

# MINUTES

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## Extraordinary Council Meeting

Monday, 12 February 2024

8:00 PM

Dragon Room

Civic Centre

Hurstville



## **PRESENT**

### **COUNCIL MEMBERS**

The Mayor, Councillor Sam Elmir, Deputy Mayor, Councillor Elise Borg, Councillor Ashvini Ambihaipahar, Councillor Veronica Ficarra, Councillor Christina Jamieson, Councillor Nick Katris, Councillor Kathryn Landsberry, Councillor Nancy Liu, Councillor Peter Mahoney, Councillor Natalie Mort, Councillor Nick Smerdely, Councillor Colleen Symington and Councillor Benjamin Wang.

### **COUNCIL STAFF**

General Manager – David Tuxford, Director Assets and Infrastructure – Andrew Latta, Director Environment and Planning – Meryl Bishop, Director Community and Culture – Kristie Dodd, Director Business and Corporate Services – Danielle Parker, Manager, Office of the General Manager – Vicki McKinley, Executive Services Officer – Marisa Severino, Head of Technology – Garuthman De Silva and Technology Services Officer Sandra Vazzoler. Manager Strategic Planning Catherine McMahon and Manager Premium Facilities - Luke Coleman

## **OPENING**

The Mayor, Councillor Elmir, opened the meeting at 8:00pm.

## **ACKNOWLEDGEMENT OF COUNTRY**

The Mayor, Councillor Elmir 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.

## **APOLOGIES/LEAVE OF ABSENCE**

That an apology be accepted for Councillor Konjarski and Councillor Stratikopoulos.

**MOTION:** Mayor, Councillor Elmir, Councillor Katris

### **Record of Voting**

For the Motion: Mayor, Councillor Elmir, Deputy Mayor, Councillor Borg, Councillor Ambihaipahar, Councillor Ficarra, Councillor Jamieson, Councillor Katris, Councillor Landsberry, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Smerdely, Councillor Symington, Councillor Wang

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

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

There were no requests to attend via Audio Visual Link.

## **NOTICE OF WEBCASTING**

The Mayor, Councillor Elmir 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 Mahoney** submitted a Special Disclosure of Pecuniary Interest in item **CCL001-24 NSW Government Housing Reforms 2023-24** for the reason that he has an interest in land in the R2-FSPA area. Councillor Mahoney 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

Speaker	Report No.	Report Title
Matthew Allison	CCL001-24	NSW Government Housing Reforms 2023-24
James Hamilton	CCL001-24	NSW Government Housing Reforms 2023-24
Kim Wagstaff	CCL001-24	NSW Government Housing Reforms 2023-24

## ENVIRONMENT AND PLANNING

### **CCL001-24 NSW Government Housing Reforms 2023-24** (Report by Manager Strategic Planning)

**RECOMMENDATION:** Councillor Katris, Councillor Landsberry

- (a) That Council acknowledges the Housing Reforms undertaken by the NSW State Government to assist with the delivery of 314,000 new homes by 2029 across NSW, through the following:
  - (i) Infill Affordable Housing within the State Environmental Planning Policy (Housing) 2021 – in force from 14 December 2023
  - (ii) Transport Oriented Development State Environmental Planning Policy (TOD SEPP) – draft and anticipated to come into effect April 2024
  - (iii) Low and Mid-Rise Housing – draft and on consultation until 23 February 2024
- (b) In respect of the proposed TOD SEPP, that Council:
  - (i) Note its impacts on Kogarah railway station precinct are limited to those areas zoned R4 High Density Residential in the Kogarah North Precinct.
  - (ii) Write to the Department of Planning, Housing and Infrastructure (DPHI) raising concerns to any variation to the design criteria in the Apartment Design Guide for TOD related development due to the impacts on the amenity of both the apartment occupants and neighbouring buildings.
  - (iii) Write to the DPHI requesting funding for the development of a master plan for the MU1 and SP zoned land in the Kogarah Strategic Centre in order to support the objectives of the TOD SEPP and to promote the role of Kogarah as a Strategic Centre.
- (c) That Council welcome the opportunity for increased housing capacity and diversity created by the proposed Low and Mid-Rise Housing Reform, though express concerns regarding

the blanket 'one-size-fits-all' nature of the Reform and its impact on the local character of the Georges River Local Government Area (LGA).

