

MINUTES

Georges River Local Planning Panel

Thursday, 04 June 2026

4:00 PM

Blended Meeting

Online and Council Chambers, Civic Centre,
Hurstville

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PANEL MEMBERS:

Mr Anthony Hudson	(Chairperson)
Mr Awais Piracha	(Expert Panel Member)
Mr Nicholas Skelton	(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**

There were no declarations of Pecuniary Interest.

7. CONSIDERATION OF ITEM(S) AND VERBAL SUBMISSIONS

There were no registered speakers and the public meeting closed at 4.05 pm.

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8 CLOSED SESSION – DELIBERATION OF REPORTS

LPP022-26 18-20 Peake Parade and 2 Pearce Avenue Peakhurst (Report by Principal Planner)

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

Speakers

There were no speakers for this item.

Discussion

The Panel notes that the plans before the Panel are the plans lodged with the Land and Environment Court as a deemed refusal.

The Panel agrees with the contentions in the Statement of Facts and Contentions filed 8 April 2026 with the Court. The Panel also notes that there are conciliation discussions occurring between the parties.

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 DA2026/0004 for alterations and additions to residential flat building under Housing SEPP 2021 on Lot 289 DP 36537 & Lot 290 DP 36537 & Lot 291 DP 36537 on land known as 18-20 Peake Parade & 2 Pearce Ave PEAKHURST NSW 2210, set out in the grounds contentions of the Statement of Facts and Contentions filed in the Land and Environment Court Appeal.

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LPP023-26 16 Peake Parade Peakhurst
(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.

After conducting a review of the Council's refusal determination under review application REV2026/0012 (which included changes to the development application) the Panel, pursuant to Division 8.2 and Section 4.16 (1) of the Environmental Planning and Assessment Act 1979, changes the Council's determination to grant development consent to DA 2026/0012 for demolition, construction of an attached two storey dual occupancy, swimming pools, landscaping and site works including subdivision on Lot 292 in DP 36537 on land known as 16 Peake Parade PEAKHURST subject to the conditions recommended in the review report to the Panel meeting of 4 June 2026.

Statement of Reasons

The reasons for this decision are that:

- The proposed development is permissible with consent in the subject zone.
- The proposed development complies with the requirements of the relevant environmental planning instruments.
- 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.

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LPP024-26 314-318 Railway Parade and 1 Jubilee Avenue, Carlton
(Report by Senior Development Assessment Planner)

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

Speakers

There were no speakers for this item.

Voting of the Panel Members

The decision of the Panel was unanimous.

Pursuant to Section 4.16 (1)(a) of the Environmental Planning and Assessment Act 1979 (as amended), development consent is granted to Development Application DA2026/0025 for alterations and additions to the Royal Hotel on Lot 1 in DP174657, Lot 2 and Lot 29 in DP 1916 known as 314-318 Railway Parade and 1 Jubilee Avenue, Carlton subject to the conditions recommended in the report to the Panel meeting of 4 June 2026, with the following amendments:

- a. Delete condition 45 and 79.
- b. Amend condition 44 as follows:
 - 44.** The parking sign on the western elevation is to be deleted and is not approved. The Crown logo sign is to be repositioned to be a minimum of 2.0m measured from the edge of the return to the front elevation. This sign is not to be illuminated.

The signage shall be affixed using minimal fixing points and limited only to mortar joints.

Prior to the issue of a Construction Certificate, amended plans demonstrating compliance with this condition must be submitted to the satisfaction of Council.

Reason: To ensure the signage does not visually dominate the street presentation of the heritage item.

- c. Additional condition in the Prior to Occupation Certificate section:
 - 86a. Plan of Management**
A revised Plan of Management is to be submitted to the Principle Certifier. This plan is to be reviewed by a suitably qualified planner to ensure that it is consistent with the consent conditions and incorporates any operations requirements in these conditions.
- d. Additional condition in the Prior to Occupation Certificate section as follows:
 - 21a. Housing and productivity contribution (NSW Government Contribution) -**
Before the issue of the first construction certificate issued as part of this consent, the housing and productivity contribution (HPC) set out in the table below is required to be made.

Housing and productivity contribution	Amount
Housing and productivity contribution (base component)	\$2,492.48
Transport project component	\$0
Total housing and productivity contribution	\$2,492.48

The amount payable at the time of payment is the amount shown as the total housing and productivity contribution adjusted by multiplying it by:

highest PPI number

consent PPI number

where:

highest PPI number is the highest PPI number for a quarter following the June quarter 2023 and up to and including the 2nd last quarter before the quarter in which the payment is made, and

consent PPI number is the PPI number last used to adjust HPC rates when consent was granted, and

June quarter 2023 and **PPI** have the meanings given in clause 22 (4) of the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024.

The HPC must be paid using the NSW planning portal.

At the time of payment, the amount of the HPC is to be adjusted in accordance with the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024 (HPC Order).

The HPC may be made wholly or partly as a non-monetary contribution (apart from any transport project component) if the Minister administering the Environmental Planning and Assessment Act 1979 agrees.

The HPC is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the Environmental Planning and Assessment Act 1979 to the development, or the HPC Order exempts the development from the contribution.

