

MINUTES

Georges River Local Planning Panel

Thursday, 20 June 2024

4:00 PM

Council Chambers, Civic Centre, Hurstville

THIS IS THE PRINTED COPY OF THE GEORGES RIVER LOCAL PLANNING PANEL BUSINESS MEETING. FOR THE OFFICIAL DOCUMENT PLEASE VISIT THE GEORGES RIVER WEBSITE: WWW.GEORGESRIVER.NSW.GOV.AU

PANEL MEMBERS:

Mr Stephen Davies	(Chairperson)
Mr Anthony Hudson	(Expert Panel Member)
Mr Awais Piracha	(Expert Panel Member)
Ms Jenny Simpson	(Community Representative)

1. ON SITE INSPECTIONS

Site inspections were not required.

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. 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.

4. APOLOGIES AND DECLARATIONS OF PECUNIARY INTEREST

There were no apologies received

Jenny Simpson declared an interest in item LPP022-24 – Biodiversity, Character and Foreshore Scenic Protection Area (FSPA) Planning Proposal for Gateway Determination and LPP023-24 Additional and Diverse Housing Planning Proposal and did not attend the meeting.

5. NOTICE OF WEBCASTING**6. DISCLOSURES OF INTEREST****7. CONSIDERATION OF ITEM(S) AND VERBAL SUBMISSIONS**

There were no registered speakers.

The public meeting concluded at 4.03pm and the LPP Panel proceeded into Closed Session to deliberate the items listed below.

8 CLOSED SESSION – DELIBERATION OF REPORTS

LPP022-24 Biodiversity, Character and Foreshore Scenic Protection Area (FSPA) Planning Proposal for Gateway Determination (Report by Manager Strategic Planning)

Speakers

There were no speakers for this item.

Voting of the Panel Members

The decision of the Panel was unanimous.

- a) That the Georges River Local Planning Panel recommends to Council that the Planning Proposal No. 2024/0002 (Biodiversity, Character and FSPA) to amend the Georges River Local Environmental Plan (GRLEP) 2021 as listed in the table below, be forwarded to the Department of Planning, Housing and Infrastructure for a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.
- b) That the Director Environment and Planning be authorised to make minor editorial amendments to the Planning Proposal as required throughout the reporting process.
- c) That the Georges River Local Planning Panel notes that the Council is seeking exclusion of the application of the *Low Rise Housing Diversity Code* from the proposed Foreshore Scenic Protection Area and proposed Unique Character Area to ensure dual occupancies, manor houses, multi dwelling housing and terraces are only permitted through the Development Application process in these locations.
- d) The Panel notes that this planning proposal has to be considered in conjunction with the Additional and Diverse Housing Planning Proposal (PP2024/0004) which provides for increased housing numbers with the Local Government Area.

Table of Amendments

Item No.	Amendment to the Georges River LEP 2021
Item 1 – Amendments to Clause 1.2 Aims of the Plan	To insert an additional aim (ee) in Clause 1.2(2) to address character and to amend (e) so that it only relates to natural, built, cultural and Aboriginal heritage of Georges River.
Item 2 – Amendment to the objectives to the R2 Low Density Residential Zone	To amend the zone objective relating to local character in the R2 zone so that a high standard of urban design and built form that enhances local character is promoted.
Item 3 – Amendment to the objectives to the R3 Medium Density Residential Zone	To amend the zone objective relating to local character in the R3 zone so that a high standard of urban design and built form that enhances local character is promoted.
Item 4 – Additional objective to the RE1 Public Recreation & RE2 Private Recreation Zones	To insert a new objective in the zone objectives for the RE1 and RE2 zones to protect the environmental values of the land, in particular areas of high biodiversity significance.

