

# MINUTES

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## Georges River Local Planning Panel

Thursday, 02 April 2026

4:00 PM

Blended Meeting

Online and Council Chambers, Civic Centre,  
Hurstville

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**PANEL MEMBERS:**

Ms Donna Rygate	(Chairperson)
Mr Wayne Carter	(Expert Panel Member)
Mr Stephen Davies	(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 4.00pm.

**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 declarations of Pecuniary Interest.

**7. CONSIDERATION OF ITEM(S) AND VERBAL SUBMISSIONS**

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

The speakers concluded at 4.33pm 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

### LPP014-26 Unit 1/ 47-49 Planthurst Road, Carlton (Report by Coordinator Development Assessment)

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

#### Speakers

- Sammy Elmir (submitter)
- Terry Goodhew (submitter)
- Denis Nolan (submitter)
- Gerard Turrisi (consultant on behalf of applicant/owner)
- Nasser Hussein (applicant)

#### Voting of the Panel Members

The decision of the Panel was unanimous.

Pursuant to Section 4.16 (1)(a) of the Environmental Planning and Assessment Act 1979, Development Application DA2025/0247 for the use as a place of public worship at Lot 1 DP 1294553 & Lot 1 SP 109464 known as Unit 1, 47-49 Planthurst Road, Carlton, is granted Development Consent subject to the Conditions recommended in Council's assessment report to the Georges River Local Planning Panel meeting of 2 April 2026, amended as follows:

Include additional conditions 16(a) and 16(b) to read as follows:

- 16(a) Installation of bollards or equivalent pedestrian safety devices to address the trip hazard where the fire exit emerges from the car park.
- 16(b) Clarification in The Plan of Management about hours of operation all year round (including autumn and spring as well as summer and winter).

Amend conditions 31 and 35 to read as follows:

31. **CCTV Surveillance Cameras** – Before the issue of an occupation certificate, the principal certifier is to ensure that on-site CCTV surveillance cameras have been strategically installed and that they will operate and be maintained throughout the development with particular coverage to:
  - (a) Principal entrance/s and exits;
  - (b) All areas within the premises occupied by the public (excluding toilets and the mezzanine level);
  - (c) The area within a 10m radius external to the public entrance(s) to the premise.

Installation of the surveillance system is to ensure suitable and clearly visible signage is displayed at the principal entrance(s) to the premise and in a prominent position in lettering not less than 50mm in height with the words: "Closed Circuit Television in use on these premises".

CCTV recording device shall be secured within the premises and views are not to be obstructed by temporary or permanent structures, signage or other impediments.

35. **Requirement for Renewal Application Before Trial Expiry** - A minimum of **six (6) months** prior to the expiry of the 2-year trial period, the operator must lodge either:
- a modification application under section 4.55, or
  - a new development application, seeking approval for the ongoing operation of the premises beyond the trial period.

The application must include:

- a revised Plan of Management,
- proposed long-term operating hours and patron numbers, and
- evidence of compliance with all conditions of this consent during the trial period.

If no application is lodged within the required timeframe, or if the application is refused and all avenues of appeal are exhausted, the approved use must cease at the end of the 2-year trial period and a new application will be required for any future use of the premises.

### Statement of Reasons

The reasons for this decision are that:

