

MINUTES

Georges River Local Planning Panel

Thursday, 05 March 2026

4:00 PM

Blended Meeting

Online and Council Chambers, Civic Centre,
Hurstville

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PANEL MEMBERS:

Ms Donna Rygate	(Chairperson)
Ms Judith Clark	(Expert Panel Member)
Ms Linda Gosling	(Expert Panel Member)
Mr Andrew Loukopoulos	(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**

There were no Pecuniary Interests declared.

7. CONSIDERATION OF ITEM(S) AND VERBAL SUBMISSIONS

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

The speakers concluded at 5.36pm and the Local Planning Panel proceeded into Closed Session to deliberate on the items listed below.

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8 CLOSED SESSION – DELIBERATION OF REPORTS

LPP008-26 Planning Proposal - Affordable Housing Contribution Scheme (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 supports the submission of the Planning Proposal to Council for endorsement, and commends Council on this initiative. The Panel suggested that, in submitting the Proposal, more information should be included to explain how the scheme actually works when Council collects funds rather than acquires property.

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LPP009-26 143 Stoney Creek Road, Beverly Hills NSW 2209
(Report by Senior Development Assessment Planner)

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

Speakers

- Costa Dantos (submitter)
- Ali Ghacham (submitter)
- Gavin Burgess (submitter)
- Kale Langford (applicant)
- Martin Squires (applicant)

Note

The Panel noted that the applicant had submitted additional information after the Council assessment had been completed. This purports to address some, but not all, of the issues identified in the report. Should the applicant consider submitting an application for a review under Division 8.2 of the Environmental Planning and Assessment Act 1979, the Panel suggests it consider including the following:

- To address concerns regarding residential amenity, restricting the use of the premises to between 6:00am and 11:00pm, seven days a week. (rather than the proposed hours of 24/7) with no activity, including deliveries or waste collection, to take place outside of these hours.
- To ensure the protection of the neighbouring residential interface, considering modification of the development as follows:
 - Removal of parking spaces 25 to 29.
 - Relocating the building footprint closer to the Cambridge Street frontage.
 - The provision of a greater rear landscape setback and installation of acoustic screening along the south west boundary of the site, including in the area formerly occupied by the drive through.
- Reducing the proposed two (2) order stations to one (1) single order station and relocating this station to be positioned along the Stoney Creek Road frontage, to maximise the distance from residential boundaries and minimise noise and activity impacts.
- Acoustically treating the bin room to prevent acoustic impacts to surrounding residents and be provision of adequate ventilation to ensure consistent airflow and odour control.
- Demonstrating that all external, security, advertising, and landscape lighting is designed to minimise light spill, glare, and intensity. All lighting could be baffled and directed away from residential dwellings to ensure no negative impact on local amenity.
- Formalising the submission of its new information on acoustic impact and tree preservation, and submitting revised plans.

Voting of the Panel Members

The decision of the Panel was unanimous.

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Panel Decision

Pursuant to Section 4.16(1)(b) of the Environmental Planning and Assessment Act, 1979, the Georges River Local Planning Panel refuses Development Application DA2025/0307 for Demolition works and construction and use of a restaurant on Lots 2 and 3 DP 1205598 being land known as 143 Stoney Creek Road, Beverly Hills, for the following reasons:

1. 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.
2. The proposal fails to comply with Section 3.2.1 and 3.2.2 of GRDCP 2021, as the proposal fails to comply with Council's Tree Management Policy in that multiple trees on-site and in adjoining properties will be adversely affected by the proposed development, pursuant to Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979.
3. The proposal fails to comply with Section 3.20 of GRDCP 2021, as the assessed acoustic report does not comply with relevant industry standards, pursuant to Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979.
4. Impacts on neighbourhood amenity (noise lighting etc) given the development's proposed operating hours.
5. 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.
6. 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.

