

MINUTES

Georges River Local Planning Panel

Thursday, 23 October 2025

4:00 PM

Blended Meeting

Online and Council Chambers, Civic Centre,
Hurstville

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PANEL MEMBERS:

Ms Donna Rygate	(Chairperson)
Mr Awais Piracha	(Expert Panel Member)
Mr David Epstein	(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 4.06pm

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 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. DECLARATIONS OF PECUNIARY INTEREST**

There were no declarations of Pecuniary Interest

7. CONSIDERATION OF ITEM(S) AND VERBAL SUBMISSIONS

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

The speaker concluded at 4.59pm and the panel proceeded into closed session to deliberate on the items listed below.

8 CLOSED SESSION – DELIBERATION OF REPORTS

LPP029-25 19-21 Argyle Street Penshurst (Report by Principal Planner)

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

Speakers

- Premi Sivanesan (submitter)
- George Vourantonis (submitter)

Voting of the Panel Members

The decision of the Panel was unanimous.

Decision

Refusal

Pursuant to Section 4.16(1)(b) of the Environmental Planning and Assessment Act 1979 the Georges River Local Planning Panel refuses Development Application DA2024/0618 which seeks consent for lot consolidation, tree removal, demolition of the existing structures and construction of a 2 storey centre-based child care facility accommodating 76 children with associated basement parking and landscaping on Lot 5 and 6 DP 35165 known as 19-21 Argyle Street, Penshurst, for the reasons articulated in Council's assessment report including:

1. The application fails to provide sufficient information to assess the impacts of the proposed development.
2. The proposed development fails to demonstrate compliance with Chapter 3 Section 3.23, of the State Environmental Planning Policy (Transport and Infrastructure) 2021 and in particular the *Childcare Planning Guideline*, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
3. The proposal fails to provide setbacks in accordance with Section 4.2.1 and 6.1.2.3 of the Georges River Development Control Plan 2021, pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979.
4. The proposal fails to provide an adequate car parking design in accordance with Section 3.13 of the Georges River Development Control Plan 2021, pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979.
5. The proposed acoustic fencing height is excessive and fails to comply with Section 6.4.1 of the Georges River Development Control Plan 2021, pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979.
6. The proposed built form will result in unacceptable bulk and scale, overlooking and potential overshadowing of adjoining residential properties and the proposal has failed to demonstrate that the development will make a positive contribution to the streetscape and the character of the area as the siting, scale, bulk, massing, and landscaping of the development is generally inconsistent from an urban design perspective, pursuant to Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979, with regard to the proposed built environment.

7. The proposal, in its current form, is not considered to be suitable for the site, pursuant to Section 4.15 (1)(c) of the Environmental Planning and Assessment Act 1979.
8. The proposed development, in its current form, is not considered to be in the public interest and is likely to set an undesirable precedent, pursuant to Section 4.15 (1)(b) of the Environmental Planning and Assessment Act 1979.

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LPP030-25 44 Belmore Road Peakhurst

(Report by Consultant Planner)

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

Speakers

- Brett O'Neill (submitter)
- Timothy Bennett (submitter)
- Michael Callus (submitter)
- Judy Mason (submitter)
- Henry Kiszczak (submitter)

Voting of the Panel Members

The decision of the Panel was unanimous.

Decision**Approval**

Pursuant to Section 4.16 (1)(a) of the Environmental Planning and Assessment Act 1979 Development Application DA2025/0284 for Change of use and Associated Alterations and Additions - Proposed Cafe at Ground Floor and Office, Storage to First Floor on Lot 8 in DP 16573 on land known as 44 Belmore Road Peakhurst, is granted Development Consent subject to the Conditions recommended in the report to the Georges River Local Planning Panel meeting of 23 October 2025, amended as follows:

Include additional conditions 53a and 53b:

- 53a. The outdoor areas at the front and rear can be used during the approved hours for a trial period of twelve (12) months from the date of issue of the occupation certificate.

Should the applicant seek to continue operating in these hours beyond the trial period, the consent is to be modified by an application under Section 4.55 of the [Environmental Planning and Assessment Act 1979](#).

If a Section 4.55 application is not received or approved before the trial period ends, the use of the outdoor seating shall only be permitted between 9am and 3pm.

