

MINUTES

Georges River Local Planning Panel

Thursday, 19 February 2026

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 Stuart McDonald	(Chairperson)
Ms Helen Deegan	(Expert Panel Member)
Ms Deborah Laidlaw	(Expert Panel Member)
Ms Fiona Prodromou	(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 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**

Stuart McDonald declared an interest in item LPP005-26 – 12 Harris Street Sans Souci and took no part in the discussions or deliberations of this application. Helen Deegan chaired the item.

7. CONSIDERATION OF ITEM(S) AND VERBAL SUBMISSIONS

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

The speakers concluded at 4.47pm and the Local Planning Panel proceeded into Closed Session to deliberate on the items listed below.

8 CLOSED SESSION – DELIBERATION OF REPORTS

LPP001-26 Moomba to Sydney Ethane (MSE) Pipeline Hazard Analysis (Report by Strategic Planner)

Speakers

There were no speakers for this item.

Voting of the Panel Members

The decision of the Panel was unanimous.

The Panel is satisfied the Planning Proposal has site specific and strategic merit. The Panel recommends to Council that the Planning Proposal for MSE Pipeline Hazard Analysis (2026/0002) be forwarded to the Department of Planning Housing and Infrastructure (DPHI) for a Gateway Determination.

LPP002-26 447-453 King Georges Road, BEVERLY HILLS
(Report by Development Assessment Planner)

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

Speakers

- Peter Catchlove (consultant on behalf of applicant/owner)
- Holly Ilka (consultant on behalf of applicant/owner)

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 DA2025/0387 for the change of use to a 24/7 gym and signage at Lot 100 DP 1128811 known as 447-453 King Georges Road, Beverly Hills, is granted Development Consent subject to:

The Conditions recommended in Attachment 1 of the report to the Georges River Local Planning Panel meeting of 19 February 2026, subject to the amendments as follows:

Amend condition 43B to read as follows:

- 43B. The Plan of Management prepared by AEMBV Fitness Pty Ltd on 28 November 2025 shall be complied with at all times during the operation of the premises.

The following Conditions recommended at the Georges River Local Planning Panel meeting of 19 February 2026.

Statement of Reasons

The reasons for this decision is that

- The proposed development is permissible within the subject zone.
- The proposed development complies with the requirements of the relevant environmental planning instruments.
- The proposed development as conditioned 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.
- The proposal subject to condition, will not cause unreasonable environmental and amenity impacts.

LPP003-26 117 Forest Road, Hurstville NSW 2220
(Report by Senior Development Assessment Planner)

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

Speakers

- Pavlo Doroch (applicant)

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, refuses Development Application DA2025/0163 for Demolition works and construction of a mixed use development at Lot 101 DP 826876 known as 117 Forest Road, Hurstville, for the following reasons:

1. The development does not comply with the State Environmental Planning Policy (Biodiversity and Conservation) 2021 as insufficient details are provided demonstrating adequate measures to control and process groundwater at basement levels, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
2. The development does not comply with Section 16, Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP), as the proposed development has a height of 31.64m, exceeding the height limit by 4.04m, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979. The submitted Clause 4.6 variation request does not demonstrate sufficient planning grounds to warrant variation to the maximum building height development standard. The variation to the development standard will result in excessive intensification of built form, unreasonable overshadowing impacts, and is not consistent with the existing and future desired character of the Hurstville Town Centre.
3. Clause 4.6 – Exceptions to development standards. No Clause 4.6 variation request is submitted to address Section 19 of the Housing SEPP regarding non-compliances with the provisions on landscaped area and parking.
4. The development does not comply with Section 19, Chapter 2 of the Housing SEPP, as the proposed development has a total parking provision of 33 spaces, 6 spaces deficient of the parking requirements outlined in the Housing SEPP and Apartment Design Guide (ADG), pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979. No Clause 4.6 variation request is submitted to vary this development standard.
5. The development does not comply with Objective 3C of the ADG, as the proposed loading area results in adverse streetscape impacts on Treacy Street, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.