LPP010-26 66-68 Woids Avenue, Allawah NSW 2218
(Report by Senior Development Assessment Planner)

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

Speakers

- Svetlana Kotevska (submitter)
- Pedro Pereira (submitter)
- Ben Tesoriero (consultant on behalf of owner/applicant)
- Rachid Andary (consultant on behalf of owner/applicant)
- Louise Camenzuli (consultant on behalf of owner/applicant)

Note

Despite being advised the applicant had made a written request to Council to have the matter determined "as is", the Panel noted the verbal assurances of the applicant's representatives at the Panel meeting of their willingness to work with Council to address the issues with the application articulated in the assessment report and in the Panel meeting. In reliance on this assurance of genuine engagement, the Panel decided to defer the matter.

Voting of the Panel Members

The decision of the Panel was unanimous.

Panel Decision

Pursuant to Section 2.20 (8) of the Environmental Planning and Assessment Act 1979 Development Application No. DA2025/0163 for *Demolition works and construction of residential flat building utilising the provisions of State Environmental Planning Policy (Housing) 2021* on Lot 1 DP 15025 and Lot 35 Sec 9 DP 2793 on land known as 66-68 Woids Avenue, Allawah, is deferred for the application to be amended to address the numerous issues identified in Council's assessment report. These amendments shall be submitted to the Council within 14 calendar days of these minutes being published, Council shall provide the Panel with an assessment report with 28 days of these minutes being published, and the Panel shall complete its final determination pursuant to Section 4.16(a) of the Environment Planning and Assessment Act via an electronic meeting held as soon as possible thereafter.

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LPP011-26 153 Queens Road, Connells Point
(Report by Senior Development Assessment Planner)

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

Speakers

- Anna Simeonidis on behalf of Thom Simeonidis (submitter)

Voting of the Panel Members

The decision of the Panel was unanimous.

Panel Decision

Pursuant to Section 4.16(1)(b) of the Environmental Planning and Assessment Act, 1979 the Georges River Local Planning Panel, refuses Development Application DA2025/0535 for demolition works and construction of a dwelling house with swimming pool at Lot B DP 325219 known as 153 Queens Road, Connells Point, for the following reasons:

1. The application fails to satisfy Clause 4.6 of Georges River Local Environmental Plan 2021 with regard to demonstrating that compliance with relevant development standards is unreasonable or unnecessary, and that there are sufficient environmental planning grounds to support the departure [Pursuant to the provisions of Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979].
2. The application fails to satisfy Clause 4.3 of the Georges River Local Environmental Plan 2021 with regard to building height [Pursuant to the provisions of Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979].
3. The application fails to satisfy Clause 4.4 of the Georges River Local Environmental Plan 2021 with regard to floor space ratio [Pursuant to the provisions of Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979].
4. The application fails to satisfy Clause 6.4 of the Georges River Local Environmental Plan 2021 with regard to foreshore area, coastal hazards and risk [Pursuant to the provisions of Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*].
5. The application fails to satisfy Clause 2.3 of the Georges River Local Environmental Plan 2021 with regard to the objectives of the zone [Pursuant to the provisions of Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*].
6. The application fails to satisfy Clause 6.6 of the Georges River Local Environmental Plan 2021 with regard to the perceived height and bulk of the development [Pursuant to the provisions of Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*].
7. The application fails to satisfy Clause 6.10 of the Georges River Local Environmental Plan 2021 with regard to design excellence [Pursuant to the provisions of Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*].
8. The application fails to satisfy Section 3.5 of the Georges River Development Control Plan 2021 with regard to earthworks [Pursuant to S4.15(1)(a)(iii) of the *Environmental Planning & Assessment Act 1979*].