- 53b. **Final Acoustic Report – Verification of Noise report (ONG14.14)**

Within six months from the issue of an Occupation Certificate, an acoustic assessment is to be carried out by an appropriately qualified acoustic consultant, in accordance with the [EPA's Industrial Noise Policy](#) and submitted to Council for consideration. This report should include but not be limited to, details verifying that the noise control measures as recommended in the acoustic report (submitted by *National Noise and Vibration*, titled *Acoustic Report No. J0900.2* and dated 30 May 2025 Version 02) are effective in attenuating noise to an acceptable noise level and that the use is not calculated to give rise to 'offensive noise' as defined under the provision of the [Protection of the Environment Operation Act 1997](#) (as amended).

Amend conditions 10, 11, 12 and 51 to read as follows:

10. Driveway Construction Plan Details

Detailed engineering plans for the driveway shall be submitted to Council's Coordinator Development Assessment with the relevant Construction Certificate application for approval showing:

- (a) Longitudinal and cross sections, gradients, type of construction materials designed in accordance with AS/NZS2890.1-2004.

- (b) The full length of the driveway designed with a minimum 150mm thick reinforced concrete, a minimum width of 2.7m measured kerb face to kerb face width, and a non-slip surface.

11. Reconfigure Parking Area, Landscaping, Electronic Signage and Provide One (1) Additional Car Parking Space Onsite

The applicant is to reconfigure the parking area to allow vehicle entry and exit in a forward direction. One (1) additional car space shall be installed onsite and shall be designed to satisfy the parking design requirements of *GRDCP2021*. Amended plans showing one (1) additional car space shall be submitted to the Council's Coordinator Development Assessment for approval prior to the issue of the Construction Certificate.

The applicant is to set back the parking area at least 1.5m for the full length of the eastern boundary of the site (boundary with number 77 Isaac Street) and to plant suitable screening plants for the length of the 1.5m area wide. The screening plants must be able to adhere to a minimum height of 2m other than where this would interfere with visibility for vehicles exiting the driveway.

An electronic signage display shall be installed at the entry of the carpark indicating the availability of on site car parking. The system shall use sensors to monitor occupancy and display the number of available spaces to manage the carpark effectively.

Details of the signage system must be submitted to Council's Coordinator Development Assessment for approval prior to the issue of a construction certificate.

12. Sightlines for Pedestrian Safety

Having regard to the impact of the height and style of fencing and landscaping on the common boundary between the site and 77 Isaac Street on pedestrian sightlines at the exit from the car parking area onto Isaac Street, the driveway shall be designed to provide sightlines for pedestrian safety to satisfy the requirements of s3.2.4 – *Figure 3.1 of AS/NZS2890.1:2004 Parking Facilities, Part 1 – off street car parking*. Details of the design of the driveway at the boundary with 77 Isaac Street to achieve the required sightlines shall be submitted to the Council's Coordinator Development Assessment for approval prior to the issue of the Construction Certificate.

51. Approved Hours

The hours of operation shall be restricted to the following:

- (a) Monday to Sunday 9am to 4pm
(b) The first floor is restricted to use for staff amenity and administration purposes only.

Statement of Reasons

The reasons for this decision are that:

- The proposed development is compatible with the surrounding development and surrounding land uses.
- The proposed development, subject to conditions of consent, complies with the requirements of the relevant environmental planning instruments.

LPP031-25 34 Parkside Drive, Kogarah Bay
(Report by Development Assessment Planner)

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

Speakers

- Peter Shield (submitter)
- Daniel Barber (on behalf of applicant)
- Sean Choo (on behalf of applicant)

Voting of the Panel Members

The decision of the Panel was unanimous.

