

# MINUTES

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## Environment and Planning Committee

Monday, 13 May 2024

7:00 PM

Waratah Room

Georges River Civic Centre,  
Hurstville



## **PRESENT**

### **COUNCIL MEMBERS**

Mayor , Councillor Elmir, Deputy Mayor, Councillor Borg (Chairperson) Councillor Ashvini Ambihaipahar, Councillor Christina Jamieson, Councillor Kathryn Landsberry, and Councillor Benjamin Wang.

### **COUNCIL STAFF**

Acting Director Environment and Planning – Andrew Spooner, Manager Strategic Planning - Catherine McMahon, Principal Strategic Planner - Anne Qin, Manager Office of the General Manager – Vicki McKinley, Executive Assistant to the Director, Environment and Planning - Leanne Allen (Minutes), Executive Services Officer –Marisa Severino, IT Representative - TBC

## **PROCEDURAL MOTION**

### **ELECTION OF CHAIRPERSON**

**MOTION:** Mayor, Councillor Elmir

That as the Environment and Planning Committee Chairperson, Councillor Mahoney is an apology for tonight's meeting, a vote be taken of the Councillors present, appointed to the Environment and Planning Committee, to elect a Chairperson for this meeting.

That Councillor Borg assume the position of Chairperson for the Environment and Planning Committee meeting of 13 May 2024.

### **Record of Voting**

For the Motion: Mayor, Councillor Elmir, Deputy Mayor, Councillor Borg, Councillor Ambihaipahar, Councillor Jamieson, Councillor Landsberry, Councillor Wang

On being PUT to the meeting, voting on this Motion was UNANIMOUS. The Motion was CARRIED.

## **OPENING**

The Chairperson, Councillor Borg, opened the meeting at 7.02pm.

### **ACKNOWLEDGEMENT OF COUNTRY**

The Chairperson, Councillor Borg acknowledged the Bidjigal people of the Eora Nation, who are the Traditional Custodians of all lands, waters and sky in the Georges River area. I pay my respect 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.

### **REQUEST TO ATTEND VIA AUDIO VISUAL LINK**

There were no requests to attend via Audio Visual Link.

### **APOLOGIES/LEAVE OF ABSENCE**

**MOTION:** Councillor Landsberry, Jamieson

That an apology be accepted for Councillor Mahoney and Councillor Katris.

### **Record of Voting**

For the Motion: Mayor, Councillor Elmir, Deputy Mayor, Councillor Borg, Councillor Ambihaipahar, Councillor Jamieson, Councillor Landsberry, Councillor Wang

On being PUT to the meeting, voting on this Motion was UNANIMOUS. The Motion was CARRIED.

### **NOTICE OF WEBCASTING**

The Chairperson, Councillor Borg advised staff and the public that the meeting is being recorded for minute-taking purposes and is also webcast live on Council's website, in accordance with section 5 of Council's Code of Meeting Practice. This recording will be made available on Council's Website.

### **CODE OF MEETING PRACTICE**

Council's Code of Meeting Practice prohibits the electronic recording of meetings without the express permission of Council.

### **DISCLOSURES OF INTEREST**

**Special Interest Disclosure - Councillor Borg** submitted a Special Disclosure of Pecuniary Interest in item **ENV019-24 Preparation of Additional and Diverse Housing Planning Proposal for the Georges River LGA** for the reason that she has an interest in R2 zone land area. Councillor Borg will partake in any deliberations on this matter and will remain the meeting and participate in the consideration and voting on this item.

**Special Interest Disclosure - Councillor Borg** submitted a Special Disclosure of Pecuniary Interest in item **ENV019-24 Preparation of Additional and Diverse Housing Planning Proposal for the Georges River LGA** for the reason that she has an associated person with an interest in R2 zone land area. Councillor Borg will partake in any deliberations on this matter and will remain the meeting and participate in the consideration and voting on this item.

**Councillor Ambihaipahar** declared a Pecuniary Interest in item **ENV019-24 Preparation of Additional and Diverse Housing Planning Proposal for the Georges River LGA** for the reason she is employed as the Regional Director - Operations Metro at St Vincent de Paul Society NSW (Society) and she oversees Vinnies Support Centres (VSC) and Vans operations in the metropolitan area. The Hurstville VSC is currently operating at 183C Forest Rd, Hurstville, NSW, 2220 and the site is owned by the Society. Councillor Ambihaipahar will not partake in any deliberations on this matter and she will leave the meeting and not participate in the consideration and voting on this item.

**Special Interest Disclosure - Councillor Jamieson** submitted a Special Disclosure of Pecuniary Interest in item **ENV019-24 Preparation of Additional and Diverse Housing Planning Proposal for the Georges River LGA** for the reason that she has an interest in R2 zone land area. Councillor Jamieson will partake in any deliberations on this matter and will remain the meeting and participate in the consideration and voting on this item.