- e. Additional condition in the Operational Conditions (on going) section as follows:
 - 89a.** This consent does not approve or change the existing approved patrons, staff numbers or existing approved hours of operation.
- f. Additional condition in the Operations Conditions (on going) section as follows:
 - 89b.** The premises shall at all times be operated in accordance with the approved Plan of Management. In the event of any inconsistency between the final approved Plan of Management and the consent conditions, then the conditions are to prevail.

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- g. Delete conditions 100 and 102.
- h. Amend Advice Condition 106 to refer to Clause 72 of the Environmental Planning and Assessment Regulations 2021.

Statement of Reasons

The reasons for this decision are that:

- The proposed development forms a permissible use, being alterations and additions to a hotel, within the E1 Local Centre and R4 High Density Residential zone within the *Georges River Local Environmental Plan 2021*.
- The proposal is suitable for the subject site and is consistent with the provisions of the *Georges River Local Environmental Plan 2021*.
- The proposal complies with the relevant development controls of Georges River Development Control Plan 2021.
- The development will not create adverse impacts on the locality and will remain compatible with the existing area.

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LPP025-26 3 Cross Street Hurstville
(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 (as amended), development consent is granted to development application DA2026/0031 for public domain and facade upgrade of Hurstville Westfield Shopping Centre at Lot 1 DP 808463 known as 3 Cross Street Hurstville, subject to the conditions recommended in the report to the Panel meeting of 4 June 2026.

Statement of Reasons

The reasons for this decision are that:

- The proposed development is permissible with the 3(b) City Centre Business zone;
- The proposed development complies with the requirements of the relevant environmental planning instruments;
- The proposed development is consistent with requirements of the Georges River Development Control Plan 2021 and the public domain works are in the public interest.

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LPP026-26 1A Barratt Street (350 Forest Road) Hurstville
(Report by Senior Development Assessment Planner)

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

Speakers

There were no speakers for this item.

Voting of the Panel Members

The decision of the Panel was unanimous.

Pursuant to Section 4.16 (1)(a) of the Environmental Planning and Assessment Act 1979 (as amended), development consent is granted to development application DA2026/0033 for alterations and additions to the Hurstville Ritz Hotel at Lots C, D & E DP 168743 and Lots L, M, N & O DP 27426 known as **Error! No document variable supplied.**, is granted subject to the recommended conditions in report to the Panel meeting of 4 June 2026, with the following amendments:

- a. Delete conditions 81 and 83.
- b. Additional condition in the Operations Conditions (on going) section as follows:
65a. This consent does not approve or change the existing approved patrons, staff numbers or existing approved hours of operation.
- c. Additional condition in the Operations Conditions (on going) section as follows:
65b. The premises shall at all times be operated in accordance with the approved Plan of Management.
- d. Amend Advice Condition 86 to refer to Clause 72 of the Environmental Planning and Assessment Regulations 2021.

Statement of Reasons

The reasons for this decision are that:

- The proposed development forms a permissible use, being alterations and additions to a hotel, within the E2 Commercial Centre zone within the *Georges River Local Environmental Plan 2021*.
- The proposal is suitable for the subject site and is consistent with the provisions of the *Georges River Local Environmental Plan 2021*.
- The proposal complies with the relevant development controls of Georges River Development Control Plan 2021.
- The development will not create adverse impacts on the locality and will remain compatible with the existing area.

9 CONFIRMATION OF MINUTES

GEORGES RIVER LOCAL PLANNING PANEL MEETING-04 JUNE 2026

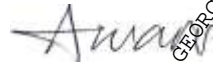
RECOMMENDATION

That the Minutes of the Georges River Local Planning Panel Meeting held on 04 June 2026, be confirmed.

The meeting concluded at 4.25 pm.



Anthony Hudson
Chairperson



Awais Piracha
Expert Panel Member




Nicholas Skelton
Expert Panel Member



Fiona Prodromou
Community Representative

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Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Anthony Hudson
Meeting Date:	4 June 2026
Item Numbers:	<ul style="list-style-type: none"> • LPP022-26 – 18-20 Peake Parade & 2 Pearce Avenue Peakhurst • LPP023-26 – 16 Peake Parade Peakhurst • LPP024-26 – 314-318 Railway Parade and 1 Jubilee Avenue, Carlton • LPP025-26 – 3 Cross Street, Hurstville • LPP026-26 – 1A Barratt Street (350 Forest Road), Hurstville
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:	 3 June 2026
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:	Awais Piracha
Meeting Date:	4 June 2026
Item Numbers:	<ul style="list-style-type: none"> • LPP022-26 – 18-20 Peake Parade & 2 Pearce Avenue Peakhurst • LPP023-26 – 16 Peake Parade Peakhurst • LPP024-26 – 314-318 Railway Parade and 1 Jubilee Avenue, Carlton • LPP025-26 – 3 Cross Street, Hurstville • LPP026-26 – 1A Barratt Street (350 Forest Road), Hurstville
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Signature:	
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Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Nicholas Skelton
Meeting Date:	4 June 2026
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Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Fiona Prodromou
Meeting Date:	4 June 2026
Item Numbers:	<ul style="list-style-type: none"> • LPP022-26 – 18-20 Peake Parade & 2 Pearce Avenue Peakhurst • LPP023-26 – 16 Peake Parade Peakhurst • LPP024-26 – 314-318 Railway Parade and 1 Jubilee Avenue, Carlton • LPP025-26 – 3 Cross Street, Hurstville • LPP026-26 – 1A Barrett Street (350 Forest Road), Hurstville
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