Decision

Refusal

Pursuant to Section 4.16(1)(b) of the Environmental Planning and Assessment Act 1979 the Georges River Local Planning Panel refuses Development Application DA2025/0248 for Demolition of the existing dwelling, site clearance (including tree removal and excavation), and the construction of two new detached dwellings, for a proposed dual occupancy (detached) development on Lot 20/8/DP1963 on land known as 34 Parkside Drive, Kogarah Bay, for the following reasons:

1. Floor space ratio - The proposed development exceeds the maximum floor space ratio for the site, but the submitted clause 4.6 variation request only relates to lot width. It fails to demonstrate that a floor space variation should be supported, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
2. Floor space ratio - Without a clause 4.6 variation for the exceeded floor space ratio, the application cannot be determined in accordance with Clause 4.6(3) of the Georges River Local Environmental Plan 2021, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
3. State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposed development does not satisfy the requirements of the Biodiversity and Conservation State Environmental Planning Policy.
4. Local Environmental Plan - Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposed development fails to satisfy the requirements of the following:
 - o Clause 2.3 – Zone objectives and Land Use Table
 - o Clause 4.1B – Minimum lot sizes and special provisions for certain dwellings
 - o Clause 4.3 – Height of buildings
 - o Clause 4.4A – Exceptions to floor space ratio—certain residential accommodation
 - o Clause 6.2 – Earthworks
 - o Clause 6.3 – Stormwater Management
 - o Clause 6.9 – Essential Services
 - o Clause 6.12 – Landscaped areas in certain residential and conservation zones

5. Development Control Plan - Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the proposed development has failed to demonstrate compliance with the following objectives of the Georges River Development Control Plan 2021:
- o Biodiversity
 - o Landscaping
 - o Earthworks
 - o Water management
 - o Parking access and transport
 - o Crime prevention/safety and security
 - o Future residential characteristic
 - o Streetscape character and built form
 - o Building scale and height
 - o Setbacks
 - o Visual privacy
 - o Excavation (cut and fill)
 - o Vehicle access, parking, and circulation
 - o Landscaping
 - o Site facilities
 - o Fences and walls
6. Natural and Built Impacts - Pursuant to Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979 the proposed development does not seek to retain and enhance the natural setting of the site. The built form of the proposed development is not of a bulk and scale that is appropriate with its setting and consistent with the desired future character of the area.
7. Suitability of Site - Pursuant to Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979 the site is not considered suitable for the proposed development as the proposal is incompatible with the scale, character and amenity of the subject site and the surrounding development within the R2 Low Density Residential locality with respect to streetscape character and built form, and landscaping.
8. 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 within the locality.

Note: The Panel noted the comments of the applicant's representatives in the public meeting regarding Council's concerns with the application. In the event that the applicant seeks to submit amended plans for a review as per Section 8.2 of the Environmental Planning and Assessment Act, the Panel encourages consultation with Council's Coordinator Development Assessment to ensure that all issues that were raised in Council's assessment are addressed.

LPP032-25 4 Queens Road, Kogarah
(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.

Decision

Refusal

Pursuant to Section 4.16(1)(b) of the Environmental Planning and Assessment Act 1979 the Georges River Local Planning Panel refuses Development Application DA2025/0266 for construction and use of co-living housing on Lot B in DP 384976 on land known as 4 Queens Avenue, Kogarah for the following reasons:

1. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development does not satisfy the provisions of State Environmental Planning Policy (Housing) 2021 with specific reference to the following development controls within Chapter 3 – Part 3 Co-Living Housing.
 - o Clause 68, (d) communal open spaces—(i) with a total area of at least 20% of the site area, 20% of the site area = 125.2sqm and (ii) each with minimum dimensions of 3m.
 - o Clause 69, (1)(a) each private room has a floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, that is not more than 25sqm and not less than— (i) for a private room intended to be used by a single occupant—12sqm, or (ii) otherwise—16sqm.
 - o Clause 69, (1)(b) the minimum lot size for the co-living housing is not less than—(ii) for development on other land—800sqm. The Panel considered that the Clause 4.6 request submitted fails to demonstrate that compliance with the minimum lot size development standard is unreasonable or unnecessary in this case, and that there are sufficient environmental planning grounds to justify the contravention of the development standard.
 - o Clause 69, (2)(a) the front, side and rear setbacks for the co-living housing are not less than— (ii) for development on land in Zone R4 High Density Residential—the minimum setback requirements for residential flat buildings under a relevant planning instrument.
 - o Clause 69, (2)(b) if the co-living housing has at least 3 storeys—the building will comply with the minimum building separation distances specified in the Apartment Design Guide.
 - o Clause 69, (2)(c) at least 3 hours of direct solar access will be provided between 9am and 3pm at mid-winter in at least 1 communal living area.
 - o Clause 69, (2)(f) the design of the building will be compatible with—
 - i) the desirable elements of the character of the local area, or (ii) for precincts undergoing transition—the desired future character of the precinct.
2. Pursuant to Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposed development does not comply with the following sections of Georges River Local Environmental Plan 2021:

- o Clause 4.3 – Height of Building. The proposed development fails to comply with the maximum 15m height of building development standard.
 - o Clause 5.10 – Heritage Conservation. The proposed development is not supported as it will have an unacceptable, adverse visual and physical impact on the heritage item.
 - o Clause 6.9 – Essential Services. Development consent cannot be granted unless essential services, in particular suitable vehicular access, have been made available.
 - o Clause 6.10 – Design Excellence. The heritage item development is not visually compatible or complementary to the heritage significance of the existing dwelling. The 5-storey height without any massing composition adds to the building bulk when viewed from the sides. The articulation on the front and rear fail to minimise the building bulk or enhance amenity.
3. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the proposed development does not comply with the following sections and development controls of the Georges River Development Control Plan 2021:
- o Part 3.14 – Utilities. The proposed development fails to illustrate on the architectural plans noise generating machinery i.e. air conditioning units.
 - o Part 5.15 – Kogarah South Locality Statement. The proposal is not consistent with the existing and future desired character of Kogarah South.
 - o Part 6.4.1 – Fencing and wall. The proposed re-alignment of the posts of the front fencing is proposed over the front boundary. The re-alignment of the post must be solely contained within the subject site.
4. 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 built and social environment:
- (a) The proposal fails to demonstrate adequate vehicular access and surrounding built form to facilitate access.
 - (b) The proposal fails to comply with multiple planning controls and represents an inappropriately designed development that is not suitable for the site.
 - (c) The bulk and scale of the proposal is overwhelming and fails to achieve appropriate transition in scale down to the single storey heritage item and mitigate the impacts of the proposal.
5. 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 or its locality and is likely to set an undesirable precedent.
6. Pursuant to Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979 the proposed development in its current form is not considered to be in the public interest.

LPP033-25 34 Beach Street, Blakehurst
(Report by Principal 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.

Decision

Refusal

Pursuant to Section 4.16(1)(b) of the Environmental Planning and Assessment Act 1979 the Georges River Local Planning Panel refuses Development Application DA2024/0460 for the use of works as constructed, rectification works and works to complete the dwelling at Lot B DP310289, known as 34 Beach Street Blakehurst, for the following reasons:

1. The proposed development has inaccurately calculated the floor space ratio, and it exceeds the maximum floor space ratio permitted under clause 4.4A of the Georges River Local Environmental Plan 2021, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
2. The development seeks to exceed the maximum height and floor space ratio applicable to the site, but the submitted clause 4.6 variation request only relates to height. The Panel considered the request and determined that it fails to demonstrate that a height variation should be supported, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
3. Without a clause 4.6 variation with regard to floor space ratio, the application cannot be determined in accordance with Clause 4.6(3) of the Georges River Local Environmental Plan 2021, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
4. The proposal does not comply with Clause 2.120 of the SEPP (T&I) – an acoustic report has not been submitted to assess the impact on the dwelling of traffic noise, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
5. The proposal fails to deliver built form that has a high standard or urban design it is inconsistent with the Clause 1.2(2)(f) Aims of the Georges River Local Environmental Plan 2021, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
6. The proposal is inconsistent with the R2 Low Density Residential zone objectives under Clause 2.3 of the Georges River Local Environmental Plan 2021, pursuant to section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
7. The proposed height of the dwelling fails to comply with the maximum height permitted under clause 4.3 of the Georges River Local Environmental Plan 2021, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.