9. The application fails to satisfy Section 6.1.2.1 of the Georges River Development Control Plan 2021 with regard to streetscape character and built form [Pursuant to S4.15(1)(a)(iii) of the *Environmental Planning & Assessment Act 1979*].
10. The application fails to satisfy Section 6.1.2.2 of the Georges River Development Control Plan 2021 with regard to building scale and height [Pursuant to S4.15(1)(a)(iii) of the *Environmental Planning & Assessment Act 1979*].
11. The application fails to satisfy Section 6.1.2.3 of the Georges River Development Control Plan 2021 with regard to setbacks [Pursuant to S4.15(1)(a)(iii) of the *Environmental Planning & Assessment Act 1979*].
12. The application fails to satisfy Section 6.1.2.6 of the Georges River Development Control Plan 2021 with regard to excavation [Pursuant to S4.15(1)(a)(iii) of the *Environmental Planning & Assessment Act 1979*].
13. The application fails to satisfy Section 6.1.2.2 of the Georges River Development Control Plan 2021 with regard to visual privacy [Pursuant to S4.15(1)(a)(iii) of the *Environmental Planning & Assessment Act 1979*].
14. The proposed development is unsatisfactory, as insufficient information has been provided by the applicant to allow a proper and thorough assessment of the impacts of the proposed development and the suitability of the site for the development [Pursuant to Sections 4.15(1)(a)(iv) of the *Environmental Planning and Assessment Act 1979*] including:
 - a. Insufficient architectural plans.
 - b. Insufficient information to enable the need for the proposed “non habitable services spaces” to be determined.
 - c. Insufficient information to enable the available solar access to the adjoining dwelling to be determined.
15. For the reasons stated above, it is considered that the development is not in the public interest [Pursuant to S4.15(1)(e) of the *Environmental Planning & Assessment Act 1979*].

LPP012-26 66-68 Lorraine Street Peakhurst (Report by Principal Planner)

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

Speakers

- Christopher Pselletes (owner)
- Emmanuil Chatzinikolaou (consultant on behalf of applicant/owner)

Note

The Panel noted that the applicant had submitted additional information after the Council assessment had been completed. This purports to address some, but not all, of the issues identified in the report. Should the applicant consider submitting an application for a review under Division 8.2 of the Environmental Planning and Assessment Act 1979, the Panel suggests the applicant first engage with Council in the equivalent of a "pre DA" process and consider ways to address the issues articulated in Council's assessment report, particularly building height and parking. Other issues that could be addressed include whether the site can support the level of redevelopment proposed.

Voting of the Panel Members

The decision of the Panel was unanimous.

Panel Decision

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 DA2025/0341 for Alterations and additions to existing mixed use development on Lot 1 in DP 1266359 on land known as 66-68 Lorraine Street, Peakhurst, for the following reasons:

1. a) Under SEPP (Housing) 2021 - ADG Objective 3C – Public domain interface – the proposal fails to enable adequate transition between the private and public domain; and enhance the public domain due to the dominating bulk and scale and nil setback at the front elevation for the third storey. There is no detailed information re building services location.
- b) ADG Objective 3D – Communal open space – No communal open space is provided.
- c) ADG Objective 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 for Level Two.
- d) ADG Objective 3H – Vehicle access – The proposal fails to provide a driveway compliant with Australian Standards. The car park configuration requires reversing out of cars into the right of carriageway which presents a danger to both vehicular and pedestrian traffic.
- e) ADG Objective 3J – Bicycle and car parking – Insufficient bicycle and car parking is provided.
- f) ADG Objective 4B – Natural Ventilation – Cross-ventilation is deficient for the residential apartments.