Item 5 – Clause 4.1 Minimum Subdivision Lot Size and Lot Size Map	<p>To amend the Lot Size Map (Sheets LSZ_001, LSZ_002, LSZ_003, LSZ_005, LSZ_006, LSZ_009, LSZ_011 and LSZ_012) to increase the lot size requirements for areas proposed to be added to the proposed Foreshore Scenic Protection Area (FSPA) and/or Unique Character Areas (UCAs) from 450sqm (Area G) to 700sqm (Area Q).</p>
Item 6 – Clause 4.1A Minimum subdivision lot size for dual occupancies and Minimum Lot Size for Dual Occupancy Map	<p>To amend Clause 4.1A and the Minimum Lot Size for Dual Occupancy Map (Sheets LSD_001, LSD_002, LSD_003, LSD_005, LSD_006, LSD_009, LSD_011 and LSD_012) to increase the minimum lot size requirements for dual occupancies for areas proposed to be added to the proposed FSPA and/or UCAs from 650sqm (Area O) to 1000sqm (Area U).</p>
Item 7 – Clause 4.1B Minimum lot sizes and special provisions for certain dwellings	<p>To amend Clause 4.1B to:</p> <ul style="list-style-type: none"> • Insert a new objective to ensure that lots in the FSPA are of sufficient size to protect natural values, in particular areas of high terrestrial biodiversity value, and • Amend subclause (3) so that the Minimum Lot Size for Dual Occupancy Map and reference to Area U (1000sqm) replaces the reference to the FSPA so Area U is applied to the existing FSPA, proposed FSPA and the proposed UCAs.
Item 8 – Clause 4.4 Floor space ratio and Floor Space Ratio Map (map change only)	<p>To amend the Floor Space Ratio Map (Sheets FSR_001, FSR_002, FSR_003, FSR_005, FSR_006, FSR_009, FSR_011 and FSR_012) to reduce the maximum permissible FSR from 0.55:1 to 0.5:1 for R2 zoned land located within the existing FSPA, proposed FSPA and the proposed UCAs for all development typologies. No change is proposed to the provisions of Clause 4.4 Floor space ratio.</p>
Item 9 – Clause 4.4A - Exceptions to floor space ratio—certain residential accommodation and Floor Space Ratio Map	<p>To amend Clause 4.4A to introduce two additional FSR sliding scales (two additional tables) relating to dwelling houses and dual occupancies respectively for R2 zoned land located within the existing FSPA, proposed FSPA and the proposed UCAs in response to the reduction in maximum FSR from 0.55:1 and 0.5:1. The applicable areas are proposed to be identified as “Area 7” on the Floor Space Ratio Map.</p>
Item 10 – Clause 6.6 Foreshore Scenic Protection Area and Foreshore Scenic Protection Area Map	<p>To amend Clause 6.6 and the associated Foreshore Scenic Protection Area Map to ensure that the role of the FSPA focuses on foreshore scenic character.</p>
Item 11 – Amendment to Clause 6.10 Design Excellence	<p>To amend Clause 6.10 to introduce consideration of the visual amenity and visual impacts when viewed from the foreshore and waterway of the Georges River and local character.</p>
Item 12 – Amendments to Clause 6.12 Landscaped areas in certain residential and conservation zones	<p>To amend Clause 6.12 by:</p> <ul style="list-style-type: none"> • Inserting new objectives relating to the LGA-wide protection and improvement of native vegetation, habitats, threatened species and the green and vegetated character of the LGA, • Increasing the minimum landscaped area requirement for dwelling houses and dual occupancies by 5% to 30% and 35% respectively for R2 zoned land located within the existing FSPA, proposed FSPA and the proposed UCAs, and • Introducing a minimum 20% landscaped area requirement for multi dwelling housing, terraces and manor housing in response to the NSW Government’s <i>Low and Mid-Rise Housing</i> proposal.

Item 13 – Introduction of Clause 6.19 Terrestrial Biodiversity and associated mapping	To insert a new local provision in Part 6 Additional Local Provisions titled “Terrestrial Biodiversity” aimed at protecting areas of high biodiversity value. The new provision will be accompanied by a Terrestrial Biodiversity Map.
Item 14 – Introduction of Clause 6.20 Unique Character Area and associated mapping	To insert a new local provision in Part 6 Additional Local Provisions titled “Unique Character Area” to provide statutory protection to the proposed UCAs. The new local provision will be accompanied by a Unique Character Area Map.
Item 15 – Exclusion from Complying Development under the Low Rise Housing Diversity Code	Exclude the application of the <i>Low Rise Housing Diversity Code</i> from the proposed FSPA and proposed UCAs to ensure dual occupancies, manor houses, multi dwelling housing and terraces are only permitted through the DA process.

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LPP023-24 Additional and Diverse Housing Planning Proposal (Report by Principal Strategic Planner)

Speakers

There were no speakers for this item.

Voting of the Panel Members

The decision of the Panel was unanimous.

- a) That the Georges River Local Planning Panel recommends to Council that the Planning Proposal No. 2024/0004 (Additional and Diverse Housing Planning Proposal) to amend the *Georges River Local Environmental Plan (GRLEP) 2021* as listed in the Table of Amendments below, be forwarded to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*, subject to Council receiving a deferral to DPHI's Low and Mid-Rise Housing proposal.
- b) That the Director Environment and Planning be authorised to make minor editorial amendments to the Planning Proposal as required throughout the reporting process.
- c) That the Georges River Local Planning Panel notes that this Planning Proposal will incorporate the amendments proposed by the Biodiversity, Character and FSPA Planning Proposal (PP2024/0002) to implement the *Georges River Biodiversity Study* and *Foreshore Scenic Character Study*.
- d) That the Georges River Local Planning Panel recommends to Council that additional R3 Medium Density Residential and R4 High Density Residential Zones are identified in its review of the Georges River Local Strategic Planning Statement.