**Councillor Jamieson** declared a Non-Significant Non-Pecuniary Interest in item **ENV020-24 Mortdale and Beverly Hills Masterplan Update** for the reason that her owner occupied property is within the Masterplan area. However, there is no pecuniary interest in the update. . Councillor Jamieson will remain in the meeting and take part in consideration and voting on this item.

**Special Interest Disclosure – Mayor, Councillor Elmir** submitted a Special Disclosure of Pecuniary Interest in item **ENV019-24 Preparation of Additional and Diverse Housing**

**Planning Proposal for the Georges River LGA** for the reason that he has an interest in R2 zone land area. The Mayor, Councillor Elmir will partake in any deliberations on this matter and will remain the meeting and participate in the consideration and voting on this item.

## PUBLIC FORUM

There was one registered speaker.

Name	Report No.	Report Title
Graeme Cartwright (In person)	ENV019-24	Preparation of Additional and Diverse Housing Planning Proposal for the Georges River LGA

Note: Documents were tabled for distribution to all Councillors and the Mayor, Councillor Elmir requested the speaker's previous report "*Future Transport Strategy 2056 for St George and Sutherland Areas Summary*" also be distributed to Councillors.

## CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

### ENV017-24 Confirmation of the Minutes of the Environment and Planning Committee Meeting held on 8 April 2024

(Report by Integrated Planning and Reporting Officer)

**RECOMMENDATION:** Councillor Landsberry, Councillor Jamieson

That the Minutes of the Environment and Planning Committee Meeting held on 8 April 2024, be confirmed.

## Record of Voting

For the Motion: Mayor, Councillor Elmir, Deputy Mayor, Councillor Borg, Councillor Ambihaipahar, Councillor Jamieson, Councillor Landsberry, Councillor Wang

On being PUT to the meeting, voting on this Motion was UNANIMOUS. The Motion was CARRIED.

## COMMITTEE REPORTS

### ENV018-24 Outcomes of Exhibition - Adoption of Revised Tree Management Policy and Amendment No.6 to the GRDCP 2021

(Report by Principal Strategic Planner)

**RECOMMENDATION:** Councillor Landsberry, Councillor Ambihaipahar

- (a) That Council note the submissions received during the public exhibition of the Draft Revised Tree Management Policy, the amendment to the Georges River Council 2023/24 Schedule of Fees and Charges and draft Amendment No. 6 to the Georges River Development Control Plan 2021 (GRDCP).
- (b) That Council amend the exhibited Draft Revised Tree Management Policy as outlined in **Table 5 of Attachment 8**.
- (c) That Council adopt the Tree Management Policy as amended and contained in **Attachment 2**, which includes an offset fee which will be levied through the execution of a deed of agreement, in response to submissions.
- (d) That Council give public notice of the decision to adopt the revised Tree Management Policy on its website in accordance with Section 166 of the *Local Government Act 1993*.
- (e) That Council adopt the proposed changes to the Fees and Charges relating to Street Tree

Removal, Tree Management Inspections (private land) and Tree Removal, Replacement and Pruning as exhibited and include them in the FY24/25 Schedule of Fees and Charges.

- (f) That Council amend the exhibited Amendment No. 6 to the GRDCP as outlined in **Table 6 of Attachment 8**.
- (g) That Council adopt Amendment No. 6 of GRDCP as amended and contained in **Attachments 5-7** in response to submissions pursuant to Section 3.43 of the *Environmental Planning and Assessment Act 1979* and Clause 14 of the *Environmental Planning and Assessment Regulation 2021*.
- (h) That Council endorse the Acting Director Environment and Planning to make minor modifications to any numerical, typographical, interpretation and formatting errors, if required, in preparation for the commencement of Amendment No. 6 of the GRDCP.
- (i) That Council give public notice of the decision to adopt the amended GRDCP on its website within 28 days in accordance with Clause 14 of the *Environmental Planning and Assessment Regulation 2021*.
- (j) That Council notes the existing savings provision within the GRDCP and accordingly all applications submitted before the effective date of Amendment No. 6 of the GRDCP will be determined as if Amendment No. 6 had not commenced.
- (k) That the effective date for the revised Tree Management Policy and the amended GRDCP to be the same.
- (l) That all persons who made a submission be advised of Council's decision.
- (m) That the Department of Planning, Housing and Infrastructure (DPHI) be given a copy of the amended GRDCP in accordance with Clause 20 the *Environmental Planning and Assessment Regulation 2021*.
- (n) That Council writes to the Hon. Chris Minns, Premier of NSW requesting that a guide for building amongst trees be incorporated into the pattern book which is currently being developed by the NSW Government Architect for low-rise and mid-rise (up to six storeys) buildings.
- (o) That Council writes to the Minister for Emergency Services, the Hon. Jihad Dib MP requesting the NSW Rural Fire Services to implement a notification system for nearby residents when private landowners carry out vegetation clearing under the *10/50 Vegetation Clearing Code of Practice* on bushfire prone land.