6. The development does not comply with Objective 3J of the ADG, as the proposed loading dock will impede traffic and introduce traffic conflicts, and no details on the ventilation grates are provided, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
7. The development does not comply with Objective 4A of the ADG, as 25% of all proposed units receive no direct solar access, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
8. The development does not comply with Objective 4B of the ADG, as only 46.9% of all units enjoy cross ventilation, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
9. The development does not comply with Objectives 4D and 4E of the ADG, as the proposed development contains multiple undersized apartment units, non-compliant room depth, and deficiency in bedroom and private open space sizes, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
10. The development does not comply with Objective 4S of the ADG, as the proposed development fails to adequately separate the first floor commercial unit from the residential component, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
11. The development does not comply with Objective 4W of the ADG, as the proposed development fails to provide adequate waste storage area per Council's Waste Management requirements, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
12. The development does not comply with Clause 6.9 – Essential Services of the Georges River Local Environmental Plan (GRLEP) 2021, as the proposed development fails to provide adequate vehicular access in accordance with Australian Standards, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
13. The development does not comply with Clause 6.10 – Design Excellence of the GRLEP 2021, as the proposal introduces site isolation, introduces a large blank party wall that is unsympathetic to the locality, fails to incorporate public art, and the proposed façade does not promote visual interest, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
14. The proposal fails to comply with Section 3.13 of GRDCP 2021, as the proposal has a bicycle parking deficiency of 2, and no car wash bays are provided, pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979.
15. The proposal fails to comply with Section 3.15 of GRDCP 2021, as no public domain plans are provided, and the proposal fails to introduce public art, pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979.

16. The proposal fails to comply with Section 3.20 of GRDCP 2021, as the proposal fails to demonstrate the minimisation of acoustic and vibration impacts on adjoining receivers, pursuant to Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979.
17. The proposal fails to comply with Section 7.1.3.1 of GRDCP 2021, as the proposal introduces a large blank party wall that is unsympathetic to the local built form, pursuant to Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979.
18. The proposal fails to comply with Section 7.1.4.4 of GRDCP 2021, as the proposal fails to demonstrate plans to underground the existing overhead utility lines, pursuant to Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979.
19. The proposal fails to comply with Section 8.2.7.1 of GRDCP 2021, and the Planning Principle on redevelopment (Karavellas v Sutherland Shire Council) as the proposal isolates the properties to the west of the development site, and no evidence is provided demonstrating any attempt to amalgamate adjoining properties and demonstrating the economic viability of the isolated sites, pursuant to Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979.
20. The proposal fails to comply with Section 8.2.7.2 of GRDCP 2021, as the proposed first floor ceiling height is 3.1m, lower than the required commercial level ceiling height of 3.3m, pursuant to Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979.
21. The proposal fails to comply with Section 8.2.7.7 of GRDCP 2021, as the proposal fails to supply a wind effect report, pursuant to Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979.
22. For the above reasons, the proposed development is not suitable for the site, Pursuant to Section 4.15 (1)(c) of the Environmental Planning and Assessment Act 1979.
23. For the above reasons, approval of the proposed development is not in the public interest, Pursuant to Section 4.15 (1)(e) of the Environmental Planning and Assessment Act 1979.
24. The application is not supported by a detailed site investigation report regarding site contamination and as a result the consent authority can not be satisfied that the site is suitable for the proposed use.

LPP004-26 15-17 West Street Hurstville
(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.