8. The proposed development will have unacceptable impacts within the foreshore scenic protection area and is inconsistent with Clause 6.6 of the Georges River Local Environmental Plan 2021, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
9. The design of the dwelling does not achieve design excellence, being contrary to Clause 6.10 of the Georges River Local Environmental Plan 2021, pursuant to section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
10. The proposed landscaping fails to deliver adequate design to minimise visual impact and reduce bulk and scale within the foreshore scenic protection area, as required under clause 6.12 of the Georges River Local Environmental Plan 2021, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
11. The proposed development fails to provide an arborist report and sufficient landscaping plans to enable an assessment of how the site will be landscaped with consideration of the foreshore scenic protection area in accordance with Section 3.2.1 of the Georges River Development Control Plan 2021, pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979.
12. The proposed development results in unacceptable bulk and scale and view impacts to Kogarah Bay and is inconsistent with section 6.1.2.2 of the Georges River Development Control Plan 2021, pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979.
13. The proposed non-compliant southern side setback and garage forward of the building line results in an unacceptable variation to section 6.1.2.3 of the Georges River Development Control Plan 2021, pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979.
14. The proposed landscaping will not contribute to biodiversity and will not enhance the natural environment and foreshore, having an adverse impact on the natural environment, pursuant to Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979.
15. The development will result in unacceptable three-storey built form with excessive scale without adequate landscaping when viewed from adjoining properties and Kogarah Bay, will overlook adjoining properties, will reduce view corridors along the site, relies on excessive cut and fill and has excessive glazing along the rear elevation. The built form is not supported from an urban design perspective, pursuant to Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979.
16. The proposal, in its current form, is not considered to be suitable for the site, pursuant to Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979.

Note: In the event that the applicant seeks to submit amended plans for a review as per Section 8.2 of the Environmental Planning and Assessment Act, the Panel encourages consultation with Council's Coordinator Development Assessment to ensure that all issues that were raised in Council's assessment are addressed.

9 CONFIRMATION OF MINUTES

GEORGES RIVER LOCAL PLANNING PANEL MEETING-23 OCTOBER 2025

RECOMMENDATION

That the Minutes of the Georges River Local Planning Panel Meeting held on 23 October 2025, be confirmed.

The meeting concluded at 6.12 pm.



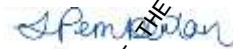
Donna Rygate
Chairperson



David Epstein
Expert Panel Member



Awais Piracha
Expert Panel Member



Lisa Pemberton
Community Representative

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Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Donna Rygate
Meeting Date:	23 October 2025
Item Numbers:	• LPP029-25 – 19-21 Argyle Street Penshurst • LPP030-25 – 44 Belmore Road Peakhurst • LPP031-25 – 34 Parkside Drive, Kogarah Bay • LPP032-25 – 4 Queens Road, Kogarah • LPP033-25 – 34 Beach Street, Peakhurst
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	
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:	Awais Piracha
Meeting Date:	23 October 2025
Item Numbers:	• LPP029-25 – 19-21 Argyle Street Penshurst • LPP030-25 – 44 Belmore Road Peakhurst • LPP031-25 – 34 Parkside Drive, Kogarah Bay • LPP032-25 – 4 Queens Road, Kogarah • LPP033-25 – 34 Beach Street, Blakehurst
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Name of Panel Member	
Signature:	
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Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	David Epstein
Meeting Date:	23 October 2025
Item Numbers:	• LPP029-25 – 19-21 Argyle Street Penshurst • LPP030-25 – 44 Belmore Road Peakhurst • LPP031-25 – 34 Parkside Drive, Kogarah Bay • LPP032-25 – 4 Queens Road, Kogarah • LPP033-25 – 34 Beach Street, Blakehurst
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Declaration of Interest Georges River Local Planning Panel

Panel Member Name: Lisa Pemberton
Meeting Date: 23 October 2025
Item Numbers:

- LPP029-25 – 19-21 Argyle Street Penshurst
- LPP030-25 – 44 Belmore Road Peakhurst
- LPP031-25 – 34 Parkside Drive, Kogarah Bay
- LPP032-25 – 4 Queens Road, Kogarah
- LPP033-25 – 34 Beach Street, Blakehurst

In relation to the matters on this agenda, I declare that I have: ☒ No known conflict of interest

However - I declare my employment at the Department of Planning, Housing and Infrastructure as a potential/perceived conflict of interest and reaffirm that I am participating in the meeting as a private citizen representing the community of the Georges River LGA.

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

Lisa 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.

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