- (d) That Council request the DPHI to defer the implementation of the Low and Mid-Rise Housing Reform within the Georges River LGA so Council is given the opportunity to review its Local Strategic Planning Statement (LSPS) to create capacity for additional and diverse housing through the creation of new R3 and R4 zones within the following 12 precincts:
- (i) Hurstville Railway Station and Hurstville City Centre (Strategic Centre)
  - (ii) Kogarah Railway Station and Kogarah Town Centre (Strategic Centre)
  - (iii) Beverly Hills Railway Station and Beverly Hills (King Georges Road) Local Centre
  - (iv) Kingsgrove Railway Station and Kingsgrove (Kingsgrove Road) Local Centre
  - (v) Mortdale Railway Station and Mortdale (Morts Road) Local Centre
  - (vi) Penshurst Railway Station and Penshurst (Penshurst Street) Local Centre
  - (vii) Riverwood (Belmore Road) Local Centre
  - (viii) South Hurstville (King Georges Road) Local Centre
  - (ix) Oatley Railway Station and Oatley (Mulga Road) Local Centre
  - (x) Allawah Railway Station
  - (xi) Carlton Railway Station
  - (xii) Narwee Railway Station
- (e) That Council respond to the DPHI's request for the nomination of "station and town centre precincts" as being the 12 precincts as identified in Recommendation (d) above.
- (f) That Council note the request to defer the Low and Mid-Rise Housing Reform in Recommendation (d) above is due to the following concerns:
- (i) Overriding the master planning work that has been completed by Council in conjunction with the community for the Mortdale and Beverly Hills Local Centres,
  - (ii) Providing uplift to centres that fall within the definition of "station and town centre precincts" without the appropriate master planning being in place to address community concerns of public domain and infrastructure provision,
  - (iii) Providing capacity for up to 150,000 additional dwellings within the Georges River LGA without considerations of the availability of infrastructure to support this growth,
  - (iv) Increasing housing capacity by permitting development on smaller allotments with greater height and FSR. This will result in changes to the low-density character of the LGA's suburbs, loss of trees and canopy cover on private land, replacement of on street parking with driveways and increased traffic impacts due to additional density,
  - (v) Permitting manor housing and multi-unit housing in the R2 Low Density Residential Zone and residential flat buildings (up to 6 storeys) in the R3 Medium Density Residential Zones in "station and town centre precincts" undermines the existing LSPS 2040 and the criteria for growth that was developed with the Georges River community,
  - (vi) Permitting manor houses and multi dwelling housing in the R2 Zone and residential flat buildings (of 3 to 6 storeys) in the R3 Zone in "station and town centre precincts" undermines the hierarchy of residential zones developed with the community through the LSPS 2040 and implemented through the GRLEP,
  - (vii) Applying the Low- and Mid-Rise Housing Reforms to Heritage Conservation Areas

- will compromise the social, built and cultural significance of these areas by permanently altering the historical subdivision pattern and character of the built form,
- (viii) Applying the minimum lot width of 12m and minimum site area of 450sqm for dual occupancy development across the LGA is a significant reduction from the existing GRLEP requirements of minimum 15m lot with and minimum site area of 650sqm and 1,000sqm outside and within the Foreshore Scenic Protection Area (FSPA) respectively.
  - (ix) The Reforms do not address the existing infrastructure shortage that currently exists including insufficient open space, community centres, sports courts and libraries, which will put more pressure on Council to address both existing and future populations.
- (g) That Council resolve to amend the Georges River Council Local Infrastructure Contributions Plan 2021 (Section 7.11 and Section 7.12) to address the potential increase in resident and worker population as a result of the Housing Reforms.
  - (h) That Council advise DPHI of its intention to amend the Section 7.11 and Section 7.12 Contribution Plans to address the potential increase in resident and worker population as a result of the Housing Reform program.
  - (i) That Council seek funding from DPHI to fund:
    - (i) the required amendments to its Section 7.11 and Section 7.12 Contribution Plans, and
    - (ii) the preparation of master plans for each of the “station and town centre precincts” identified in Recommendation (d) above to ensure that growth is accompanied by the required upgrades to public open space and community facilities, public domain, traffic and pedestrian improvements, drainage, and infrastructure generally.

### Record of Voting

For the Motion: Mayor, Councillor Elmir, Deputy Mayor, Councillor Borg, Councillor Ambihaipahar, Councillor Ficarra, Councillor Jamieson, Councillor Katris, Councillor Landsberry, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Smerdely, Councillor Symington, Councillor Wang

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

## ASSETS AND INFRASTRUCTURE

**CCL002-24 Venue Hire Agreement - St George Illawarra Rugby League Football Club at Netstrata Jubilee Stadium**  
(Report by Manager Premium Facilities)

**RECOMMENDATION:** Councillor Katris, Deputy Mayor, Councillor Borg

- (a) That Council endorse the Venue Hire Agreement between Georges River Council and the St George Illawarra Rugby League Football Club to play home matches at Netstrata Jubilee Stadium from 2024, as per the confidential attachment.
- (b) That Council authorise the General Manager to execute the Venue Hire Agreement on behalf of Georges River Council.

### Record of Voting

For the Motion: Mayor, Councillor Elmir, Deputy Mayor, Councillor Borg, Councillor Ambihaipahar, Councillor Ficarra, Councillor Jamieson, Councillor Katris, Councillor Landsberry, Councillor Liu, Councillor Mahoney, Councillor

Mort, Councillor Smerdely, Councillor Symington, Councillor Wang

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

**CONCLUSION**

The Meeting was closed at 8.35pm

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Chairperson