

MINUTES

Georges River Local Planning Panel

Thursday, 07 May 2026

4:00 PM

Blended Meeting

Online and Council Chambers, Civic Centre,
Hurstville

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PANEL MEMBERS:

Mr Stephen Davies	(Chairperson)
Mr David Epstein	(Expert Panel Member)
Mr Greg Britton	(Expert Panel Member)
Ms Rita Vella	(Community Representative)

1. ON SITE INSPECTIONS

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

2. OPENING

The meeting commenced at 4.00pm.

3. ACKNOWLEDGEMENT OF COUNTRY

The Georges River Local Planning Panel acknowledges the Bidjigal people of the Eora Nation, who are the Traditional Custodians of all lands, waters and sky in the Georges River area. We pay our 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 was an apology received on behalf of Anthony Hudson.

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 4.37pm and the Local Planning Panel proceeded into Closed Session to deliberate on the items listed below.

8 CLOSED SESSION – DELIBERATION OF REPORTS

LPP018-26 3-5 Hampton Court Road, Carlton NSW 2218 (Report by Senior Development Assessment Planner)

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

Speakers

- Leesha Payor (submitter)

Voting of the Panel Members

The decision of the Panel was unanimous.

The Panel acknowledges the submission made by Leesha Payor with regard to recommendations to Council concerning Co-Living Housing and the process of assessing and reporting applications.

The Panel notes that the application is currently before the Land and Environment Court for determination.

Refusal

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 DA2025/0575 for demolition works and construction of seven storey co-living housing at Lot 15 DP 1304812, known as 3-5 Hampton Court Road, Carlton, for the following reasons:

1. The application fails to satisfy Section 68(2)(c) of the State Environmental Planning Policy (Housing) 2021 with regard to communal living [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 Section 68(2)(d) of the State Environmental Planning Policy (Housing) 2021 with regard to communal open space [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 Section 69(2)(b) of the State Environmental Planning Policy (Housing) 2021 with regard to building separation [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 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*].
5. The application fails to satisfy Clause 4.6 of Georges River Local Environmental Plan 2021 with regard to demonstrating compliance 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*].
6. 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*].

7. The application fails to satisfy Clause 6.12 of the Georges River Local Environmental Plan 2021 with regard to landscaping [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 6.3.2 of the Georges River Development Control Plan 2021 with regard to site isolation [Pursuant to S4.15(1)(a)(iii) of the *Environmental Planning & Assessment Act 1979*].
9. The application fails to satisfy Section 6.3.3 of the Georges River Development Control Plan 2021 with regard to building setbacks and street interface [Pursuant to S4.15(1)(a)(iii) of the *Environmental Planning & Assessment Act 1979*].
10. The application is unsatisfactory given the inadequate means for access within the basement level of the site [Pursuant to S4.15(1)(b) of the *Environmental Planning & Assessment Act 1979*].
11. The application fails to satisfy Appendix 4 of the Georges River Development Control Plan 2021 with regard to waste management [Pursuant to S4.15(1)(a)(iii) of the *Environmental Planning & Assessment Act 1979*].
12. 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. No assessment has been undertaken to quantify the additional impacts resulting from non-compliant setbacks, opposed to that of a compliant development.
 - b. Inconsistencies between the acoustic report and plan of management regarding occupancy numbers.
 - c. Details relating to Sydney Water Infrastructure have not been indicated on the plans.
13. 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*].

LPP019-26 5 Mona Street ALLAWAH NSW 2218
(Report by Senior Development Assessment Planner)

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

Speakers

- Bridgena Hartley (submitter)

Voting of the Panel Members

The decision of the Panel was unanimous.

The Panel notes that the application is currently before the Land and Environment Court for determination.

Refusal

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 DA2025/0567 for demolition works and construction of a seven storey co-living and boarding house at Lot 266 DP 7182 known as 5 Mona Street, Allawah, for the following reasons:

1. The application fails to satisfy Section 25(1)(g)(ii) and Section 69(b)(1)(ii) of the State Environmental Planning Policy (Housing) 2021 with regard to minimum lot size [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 Section 25(2)(e) and Section 69(2)(c) of the State Environmental Planning Policy (Housing) 2021 with regard to solar access [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 Section 24(2)(g) and Section 68(2)(c) of the State Environmental Planning Policy (Housing) 2021 with regard to communal living [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 Section 24(2)(h) and Section 68(2)(d) of the State Environmental Planning Policy (Housing) 2021 with regard to communal open space [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 Section 25(2)(c) and Section 69(2)(b) of the State Environmental Planning Policy (Housing) 2021 with regard to building separation [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 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*].
7. The application fails to satisfy Clause 4.6 of Georges River Local Environmental Plan 2021 with regard to demonstrating compliance 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*].