- g) ADG Objective 4C – Ceiling Heights – First Floor: floor to floor does not meet 3.1m.
- h) ADG Objective 4D – Apartment sizes - Unit size: 1 x 1-bedroom unit deficient in size; and 2 x 2-bedroom are deficient in size.
- i) ADG Objective 4E – Private open space and balconies – Required depth of 2m not achieved. One balcony is less than 4m in length.
- j) ADG Objective 4F – Common circulation areas – do not promote sufficient safety for residents as the area including lift sharing with members of the public who can intrude into common residential spaces. The lobbies above the ground floor level are not provided with natural ventilation or solar access.
- k) ADG Objective 4H - Acoustic privacy – no acoustic report tendered; no information given on location of building services.
- l) ADG Objective 4M – Facades – The proposal does not respect character of local area which requires a two storey street wall. No information provided on location of building services.
- m) ADG Objective 4N – Roof design – treatment and opportunity to use for open space are not maximised.
- n) ADG Objective 4P – Planting on structures –landscaping provided in planters will not receive sufficient daylight daylight access.
- o) ADG Objective 4S – The mixed use circulation area and lift lobby area is shared between commercial and residential components which enables intrusion into shared residential area. No indication shown on plan as to how commercial parking area is separated from residential component.
- p) ADG Objective 4U – Energy Efficiency – location of consolidated heating and cooling infrastructure not provided.

2. **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 Peakhurst local centre and achieves a high level of residential amenity.
- b) Clause 4.3 – Height of Buildings. The proposed development demonstrates a height of 10.35m, exceeding the maximum building height of 9m.
- c) Clause 4.6 – Exceptions to development standards. The Clause 4.6 variation 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 for all vehicles. The parking provision of both car spaces and bicycle spaces is deficient. The loading area and parking area does not enable vehicular movement and adequate manoeuvring. The proposed driveway design is not conducive to pedestrian safety especially in the right of carriageway. No loading bay is provided.
- e) Clause 6.10 – Design Excellence. The proposed development has numerous urban design issues and is considered to not demonstrate design excellence.

3. **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) Utilities – Insufficient information has been provided regarding building services and their location as per Part 3.14 of GRDCP 2021. In addition, no acoustic report was submitted to address their location or treatment.
- b) Parking, vehicular access and transport - The proposal contravenes Part 3.13 and Part 6.3.9 of GRDCP 2021. The proposed layout will likely result in some vehicles being reversed out into the ROC, presenting a danger to both vehicular and pedestrian traffic due to poor design. The proposal fails to cater for the parking demand which will unreasonably intensify on-street parking demand in the surrounding area due to insufficient provision of parking spaces, being deficient by 10 car spaces and by 5 bicycle spaces.
- c) Building Facades – the proposal does not comply with control 7.1.3.2 of GRDCP 2021 as the façade is monotonous in its treatment and has a built form that is dominating on the streetscape and is not an appropriate transitional element but substantially taller than the adjoining buildings.
- d) Streetscape – The proposal does not comply with control 7.1.2.2.1 as it does not meet the requirement where if a centre does not have a character statement, the new infill development is to respect and maintain consistency with the established rhythm and scale of existing shopfronts. Control 7.1.2.3 requires the consistent street wall height to be met, whereas the proposal exceeds this on the third storey.
- e) Setbacks – The proposal does not comply with control 7.1.3.8(b)(i) and (ii) in that the street wall height is to maintain the dominant street wall height of two storeys. The proposal does not match the setback of 64 Lorraine Street of 1.82m, as required by control 7.1.2.3.4. The nil rear setback impacts on vehicle and pedestrian sightlines in the right of carriageway.

4. **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. **Built Environment.** The built form of the proposed development is of a bulk and scale that is not appropriate with its setting and inconsistent with the desired future character of the area. The scale and bulk and design elements of the development do not make a positive contribution to the streetscape and character of the area as the proposal is generally inconsistent from an urban design perspective. The development is occurring in a locality where adequate infrastructure exists to support the development during ongoing use, however vehicular access to the site during construction is unresolved.
 - b. **Social Impacts.** The assessment demonstrates that the proposal in its current form will have adverse impacts on visual amenity within the locality and road safety within the right of carriageway. As a result of the non-compliant building height, the proposal is dominating and impinges on the established street character of the Peakhurst local centre.
5. **Impact on the Environment** – Pursuant to Section 4.15 (1)(c) of the Environmental Planning and Assessment Act 1979, the proposed development is not considered to be suitable for the site.
 6. **Accessibility** – Inadequate consideration has been given to the accessibility requirements under the NCC/BCA and AS1428, which are required for this building upgrade to ensure compliance, namely:
 - (a) Compliant travel distance from the entry door of each unit to the fire stairs
 - (b) Access for Persons with a Disability standard AS1428
 - (c) An accessible path of travel to be provided from the front of the building to the lift and the car parking area.
 7. **The Public Interest** – Pursuant to Section 4.15 (1)(e) of the Environmental Planning and Assessment Act 1979, the proposed development is not considered to be in the public interest and is likely to set an undesirable precedent.