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 DA2025/0275 for Demolition works and construction of a residential flat building on Lots 44 and 45 Section 2 DP 1808 being land known as 15-17 West Street, Hurstville, for the following reasons:

1. Environmental Planning Instrument – State Environmental Policy (Biodiversity and Conservation) 2021 - Pursuant to Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposal fails to demonstrate compliance with the requirements of State Environmental Planning Policy (Biodiversity and Conservation) 2021 for the following reasons:
 - a) Insufficient information provided re tree removal on site, and on adjoining site.
2. Environmental Planning Instrument – State Environmental Policy (Housing) 2021 - Pursuant to Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development is unacceptable with respect to the following sections of the Apartment Design Guide (ADG):
 - a) 3C – Public domain interface – the proposal fails to enable adequate transition between the private and public domain; and enhance the public domain. There is no detailed information provided re proposed utilities and services and their location at the front and rear building locations. The rear elevation at the public/private interface is dominated by blank walls and driveway.
 - b) 3D – Communal open space – The entirety of communal open space is provided on the rooftop, and thus the requirement for at least 40% of COS area to be provided at ground level has not been met.
 - c) 3E – Deep Soil – there is no provision within the front setback. The provision in the rear setback receives minimal sunlight.
 - d) 3F – Visual privacy – The proposal fails to demonstrate adequate building separation between the sides of the building and adjoining sites due to nil side setbacks.
 - e) 3G – Pedestrian access and entries – The proposal fails to provide building entries that adequately connect to address the public domain.

- f) 3H – Vehicle access – The proposal fails to provide a driveway that is compliant with the relevant Australian Standards.
- g) 3J – Bicycle parking – Insufficient bicycle parking is provided, and accessible parking is deficient.
- h) 4A – Solar and daylight access – The architectural plans re balcony projections on the front elevation contradict with the submitted solar access diagrams. Compliance with Part 4A cannot be ascertained in absence of adequate information.
- i) 4D – Apartment size and layout – There is a deficiency of 2 adaptable units.
- j) 4E – Private open space and balconies – The POS of Unit 04 fails to meet the 3.0m width required. The proposed balconies on the front elevation have reduced solar access due to screens on the sides and roof. The bulk of the balconies on the front elevation does not contribute positively to the architectural form.
- k) 4F – Common circulation areas – The lobby are not conducive to internal circulation and social interactions. All proposed lobby areas are narrow with service cupboards protruding into the lobby spaces. All lobbies above the ground floor level are not provided with natural ventilation or solar access.
- l) 4L – Ground floor apartments – None of the units have direct access to the street and thus provide no street activation. The proposed ground floor finished floor level of one ground floor unit is 1m below NGL.
- m) 4M – Facades – The proposal fails to demonstrate well resolved façade treatments with an appropriate scale, articulation and proportion and thus the façade appears disjointed, with a building entry that is not distinguishable, and that is dominated by clutter of ramp and railing.
- n) 4N – Roof design – The proposed flat roof enhances horizontality and does not relate to the street.
- o) 4O – Landscape design – an updated landscape plan is required to accurately reflect proposed tree removal, and location of building services in the setbacks. Furthermore the proposal demonstrates lack of communal open space at ground level and does not provide for a sustainable design outcome due to the limited deep soil area and minimum available sunlight, especially in the rear setback.
- p) 4P – Planting on structures – the extensive use of planters on the roof top level to provide the sole area for communal open space does not positively contribute to the quality and amenity of the communal open spaces.
- q) 4Q – Universal design – Three adaptable units are proposed, representing a shortfall of two. Inadequate provision of adaptable units will result in unacceptable exclusion of disabled persons.
- r) 4W – Waste management – Insufficient information has been provided such as an adequate waste disposal chute system, the management of bulky waste items, gradients for bin travel paths, and a waste management plan. This does not provide any assurance that compliance with Australian Standards and the BCA has been achieved.