- The proposed development is permissible within the E4 General Industrial zone under the Georges River Local Environmental Plan (GRLEP) 2021 and satisfies the relevant zone objectives, including enabling non-industrial uses that support community needs.  
[https://georgesriver-my.sharepoint.com/personal/rarrowsmith\\_georgesriver\\_nsw\\_gov\\_au/Documents/Microsoft Copilot Chat Files/DA Assessment Report - Unit 1 47-49 Planthurst Road Carlton DA2025-0247.DOCX](https://georgesriver-my.sharepoint.com/personal/rarrowsmith_georgesriver_nsw_gov_au/Documents/Microsoft%20Copilot%20Chat%20Files/DA%20Assessment%20Report%20-%20Unit%201%2047-49%20Planthurst%20Road%20Carlton%20DA2025-0247.DOCX)
- The proposal demonstrates compliance with the applicable provisions of GRLEP 2021, and all relevant local provisions. The development does not alter the existing built form.  
[https://georgesriver-my.sharepoint.com/personal/rarrowsmith\\_georgesriver\\_nsw\\_gov\\_au/Documents/Microsoft Copilot Chat Files/DA Assessment Report - Unit 1 47-49 Planthurst Road Carlton DA2025-0247.DOCX](https://georgesriver-my.sharepoint.com/personal/rarrowsmith_georgesriver_nsw_gov_au/Documents/Microsoft%20Copilot%20Chat%20Files/DA%20Assessment%20Report%20-%20Unit%201%2047-49%20Planthurst%20Road%20Carlton%20DA2025-0247.DOCX)
- The application satisfies the planning objectives of the Georges River Development Control Plan (GRDCP) 2021, including locational suitability, amenity protection, safety and security, parking, access, waste management, and signage. Any areas requiring management are addressed through enforceable conditions of consent.  
[https://georgesriver-my.sharepoint.com/personal/rarrowsmith\\_georgesriver\\_nsw\\_gov\\_au/Documents/Microsoft Copilot Chat Files/DA Assessment Report - Unit 1 47-49 Planthurst Road Carlton DA2025-0247.DOCX](https://georgesriver-my.sharepoint.com/personal/rarrowsmith_georgesriver_nsw_gov_au/Documents/Microsoft%20Copilot%20Chat%20Files/DA%20Assessment%20Report%20-%20Unit%201%2047-49%20Planthurst%20Road%20Carlton%20DA2025-0247.DOCX)
- Operational impacts have been adequately assessed and appropriately mitigated. The submitted Acoustic Report confirms compliance with the NSW Noise Policy for Industry subject to recommended treatments, and the Plan of Management provides a structured framework for controlling noise, capacity, hours, patron behaviour, and parking operations.  
[https://georgesriver-my.sharepoint.com/personal/rarrowsmith\\_georgesriver\\_nsw\\_gov\\_au/Documents/Microsoft Copilot Chat Files/DA Assessment Report - Unit 1 47-49 Planthurst Road Carlton DA2025-0247.DOCX](https://georgesriver-my.sharepoint.com/personal/rarrowsmith_georgesriver_nsw_gov_au/Documents/Microsoft%20Copilot%20Chat%20Files/DA%20Assessment%20Report%20-%20Unit%201%2047-49%20Planthurst%20Road%20Carlton%20DA2025-0247.DOCX)
- The scale and nature of the use are compatible with the site context, being located within a industrial complex with adequate parking, internal circulation, and physical separation from nearby residential land. The site layout effectively manages potential amenity conflicts.

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**LPP015-26     58A Algernon Street, Oatley**  
(Report by Development Assessment Planner)

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

**Speakers**

There were no speakers for this item.

**Voting of the Panel Members**

The decision of the Panel was unanimous.

The 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 Height of Building (Clause 4.3) 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, Development Application DA2025/0451 for alterations and additions to dwelling house at 58A Algernon Street, Oatley known as Lot 1 DP 506766, is granted Development Consent subject to the Conditions recommended in Council's assessment report submitted to the Georges River Local Planning Panel meeting of 2 April 2026.

**Statement of Reasons**

The reasons for this decision are that:

- The proposed development is permissible with the subject zone;
- The proposed development complies with the requirements of the relevant environmental planning instruments, and variations are adequately justified;
- The proposed development is consistent with requirements of the Georges River Development Control Plan 2021, and variations are adequately justified; and
- The proposal, subject to conditions, will not result in unreasonable environmental and amenity impacts.

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## **LPP016-26 9 Stuart Crescent Blakehurst** (Report by Development Assessment Planner)

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

### **Speakers**

There were no speakers for this item.

### **Voting of the Panel Members**

The decision of the Panel was unanimous.

Pursuant to Section 4.16 (1)(a) of the Environmental Planning and Assessment Act 1979, Development Application DA2025/0456 for alterations and additions to the existing parking structure associated with the heritage-listed dwelling at 9 Stuart Crescent, Blakehurst known as Lot D DP 346635, is granted Development Consent subject to the Conditions recommended in Council's assessment report to the Georges River Local Planning Panel meeting of 2 April 2026, amended as follows:

Include additional condition 12(a) to read as follows:

- 12(a) The fascias to the carport and link should replicate the design and finishes of the original 1952 construction.

### **Statement of Reasons**

The reasons for this decision are that:

- The proposed development is permissible within the R2 Low Density Residential zone under the Georges River Local Environmental Plan 2021.
- The proposal has been assessed against all relevant State Environmental Planning Policies, the Georges River Local Environmental Plan 2021 and the Georges River Development Control Plan 2021 and is generally compliant with applicable provisions.
- The development consists of like-for-like restorative works to repair damage caused by a fallen tree and does not alter the building's height, footprint, bulk, form or landscape setting.
- The only identified issue relates to the unauthorised enclosure of the original open carport structure, which is inconsistent with the heritage significance of the item (Thurlow House). This matter has been appropriately addressed through a condition of consent requiring removal of the roller door and reinstatement of the original open carport form.
- Council's Heritage Advisor supports the proposal subject to conditions, including reinstatement of the carport, heritage-qualified supervision during works and compliance with the Heritage Act 1977 requirements.
- The development will not result in unreasonable environmental, visual, amenity or coastal impacts, with all works confined to the existing structure and footprint.
- No submissions were received during the public notification period.
- Subject to the recommended conditions (including removal of the enclosure, heritage oversight, site protection, and construction management) the proposal will not have adverse impacts on the natural or built environment or on the amenity of adjoining properties.
- Approval of the application is in the public interest, providing for the conservation of a State-listed heritage item while enabling necessary rectification works to damaged fabric.