LPP013-26 15 Walton Street, Blakehurst
(Report by Senior Development Assessment Planner)

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

Speakers

- Mark Boutrous (consultant on behalf of applicant/owner)

Voting of the Panel Members

The decision of the Panel was unanimous.

Panel Decision

Georges River Local Planning Panel supports the request for variation under Clause 4.6 of Georges River Local Environmental Plan 2021, in relation to the Minimum Lot Sizes and Special Provisions for Certain Dwellings (Clause 4.1B) development standard, as the variation sought 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 and it satisfies the objectives of the zone resulting in no adverse environmental impacts.

Pursuant to Section 4.16 (1)(a) of the Environmental Planning and Assessment Act 1979 (as amended), Development Application DA2025/0605 for demolition works, construction of dual occupancy with swimming pools and Torrens title subdivision at Lot 16 Sec 2 DP 6565 known as 15 Walton Street, Blakehurst, is granted Development Consent subject to the Conditions recommended in the report submitted to the Georges River Local Planning Panel meeting of 5 March 2026.

Statement of Reasons

The reasons for this decision is that:

- The development is a permissible development, with consent, in the zone.
- The proposed dwelling provides housing needs for the community in an acceptable built form.
- There is adequate planning justification to support the contravention of Clause 4.1B(5)(a) of the GRLEP 2021.
- The proposal is considered in the public interest.

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9 CONFIRMATION OF MINUTES

GEORGES RIVER LOCAL PLANNING PANEL MEETING-05 MARCH 2026

RECOMMENDATION

That the Minutes of the Georges River Local Planning Panel Meeting held on 05 March 2026, be confirmed.

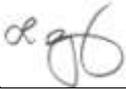
The meeting concluded at 7.05 pm.



Donna Rygate
Chairperson



Judith Clark
Expert Panel Member



Linda Gosling
Expert Panel Member



Andrew Loukopouloas
Community Representative

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Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Donna Rygate
Meeting Date:	5 March 2026
Item Numbers:	<ul style="list-style-type: none"> • LPP008-26 – Planning Proposal – Affordable Housing Contribution Scheme • LPP009-26 – 143 Stoney Creek Road Beverly Hills • LPP010-26 – 66-68 Woids Avenue Allawah • LPP011-26 – 153 Queens Road Connells Point • LPP012-26 – 66-68 Loraine Street Peakhurst • LPP013-26 – 15 Walton Street Blakehurst
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: <ol style="list-style-type: none"> 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:	5 March 2026
Item Numbers:	<ul style="list-style-type: none"> • LPP008-26 – Planning Proposal – Affordable Housing Contribution Scheme • LPP009-26 – 143 Stoney Creek Road Beverly Hills • LPP010-26 – 66-68 Woids Avenue Allawah • LPP011-26 – 153 Queen Road Connells Point • LPP012-26 – 66-68 Lorraine Street Peakhurst • LPP013-26 – 15 Walton Street Blakehurst
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Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Linda Gosling
Meeting Date:	5 March 2026
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In relation to item LPP _____ I have a reasonably perceived³ conflict of interest	<input type="checkbox"/> Conflict Details
Name of Panel Member	LINDA GOSLING
Signature:	
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Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Andrew Loukopulos
Meeting Date:	5 March 2026
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Name of Panel Member	
Signature:	<i>A. Loukopoulos</i>
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