

MINUTES

Georges River Local Planning Panel

Thursday, 03 July 2025

4:00 PM

Blended Meeting

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

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PANEL MEMBERS:

Mr Stuart McDonald	(Chairperson)
Ms Judith Clark	(Expert Panel Member)
Mr Brian Kirk	(Expert Panel Member)
Ms Rita Vella	(Community Representative)

1. ON SITE INSPECTIONS

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

2. OPENING

The meeting commenced at 4.00pm

3. ACKNOWLEDGEMENT OF COUNTRY

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

4. APOLOGIES AND LEAVE OF ABSENCE

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

LPP020-25 Part of Moore Park, 33 Lobb Crescent, Beverley Park NSW (Report by Strategic Planner/Information Management)

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

Speakers

- Chris Shannon (applicant)

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 4 of the *Georges River Local Environmental Plan 2021* (GRLEP) to reclassify a northwestern portion of Council's Moore Park land at 33 Lobb Crescent, Beverley Park (Part of Lot 160, DP 19098) (the Site) to 'operational land' as proposed by Planning Proposal PP2024/0006, and advise the Council as follows:

- a) The Panel support the proposed amendment to Schedule 4 of the GRLEP to reclassify the Site to 'operational land';
- b) Given that the land was resumed under the Local Government Act 1919, for a specific purpose and is currently zoned RE1 - Public Recreation under the Council's current LEP indicates that the question as to whether the land is "*subject to a trust for public purposes*" is relevant and this should be thoroughly investigated prior to a report being presented to Council.
- c) A careful analysis of the facts and the legislative provisions pursuant to which the land was acquired is recommended to be undertaken. The Panel considers that it is important that all interests are identified upfront as part of any planning proposal to reclassify land to operational, to explicitly discharge any interests.
- d) 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 reclassifying the northwestern portion of the land at 33 Lobb Crescent, Beverley Park (Part of Lot 160, DP 19098).

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

Speakers

- Cameron Jones (architect)
- David Waghorn (town planner)
- Philip Howarth (applicant/owner)

Voting of the Panel Members

The decision of the Panel was unanimous.

That Georges River Local Planning Panel as conditioned support the request for variation under Clause 4.6 of Georges River Local Environmental Plan 2021, in relation to the Exceptions to floor space ratio—certain residential accommodation (Clause 4.4A) development standard, as the variation satisfies the objectives of the standard and sufficient environmental planning grounds have been provided in the written request for variation justifying that compliance would be unnecessary and unreasonable in the circumstances of the case. The proposal is also in the public interest, resulting in no adverse environmental impacts but rather a superior design outcome.

Pursuant to Section 4.16 (1)(a) of the Environmental Planning and Assessment Act 1979 (as amended), Development Application DA2025/0098 for alterations and additions to a dwelling house on Lot 12 in DP 1117980, known as 42 Annette Street, Oatley, is granted Development Consent subject to:

The Conditions recommended in the report submitted to the Georges River Local Planning Panel meeting of 3 July 2025, subject to the amended of condition 12 as follows:

12. Required design changes - The following changes are required to be made and submitted to Council for approval prior to the issue of the Construction Certificate:

1. The study on the first floor is to be deleted. The roof form is to remain as existing except for the change of materiality of the roof from tiles to metal roofing.
2. The proposed fill of up to 2.42m within the north-eastern corner of the site is not permitted. The existing concrete stairs can be removed with the land in this location retaining the existing sloping topography and either grass and/or mass landscape planting

Statement of Reasons

The reasons for this recommendation are that:

- The proposed development complies with the requirements of the relevant environmental planning instruments except Clause 4.4A Exceptions to floor space ratio—certain residential accommodation. A Clause 4.6 variation has been submitted in support of the application which is considered acceptable as conditioned via the design change and having regard to the justification provided in the report above.
- The proposed development as conditioned via the design change complies with the objectives of the relevant environmental planning instruments.
- The proposal as conditioned via the design change aims to provide a high-quality development that will establish a positive urban design outcome.

Note: The Panel notes that the applicant's desired outcomes for the internal accommodation, as presented at the public meeting, may be able to be achieved with further design consideration, but are not satisfied that the current design warranted the approval sought and on that basis determined that the officer's recommendation be supported.

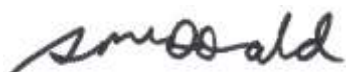
9 CONFIRMATION OF MINUTES

GEORGES RIVER LOCAL PLANNING PANEL MEETING-03 JULY 2025

RECOMMENDATION

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

The meeting concluded at 5.19 pm.



Stuart McDonald
Chairperson



Judith Clark
Expert Panel Member




Brian Kirk
Expert Panel Member



Rita Vella
Community Representative


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Declaration of Interest Georges River Local Planning Panel


Panel Member Name:	Stuart McDonald
Meeting Date:	3 July 2025
Item Numbers:	<ul style="list-style-type: none"> • LPP020-25 – Part of Moore Park, 33 Lobb Crescent Beverley Park • LPP021-25 – 42 Annette Street Oatley
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.	

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Declaration of Interest Georges River Local Planning Panel


Panel Member Name:	Judith Clark
Meeting Date:	3 July 2025
Item Numbers:	<ul style="list-style-type: none"> • LPP020-25 – Part of Moore Park, 33 Lobb Crescent Beverley Park • LPP021-25 – 42 Annette Street Oatley
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Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Brian Kirk
Meeting Date:	3 July 2025
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Signature:	
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Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Rita Vella
Meeting Date:	3 July 2025
Item Numbers:	<ul style="list-style-type: none"> • LPP020-25 – Part of Moore Park, 33 Lobb Crescent Beverley Park • LPP021-25 – 42 Annette Street Oatley
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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	Rita Vella
Signature:	
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