3. 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 non-CBD character of Hurstville and achieve a high level of residential amenity.
 - b) Clause 4.3 – Height of Buildings. The proposed development demonstrates a height of 22.5m, exceeding the maximum building height of 21m.
 - c) Clause 4.6 – Exceptions to development standards. The Clause 4.6 variation is not well founded as the request fails to demonstrate adequate planning grounds justifying variation to the maximum building height development standard.
 - d) Clause 6.9 – Essential Services. The proposed development has not demonstrated a satisfactory design for vehicular access to ensure safe entry and exit. The proposed driveway does not comply with relevant Australian Standards in relation to gradient and gradient transition, and no demonstration of adequate headroom clearance has been provided. Insufficient information has been provided to address flooding impacts and dewatering.
 - e) Clause 6.10 – Design Excellence. The proposed development has numerous urban design issues and is considered to not demonstrate design excellence.
4. 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) Future desired character – The proposal contravenes with Section 5.18 as the proposal fails to achieve adequate transition to the medium density areas in the vicinity and positively contribute to the streetscape. The proposed development is also not considered to be well-designed as evident by the multiple non-compliances with the ADG, GRLEP 2021 and GRDCP 2021.
 - b) Setbacks – The proposal does not comply with Section 6.3.3 and 6.3.4. The proposal incorporates a non-compliant setback of 5.0m above four storeys from West Street. Furthermore, the proposed basement levels are setback only 3.0m from West Street. Insufficient setbacks result in an inappropriate transition of building bulk and inadequate provision of deep soil landscaping near the street boundaries.
 - c) Facade and landscape treatment – The proposal does not satisfy Section 6.3.5 and 6.3.6. Services are not integrated into the design of the façade. There is insufficient landscape provision within the front setback. The façade appears disjointed, with a building entry that is not distinguishable, and that is dominated by clutter of ramp and railing.

- d) Communal open space – The proposal is unacceptable in regard to Section 6.3.7 as 100% of the communal open space is provided on the rooftop rather than at least a minimum of 40% at ground level. The extensive use of planters on the roof top level will only provide for limited planting of a few species not including mature trees, and will diminish the landscape quality of the proposal.
 - e) Parking – The proposal is unacceptable in regard to Section 3.13 and Section 6.3.9. The indicative angled parking is not supported: as in the absence of a swept wheel path analysis, it is considered that the driver of an AS Design Vehicle will need to carry out multiple forward and reversing manoeuvres at the “Turn Bay” in order to exit the site in a forward direction; the driveway is less than 1.5m from the south-western boundary of the site and contrary to GRDCP 2021 – Part 6.3.4.3; the design of the driveway does not provide a vehicle passing bay within the site which is contrary to GRDCP 2021 Part 6.3.9.3; the proposed layout will very likely result in drivers of vehicles reversing into the site or out of the site. The driveway gradient exceeds maximum Australian Standards.
 - f) The provision of onsite car parking to satisfy the minimum required can only be achieved with basement setbacks from the front and side boundaries not complying with GRDCP 2021 Part 6.3.4 – controls 1ii and 2.
 - g) The proposal demonstrates a deficiency of two accessible parking spaces, and demonstrates a deficiency of six bicycle spaces. No electric charging station is provided. The proposal fails to cater for the parking demand which will unreasonably intensify on-street parking demand in the surrounding area.
 - h) Stormwater management – The proposal is unacceptable in regard to Section 3.10 re stormwater management. The following information has not been provided: no OSD cross sections complete with dimensions, surface and inlet levels; no Flood Study; and no CCTV investigations and pipe alignment survey of Council’s stormwater pipe that encroaches on the rear property boundary.
5. 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 provide for deep soil provision within the front setback to enable mature tree planting within the front setback. Inadequate information has been provided on how the risk of flooding is to be mitigated as no flood study has been submitted.
 - b) Built Environment. 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 are generally inconsistent from an urban design perspective. The proposal does not accord with multiple planning controls including site isolation and represents an inappropriately designed development that is not supported.
 - c) Social Impacts. The assessment demonstrates that the proposal in its current form will have adverse impacts on visual amenity, and solar access within the locality, and result in view loss. As a result of the non-compliant height, bulk and poor street activation, the proposal impinges on the established streetscape and character of West Street.