8. 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*].
9. The application fails to satisfy Clause 6.12 of the Georges River Local Environmental Plan 2021 with regard to landscaping [Pursuant to the provisions of Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*].
10. The application fails to satisfy Section 6.3.3 of the Georges River Development Control Plan 2021 with regard to building setbacks and street interface [Pursuant to S4.15(1)(a)(iii) of the *Environmental Planning & Assessment Act 1979*].
11. The application fails to satisfy Appendix 4 of the Georges River Development Control Plan 2021 with regard to waste management [Pursuant to S4.15(1)(a)(iii) of the *Environmental Planning & Assessment Act 1979*].
12. 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. Deficient architectural plans have been provided with regard to the allocation of boarding and co-living rooms.
 - b. A deficient waste management plan has been provided.
 - c. Insufficient information has been provided to address the Water NSW response.
 - d. Insufficient information has been provided to address the NSW Police response.
 - e. Shadow diagrams do not show the full extent of the impact on Illawarra Street and neighbouring properties.
13. 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*].

LPP020-26 2-4 Gladstone & 10 Victor Streets KOGARAH NSW 2217
(Report by Senior Development Assessment Planner)

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

Speakers

- Dallas Cairns (submitter)

Voting of the Panel Members

The decision of the Panel was unanimous.

The Panel notes that the application is currently before the Land and Environment Court for determination.

Refusal

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 Application DA2025/0443 for **Error! No document variable supplied.** at Lot 80 Sec A DP 1397 & Lot 81 Sec A DP 1397 & Lot 78 Sec A DP 1397 & Lot 79 Sec A DP 1397 known as 2-4 Gladstone and 10 Victor Streets KOGARAH, for the following reasons:

1. The application fails to satisfy Section 26 of the Environmental Planning and Assessment Regulations 2021 with regard to a community housing provider [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 Section 19(2)(b) of the State Environmental Planning Policy (Housing) 2021 with regard to solar access [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 Section 68(2)(d) of the State Environmental Planning Policy (Housing) 2021 with regard to communal open space [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 Section 68(2)(g) of the State Environmental Planning Policy (Housing) 2021 with regard to landscaping [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 Section 20(3) and Section 69(2)(f) of the State Environmental Planning Policy (Housing) 2021 with regard to design requirements [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 Section 69(2)(a)(ii) and Section 69(2)(b) of the State Environmental Planning Policy (Housing) 2021 with regard to building setbacks and separation [Pursuant to the provisions of Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*].
7. The proposed development fails to satisfy the relevant requirements of Clause 147(1)(b) of the State Environmental Planning Policy (Housing) 2021 with respect to the following

parts of the Apartment Design Guide [Pursuant to the provisions of Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*]:

- a. Design criteria of objective 3F-1: Visual privacy; and
 - b. Objectives of 3C-1 and 3C-2: Public domain interface; and
 - c. Design criteria of objective 3E-1: Deep soil zones; and
 - d. Objectives of 3G-1 and 3G-2: Pedestrian access and entries; and
 - e. Objectives of 3H-1: Vehicular Access; and
 - f. Objectives of 4B: Cross ventilation; and
 - g. Design criteria of objective 4C-1 and objective 4C-2 and 4C-3: Ceiling heights; and
 - h. Design criteria of objective 4F-1 and objective 4F-2: Common circulation and spaces
8. The application fails to satisfy Schedule 9 design principals for residential apartment development of the State Environmental Planning Policy (Housing) 2021 with regard public and private interface [Pursuant to the provisions of Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*].
 9. The application fails to satisfy Clause 2.3 of the Georges River Local Environmental Plan 2021 relating to the 'Zone Objectives and Land Use Table' as the proposed development type is not permitted within the R4 High Density Residential zone.
 10. 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*].
 11. The application fails to satisfy Clause 4.4 of 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*].
 12. The application fails to satisfy Clause 4.6 of Georges River Local Environmental Plan 2021 with regard to departures from development standards [Pursuant to the provisions of Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*].
 13. The application fails to satisfy Clause 5.10 of Georges River Local Environmental Plan 2021 with regard to heritage conservation [Pursuant to the provisions of Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*].
 14. 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*].
 15. The application fails to satisfy Clause 6.11 of the Georges River Local Environmental Plan 2021 with regard to Environmental sustainability [Pursuant to the provisions of Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*].
 16. The application fails to satisfy Clause 6.12 of the Georges River Local Environmental Plan 2021 with regard to landscaping [Pursuant to the provisions of Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*].
 17. The application fails to satisfy the provisions Part 3 of the Georges River Development Control Plan 2021 with regard to general planning considerations [Pursuant to

S4.15(1)(a)(iii) of the *Environmental Planning & Assessment Act 1979*].