### Record of Voting

For the Motion: Mayor, Councillor Elmir, Deputy Mayor, Councillor Borg, Councillor Ambihaipahar, Councillor Jamieson, Councillor Landsberry, Councillor Wang

On being PUT to the meeting, voting on this Motion was UNANIMOUS. The Motion was CARRIED.

### ENV019-24 Preparation of Additional and Diverse Housing Planning Proposal for the Georges River LGA (Report by Principal Strategic Planner)

Note: It was noted that Councillor Ambihaipahar left the Chambers at 07:21pm

**RECOMMENDATION:** Councillor Landsberry, Mayor, Councillor Elmir

That Council endorses the preparation of the Additional and Diverse Housing Planning Proposal to amend the *Georges River Local Environmental Plan 2021*, comprising of the following components:

- i. In the R2 zone, reduce the minimum lot size for dual occupancies from 650sqm to 600sqm with the exception of land located within the existing Foreshore Scenic Protection Area (FSPA), proposed FSPA and the proposed Unique Character Area (UCA),
- ii. In the R2 zone, increase the minimum subdivision lot size for dual occupancies from 300sqm to 325sqm for land located within the existing Heritage Conservation Areas (HCAs),
- iii. In the R2 zone, increase the minimum subdivision lot size for dual occupancies from 430sqm to 500sqm for land located within the existing FSPA, proposed FSPA and the proposed UCA,
- iv. In the R2 zone, introduce multi dwelling housing and terraces as permissible land uses with the exception of land located within the existing HCA's, existing FSPA, proposed FSPA and the proposed UCA,
- v. In the R2 zone, request continued prohibition of manor houses,
- vi. In the R2 zone, introduce minimum density control of 300sqm per dwelling for multi dwelling housing, terraces and manor houses (if prohibition of manor houses is not supported by the DPFI),
- vii. In the R2 zone, retain existing maximum FSR of 0.55:1 to 0.6:1 for multi dwelling housing and terraces,
- viii. In the R3 zone, reduce the minimum lot size for dual occupancies from 650sqm to 500sqm,
- ix. In the R3 zone, reduce the subdivision minimum lot size for dual occupancies from 300sqm to 250sqm,
- x. In the R3 zone, introduce residential flat buildings (RFBs) as a permissible land use to facilitate greater development take up,
- xi. In the R3 zone, introduce minimum lot size of 800sqm and minimum lot width of 24m for RFBs to ensure appropriate development outcomes,
- xii. In the R3 zone, increase the maximum building height from 9m to 10.5m to offer greater development yield and design flexibility,
- xiii. In the R3 zone, increase the maximum floor space ratio (FSR) from 0.7:1 to 0.8:1 to offer greater development yield and by extension greater development incentive,
- xiv. In the R3 zone, apply a bonus FSR of 0.2:1 (total 1:1 FSR) for multi dwelling housing to incentivise the provision of townhouses, and
- xv. Implement the recommendations of the *Hurstville City Centre Urban Design Strategy 2018 (HCCUDS)* in relation to land within the Hurstville City Centre and residential zoned land located in the Additional Capacity Investigation Areas.

### **Record of Voting**

For the Motion: Mayor, Councillor Elmir, Deputy Mayor, Councillor Borg, Councillor Jamieson, Councillor Landsberry, Councillor Wang

On being PUT to the meeting, voting on this Motion was UNANIMOUS. The Motion was CARRIED.

Note: It was noted that Councillor Ambihaipahar returned to the Chambers at 07:40pm

**ENV020-24 Update on Mortdale and Beverly Hills Local Centre Master Plans**  
(Report by Manager Strategic Planning)

Note: It was noted that The Mayor, Councillor Elmir left the Chambers at 07:45pm

**RECOMMENDATION:** Councillor Wang, Councillor Landsberry

That the update on the Beverly Hills and Mortdale Local Centre Master Plans be received.

**Record of Voting**

For the Motion: Deputy Mayor, Councillor Borg, Councillor Ambihaipahar, Councillor Jamieson, Councillor Landsberry, Councillor Wang

On being PUT to the meeting, voting on this Motion was UNANIMOUS. The Motion was CARRIED.

**ENV021-24 Revised Employment Projections for the Georges River LGA**  
(Report by Principal Strategic Planner)

**RECOMMENDATION:** Councillor Ambihaipahar, Councillor Landsberry

- (a) That Council endorse the *Georges River Revised Employment Projections (June 2023)* as a strategic planning document that will inform the development of policies and planning directions.
- (b) That Council place the *Georges River Revised Employment Projections (June 2023)* on Council's website.
- (c) That Council discontinue any further work on the draft Activating Our Centres Policy and that any future planning proposals in the LGA's commercial centres be assessed in accordance with Council's adopted strategic planning documents.

**Record of Voting**

For the Motion: Deputy Mayor, Councillor Borg, Councillor Ambihaipahar, Councillor Jamieson, Councillor Landsberry, Councillor Wang

On being PUT to the meeting, voting on this Motion was UNANIMOUS. The Motion was CARRIED.

**CONCLUSION**

The Meeting was closed at 7.55pm.

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Chairperson