6. 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.
7. The proposal fails to comply with Section 8.2.7.1 of GRDCP 2021, and the Planning Principle on redevelopment (Karavellas v Sutherland Shire Council) as the proposal isolates the properties to the west of the development site, and no evidence is provided demonstrating any attempt to amalgamate adjoining properties and demonstrating the economic viability of the isolated sites, pursuant to Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979.
8. 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.

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LPP005-26 12 Harris Street, Sans Souci
(Report by Principal 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 4.19pm.

Helen Deegan chaired this item.

Speakers

- Alison Davidson (consultant on behalf of applicant/owner)
- Joe Bacha (consultant on behalf of applicant/owner)

Voting of the Panel Members

The decision of the Panel was unanimous. (Panel Members – Helen Deegan Chair, Deborah Laidlaw and Fiona Prodromou)

Pursuant to Section 8.2 and Section 4.16 (1) of the Environmental Planning and Assessment Act 1979, Review Application No. REV2025/0028 for the Section 8.2A Review of Determination of DA2024/0141 for the demolition works, retention of the heritage listed dwelling and construction of a two storey addition at the rear of the existing dwelling with a basement area below, landscaping and site works on Lot 15 in DP 975493 on land known as 12 Harris Street Sans Souci, is refuse Development Consent for the following reasons:

- (a) The application fails to provide sufficient information to assess the impacts of the proposed development in relation to stormwater pursuant to Clause 4.15(a)(iv) of the Environmental Planning and Assessment Act 1979.
- (b) The proposed development fails to demonstrate compliance with Part 6.2 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021, in regard to impact on the Georges River regulated catchment, in particular in relation to stormwater.
- (c) The proposed development fails to demonstrate compliance with Clause 6.3 Stormwater Management of the Georges River Local Environmental Plan 2021 pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979.
- (d) The proposed development fails to demonstrate compliance with Clause 6.9(e) Essential Services of the Georges River Local Environmental Plan 2021 pursuant to Section 4.15(1)(a)(ii) of the Environmental Planning and Assessment Act 1979.
- (e) The proposal fails to comply with Section 13.10 Water Management and Water quality under the Georges River development control Plan 2021 pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979.
- (f) The proposal fails to comply with Section 6.1.2.13(2) Site Facilities under the Georges River development control Plan 2021 pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979.

- (g) For the reasons above, the proposed development is not suitable for the site, Pursuant to Section 4.15 (1)(c) of the Environmental Planning and Assessment Act 1979.

Note: The Panel notes there appears to be a workable solution to the stormwater constraints of the site however as this is a Section 8.2 Review the Panel is obliged to determine the application in the statutory timeframe.

LPP006-26 139 Stuart Street BLAKEHURST
(Report by Principal Planner)

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

Stuart McDonald returned to the Chair at 4.24pm.

Speakers

- George Mather (applicant)
- Sam Lettic (consultant on behalf of applicant/owner)

Voting of the Panel Members

The decision of the Panel was unanimous.

Pursuant to Section 2.20 (8) of the Environmental Planning and Assessment Act 1979 (EPAA), Development Application No. DA2025/0024 for 'Residential Alterations and Additions - Alterations and additions to existing dwelling, construction of a new boat shed to rear of the site and associated landscaping' on Lot 102 DP 739163 being land known as 139 Stuart Street, Blakehurst, is deferred for the application to be amended with the following design amendments detailed below.

1. The application be deferred requiring the submission of amended plans that include:
 - (a) A new boatshed in the same or very similar footprint, maximum height and pitched roof design as the existing boatshed and within the same location.
 - (b) Sectional drawings showing internal partition walls within the original section of the dwelling and how the walls interact with significant fabric such as ceilings, cornices, skirtings and the like, confirming that there is no adverse impact on this existing fabric.
2. The applicant is to provide the amended and updated information with 14 days of the date of the panel's decision.
3. Upon receipt of the information Council officers provide an updated assessment report to the Panel within as soon as possible but within 21 days.
4. Upon receipt of the updated assessment report the Panel will determine the application electronically.