18. The application fails to satisfy the provisions Part 6.3 of the Georges River Development Control Plan 2021 with regard to the high density residential controls [Pursuant to S4.15(1)(a)(iii) of the *Environmental Planning & Assessment Act 1979*].
19. The application fails to satisfy the provisions Part 10.1 of the Georges River Development Control Plan 2021 with regard to the Kogarah North Precinct controls [Pursuant to S4.15(1)(a)(iii) of the *Environmental Planning & Assessment Act 1979*].
20. 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*]
21. The development is considered to result in the unorderly development of land [Pursuant to Section 1.3(c) of the *Environmental Planning & Assessment Act 1979*]; and
22. The site is considered unsuitable for the proposed development [Pursuant to S4.15(1)(c) of the *Environmental Planning & Assessment Act 1979*]; and
23. 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*].

LPP021-26 3 Dinjerra Crescent, Oatley NSW 2223
(Report by Development Assessment Planner)

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

Speakers

- Phillip Jiang (submitter)
- Maree Derwent (submitter)
- Jane Gleeson (submitter)
- Eric Tran (consultant on behalf of owner/applicant)

Voting of the Panel Members

The decision of the Panel was unanimous.

It is acknowledged that the adjoining property at 1 Dinjerra Crescent, Oatley will result in some loss of views from the proposed development. However, having regard to the location, orientation and scale of the proposed works relative to the objector's allotment, the extent of view loss is not considered to result in unreasonable view sharing impacts and is consistent with the planning principles established by the NSW Land and Environment Court in *Tenacity Consulting v Warringah Council*.

The Panel notes that the retained views remain reasonable and that the proposal does not unreasonably compromise the existing level of visual amenity enjoyed by adjoining properties.

Approval

That Georges River Local Planning Panel support 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 (as amended), Development Application DA2025/0596 for **Error! No document variable supplied.** at Lot 4 DP 227582 known as 3 Dinjerra Crescent Oatley, is granted Development Consent subject to:

The Conditions recommended in the report to the Georges River Local Planning Panel meeting of 7 May 2026, subject to the amendments as follows:

Include additional condition 48A to read as follows:

48A. A separate Development Application is to be lodged for any proposed ancillary structures on the roof.

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, or any variations are adequately justified;
- The proposed development is consistent with requirements of the Georges River Development Control Plan 2021; and
- The proposal, subject to conditions, will not result in unreasonable environmental and amenity impacts.
- To ensure that any future roof structures are assessed in terms of potential view loss.

9 CONFIRMATION OF MINUTES

GEORGES RIVER LOCAL PLANNING PANEL MEETING-07 MAY 2026

RECOMMENDATION

That the Minutes of the Georges River Local Planning Panel Meeting held on 07 May 2026, be confirmed.

The meeting concluded at 5.13pm.



Stephen Davies
Chairperson



Greg Britton
Expert Panel Member




David Epstein
Expert Panel Member




Rita Vella
Community Representative

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Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Stephen Davies
Meeting Date:	7 May 2026
Item Numbers:	<ul style="list-style-type: none"> • LPP018-26 – 3-5 Hampton Court Rd Carlton • LPP019-26 – 5 Mona Street Allawah • LPP020-26 – 2-4 Gladstone Street Kogarah • LPP021-26 – 3 Dinjerra Crescent Oatley
In relation to the matters on this agenda, I declare that I have:	<input checked="" type="checkbox"/> No known conflict of interest
In relation to item 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

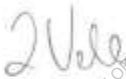
Panel Member Name:	David Epstein
Meeting Date:	7 May 2026
Item Numbers:	<ul style="list-style-type: none"> • LPP018-26 – 3-5 Hampton Court Rd Carlton • LPP019-26 – 5 Mona Street Allawah • LPP020-26 – 2-4 Gladstone Street Kogarah • LPP021-26 – 3 <u>Dinjerra</u> Crescent Oatley
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Name of Panel Member Signature:	
<p>Key of Terms:</p> <p>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.</p> <p>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.</p> <p>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, <u>whether or not this is in fact the case.</u></p>	

Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Greg Britton
Meeting Date:	7 May 2026
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Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Rita Vella
Meeting Date:	7 May 2026
Item Numbers:	<ul style="list-style-type: none"> • LPP018-26 – 3-5 Hampton Court Rd Carlton • LPP019-26 – 5 Mona Street Allawah • LPP020-26 – 2-4 Gladstone Street Kogarah • LPP021-26 – 3 Dinjerra Crescent Oatley
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