Planning Panel

Panel Member Name:	Anthony Hudson
Meeting Date:	19 June 2025
Item Numbers:	<ul style="list-style-type: none"> • LPP016-25 – Hurstville Golf Course Clubhouse Planning Proposal • LPP017-25 – 49 The Promenade Sans Souci • LPP018-25 – 19a Waratah Street Kyle Bay • LPP019-25 – 243A-247 Forest Road Hurstville
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:	 18 June 2025
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.	

Declaration of Interest


Georges River Local Planning Panel

Panel Member Name:	Stephen Davies
Meeting Date:	19 June 2025
Item Numbers:	<ul style="list-style-type: none"> • LPP016-25 – Hurstville Golf Course Clubhouse Planning Proposal • LPP017-25 – 49 The Promenade Sans Souci • LPP018-25 – 19a Waratah Street Kyle Bay • LPP019-25 – 243A-247 Forest Road Hurstville
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	
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.	

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

Declaration of Interest

Georges River Local Planning Panel

Panel Member Name:	Judith Clark
Meeting Date:	19 June 2025
Item Numbers:	<ul style="list-style-type: none"> • LPP016-25 – Hurstville Golf Course Clubhouse Planning Proposal • LPP017-25 – 49 The Promenade Sans Souci • LPP018-25 – 19a Waratah Street Kyle Bay • LPP019-25 – 243A-247 Forest Road Hurstville
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 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.	

Declaration of Interest Georges River Local Planning Panel

Panel Member Name: Lisa Pemberton
 Meeting Date: 19 June 2025
 Item Numbers:

- LPP016-25 – Hurstville Golf Course Clubhouse Planning Proposal
- LPP017-25 – 49 The Promenade Sans Souci
- LPP018-25 – 19a Waratah Street Kyle Bay
- LPP019-25 – 243A-247 Forest Road Hurstville

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 actual¹ conflict of interest ☐ Conflict Details

In relation to item number I have a potential² conflict of interest ☐ Conflict Details

In relation to item number I have a reasonably perceived³ conflict of interest ☐ Conflict Details

Name of Panel Member

L Pemberton

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.

12/6/2025