LPP007-26 64 Jersey Avenue Mortdale
(Report by Coordinator Development Assessment)

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

Speakers

- Jae Jeon (consultant on behalf of applicant/owner)
- James Laidler (consultant on behalf of applicant/owner)

Voting of the Panel Members

The decision of the Panel was unanimous.

Pursuant to Section 4.55(1A) of the Environmental Planning and Assessment Act 1979, as amended, the Georges River Local Planning Panel, refuses Modification Application MOD2025/0086 for the proposed changes to the configuration of car spaces off the rear lane, known as Ocean Lane, at 64 Jersey Avenue, Mortdale, for the following reasons:

1. The proposed development is considered unacceptable pursuant to the provisions of s4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979* as the proposal is inconsistent with the following controls of the *Georges River Development Control Plan 2021* (GRDCP 2021):
 - (a) Part 3.13(12) and Part 6.2.12(8) of the GRDCP 2021 in that the proposed realigned car parking spaces have not been designed in accordance with the requirements set out in *AS/NZS 2890.1:2004 Parking Facilities, Part 1 - off street car parking* (AS 2890.1). The proposed width of the angled parking spaces and the extent of line marking required to satisfy the requirements of AS 2890.1 are inconsistent with the requirements of AS 2890.1 as parking of the B85 vehicle cannot be contained within the boundaries of the site.
 - (b) Part 3.13(30) of the GRDCP 2021 in that the proposed realigned car parking spaces have not been designed to ensure pedestrian safety given the encroachment of the B85 vehicle onto Ocean Lane which does not allow for pedestrians to safely traverse the site.
 - (c) Parts 6.2.4(11) and 6.2.12(5) of the GRDCP 2021 in that entry to parking facilities off the rear lane are not setback a minimum of 1 metre from the lane to allow for pedestrian safety.
2. The proposed development is considered unacceptable pursuant to the provisions of s4.15(1)(b) of the *Environmental Planning and Assessment Act 1979* as the proposal is likely to result in significant impacts to the built environment arising from the encroachment of the proposed car parking spaces into the laneway.
3. The proposed development is considered unacceptable pursuant to the provisions of s4.15(1)(c) of the *Environmental Planning and Assessment Act 1979* as the site is not suitable for the proposed development in that the proposed realigned spaces do not fit within the boundaries of the site.

4. The proposed development is considered unacceptable pursuant to the provisions of Section 4.15(1)(e) of the *Environmental Planning and Assessment Act 1979* as the proposal is not in the public interest as it is:
- (a) Inconsistent with numerous planning controls in relation to the adverse impacts on the laneway;
 - (b) Will result in a poor outcome for vehicle and pedestrian safety on the laneway; and
 - (c) Contrary to *Regulation 198* of the *NSW Road Rules 2014*, having regard to the proposed car spaces encroaching onto Ocean Lane.

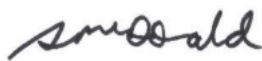
9 CONFIRMATION OF MINUTES

GEORGES RIVER LOCAL PLANNING PANEL MEETING-19 FEBRUARY 2026

RECOMMENDATION

That the Minutes of the Georges River Local Planning Panel Meeting held on 19 February 2026, be confirmed.

The meeting concluded at 6.18pm.