**9 CONFIRMATION OF MINUTES**

**GEORGES RIVER LOCAL PLANNING PANEL MEETING-02 APRIL 2026**

**RECOMMENDATION**

That the Minutes of the Georges River Local Planning Panel Meeting held on 02 April 2026, be confirmed.

The meeting concluded at 4.44pm.

Donna Rygate  
**Chairperson**


Wayne Carter  
**Expert Panel Member**

Stephen Davies  
**Expert Panel Member**

Lisa Pemberton  
**Community Representative**


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## Declaration of Interest Georges River Local Planning Panel

<b>Panel Member Name:</b>	Donna Rygate
<b>Meeting Date:</b>	2 April 2026
<b>Item Numbers:</b>	<ul style="list-style-type: none"> <li>• LPP014-26 – Unit 1 / 47-49 Plainhurst Road Carlton</li> <li>• LPP015-26 – 58A Algernon Street Oatley</li> <li>• LPP016-26 – 9 Stuart Crescent Blakehurst</li> </ul>
<b>In relation to the matters on this agenda, I declare that I have:</b>	<input checked="" type="checkbox"/> No known conflict of interest
<b>In relation to item LPP _____ I have an actual<sup>1</sup> conflict of interest</b>	<input type="checkbox"/> Conflict Details
<b>In relation to item LPP _____ I have a potential<sup>2</sup> conflict of interest</b>	<input type="checkbox"/> Conflict Details
<b>In relation to item LPP _____ I have a reasonably perceived<sup>3</sup> conflict of interest</b>	<input type="checkbox"/> Conflict Details
<b>Name of Panel Member</b>	
<b>Signature:</b>	
<b>Key of Terms:</b> <sup>1</sup> 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. <sup>2</sup> 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. <sup>3</sup> 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.	

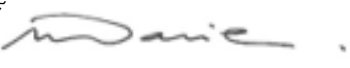
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## Declaration of Interest Georges River Local Planning Panel

<b>Panel Member Name:</b>	Wayne Carter
<b>Meeting Date:</b>	2 April 2026
<b>Item Numbers:</b>	<ul style="list-style-type: none"> <li>• LPP014-26 – Unit 1 / 47-49 Plantliff Road Carlton</li> <li>• LPP015-26 – 58A Algernon Street Oatley</li> <li>• LPP016-26 – 9 Stuart Crescent Blakehurst</li> </ul>
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<b>In relation to item LPP _____ I have a reasonably perceived<sup>3</sup> conflict of interest</b>	<input type="checkbox"/> Conflict Details
<b>Name of Panel Member</b>	
<b>Signature:</b>	
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## Declaration of Interest Georges River Local Planning Panel

<b>Panel Member Name:</b>	Stephen Davies
<b>Meeting Date:</b>	2 April 2026
<b>Item Numbers:</b>	<ul style="list-style-type: none"> <li>• LPP014-26 – Unit 1 / 47-49 Plinthurst Road Carlton</li> <li>• LPP015-26 – 58A Algernon Street Oatley</li> <li>• LPP016-26 – 9 Stuart Crescent Blakehurst</li> </ul>
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<b>In relation to item LPP _____ I have a reasonably perceived<sup>3</sup> conflict of interest</b>	<input type="checkbox"/> Conflict Details
<b>Name of Panel Member</b>	
<b>Signature:</b>	
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# Declaration of Interest Georges River Local Planning Panel

**Panel Member Name:** Lisa Pemberton  
**Meeting Date:** 2 April 2026  
**Item Numbers:**

- LPP014-26 – Unit 1 / 47-49 Planturst Road Carlton
- LPP015-26 – 58A Algernon Street Oatley
- LPP016-26 – 9 Stuart Crescent Blakehurst

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

**In relation to item LPP \_\_\_\_\_ I have an actual<sup>1</sup> conflict of interest**  Conflict Details

**In relation to item LPP \_\_\_\_\_ I have a potential<sup>2</sup> conflict of interest**  Conflict Details

**In relation to item LPP \_\_\_\_\_ I have a reasonably perceived<sup>3</sup> conflict of interest**  Conflict Details

**Name of Panel Member**

**Signature:** *Lisa Pemberton*

*27/3/2026*

**Key of Terms:**

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