Stuart McDonald
Chairperson



Helen Deegan
Expert Panel Member

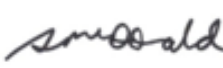


Deborah Laidlaw
Expert Panel Member



Fiona Prodromou
Community Representative

Declaration of Interest Georges River Local Planning Panel


Panel Member Name:	Stuart McDonald
Meeting Date:	19 February 2026
Item Numbers:	<ul style="list-style-type: none"> • LPP001-26 – Moomba to Sydney Ethane (MSE) Pipeline Hazard Analysis • LPP002-26 – 447-453 King Georges Road Beverly Hills • LPP003-26 – 117 Forest Road Hurstville • LPP004-26 – 15-17 West Street Hurstville • LPP005-26 – 12 Harris Street Sans Souci • LPP006-26 – 139 Stuart Street Blakehurst • LPP007-26 – 64 Jersey Avenue Mortdale
In relation to the matters on this agenda, LPP001-26, LPP002, LPP003, LPP004, LPP006 and LPP007 I declare that I have:	<input checked="" type="checkbox"/> No known conflict of interest
In relation to item LPP _____ I have an actual¹ conflict of interest	<input type="checkbox"/> Conflict Details
In relation to item LPP _____ I have a potential² conflict of interest	<input type="checkbox"/> Conflict Details
In relation to item LPP LPP005-26 I have a reasonably perceived³ conflict of interest	<input checked="" type="checkbox"/> Conflict Details I am currently working with the DA architects on an another unrelated DA in another LGA.
Name of Panel Member	
Signature:	
Key of Terms: ¹ An 'actual' conflict of interest 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:	Helen Deegan
Meeting Date:	19 February 2026
Item Numbers:	<ul style="list-style-type: none"> • LPP001-26 – Moomba to Sydney Ethane (MSE) Pipeline Hazard Analysis • LPP002-26 – 447-453 King Georges Road Beverly Hills • LPP003-26 – 117 Forest Road Hurstville • LPP004-26 – 15-17 West Street Hurstville • LPP005-26 – 12 Harris Street Sans Souci • LPP006-26 – 139 Stuart Street Blakehurst • LPP007-26 – 64 Jersey Avenue Mortdale
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 LPP _____ I have an actual¹ conflict of interest	<input type="checkbox"/> Conflict Details
In relation to item LPP _____ I have a potential² conflict of interest	<input type="checkbox"/> Conflict Details
In relation to item LPP _____ I have a reasonably perceived³ conflict of interest	<input type="checkbox"/> Conflict Details
Name of Panel Member	
Signature:	<i>Helen Deegan</i>
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:	Deborah Laidlaw
Meeting Date:	19 February 2026
Item Numbers:	<ul style="list-style-type: none"> • LPP001-26 – Moomba to Sydney Ethane (MSE) Pipeline Hazard Analysis • LPP002-26 – 447-453 King Georges Road Beverly Hills • LPP003-26 – 117 Forest Road Hurstville • LPP004-26 – 15-17 West Street Hurstville • LPP005-26 – 12 Harris Street Sans Souci • LPP006-26 – 139 Stuart Street Blakehurst • LPP007-26 – 64 Jersey Avenue Mortdale
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 LPP _____ I have an actual¹ conflict of interest	<input type="checkbox"/> Conflict Details
In relation to item LPP _____ I have a potential² conflict of interest	<input type="checkbox"/> Conflict Details
In relation to item LPP _____ 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:	Fiona Prodromou
Meeting Date:	19 February 2026
Item Numbers:	<ul style="list-style-type: none"> • LPP001-26 – Moomba to Sydney Ethane (MSE) Pipeline Hazard Analysis • LPP002-26 – 447-453 King Georges Road Beverly Hills • LPP003-26 – 117 Forest Road Hurstville • LPP004-26 – 15-17 West Street Hurstville • LPP005-26 – 12 Harris Street Sans Souci • LPP006-26 – 139 Stuart Street Blakehurst • LPP007-26 – 64 Jersey Avenue Mortdale
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 LPP_____ I have an actual¹ conflict of interest	<input type="checkbox"/> Conflict Details
In relation to item LPP_____ I have a potential² conflict of interest	<input type="checkbox"/> Conflict Details
In relation to item LPP_____ 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.	