Table of Amendments

Item No.	Amendment to the GRLEP
Item 1: Amendment to the Land Use Table	Introduce RFBs as a permissible land use within the R3 zone.
Item 2: Amendment to Clause 4.1A Minimum subdivision lot size for dual occupancies	Amend the minimum subdivision lot size for dual occupancies as follows: <ul style="list-style-type: none"> • Land in Zone R2 Low Density Residential to retain the existing 300sqm, • Land in Zone R3 Medium Density Residential and Zone R4 High Density Residential reduce from 300sqm to 250sqm, • Land located within the existing HCAs increase from 300sqm to 325sqm, and • Land in the existing FSPA, proposed FSPA and proposed UCA (i.e. Area U on the Minimum Lot Size for Dual Occupancy Map) increase from 430sqm to 500sqm.

<p>Item 3: Amendment to Clause 4.1B Minimum lot sizes and special provisions for certain dwellings</p>	<p>There are two components to this amendment:</p> <ol style="list-style-type: none"> 1. Reduce the minimum lot size for dual occupancies in all residential zones from 650sqm to 600sqm in R2, 500sqm in R3 and R4 with the exception of land in the existing FSPA, proposed FSPA and proposed UCA and in the existing HCAs, and 2. Add 800sqm minimum lot size and 24m lot width at the front building line for RFBs in the R3 zone. <p>Note: minimum lot size for dual occupancies for land in the existing FSPA, proposed FSPA and proposed UCA and in the existing HCAs are outlined in Item 10 below.</p>
<p>Item 4: Amendment to Clause 4.3A Exceptions of height of buildings</p>	<p>Amend the existing 5m height control for multi dwelling housing so this restriction is only applied to the R2 zone.</p>
<p>Item 5: Amendment to Clause 4.4A Exceptions to floor space ratio – certain residential accommodation</p>	<p>Apply a bonus of 0.2:1 FSR (equating to 1:1 total FSR) for multi dwelling housing and terrace developments on land in the Zone R3 Medium Density Residential.</p>
<p>Item 6: Insert new clause via Schedule 1 Additional permitted uses – No.17 Use of certain land in Zone R2 Low Density Residential</p>	<p>Introduce multi dwelling housing and terraces as permissible land uses within the R2 zone excluding the areas located in the existing HCAs, existing FSPA, proposed FSPA and proposed UCA, comprising of the following components:</p> <ul style="list-style-type: none"> • Introduce multi dwelling housing and multi dwelling housing (terraces) as a permissible land use across R2 zoned land, excluding the existing HCAs, existing FSPA, proposed FSPA and proposed UCA, • Apply minimum density control of 300sqm per dwelling within the R2 zone for multi dwelling housing and terrace developments, • Continue prohibition of manor houses in the R2 zone, • Apply maximum FSR of 0.6:1 for multi dwelling housing and terraces within the R2 zone, excluding land located within the existing HCAs, existing FSPA, proposed FSPA and proposed UCA, and • Apply minimum landscaped area of 20% for multi dwelling housing and terraces within the R2 zone, excluding land located within the existing HCAs, existing FSPA, proposed FSPA and proposed UCA.
<p>Item 7: Continued prohibition of manor houses within the R2 zone</p>	<p>Request the DPHI to continue the prohibition of manor houses within the R2 zone despite the proposed introduction of multi dwelling housing and terraces.</p>
<p>Item 8: Amendment to Height of Buildings Map</p>	<p>To amend the <i>Height of Buildings Map</i> to increase the height from 9m to 10.5m for all land within the R3 zone.</p>
<p>Item 9: Amendment to Floor Space Ratio Map</p>	<ul style="list-style-type: none"> • To amend the Floor Space Ratio Map to increase the FSR from 0.7:1 to 0.8:1 for land within the R3 zone, and • To identify all R3 zoned land as “Area 8” to allow a bonus FSR to be applied for multi dwelling housing and terrace developments as per Item 5 above.

<p>Item 10: Amendment to Lot Size for Dual Occupancy Map</p>	<p>To support Item 3 above, the following amendments are proposed to the <i>Minimum Lot Size for Dual Occupancy Map</i>:</p> <ul style="list-style-type: none"> • Apply 500sqm to land within R3 and R4 zones, • Apply 600sqm to land within the R2 zone, • Retain 650sqm to land within the HCAs, • Retain 1,000sqm to land within the existing FSPA as per the Biodiversity, Character and FSPA Planning Proposal, and • Apply 1,000sqm to land within the proposed FSPA and UCA as per the Biodiversity, Character and FSPA Planning Proposal.
<p>Item 11: Additional Capacity Areas</p>	<p>The following amendments are proposed to implement the Additional Capacity Areas as recommended by the HCCUDS:</p> <ul style="list-style-type: none"> • Rezoning land from R2 to R4 on Park Road and Wright Street, • Increasing the height of the Additional Capacity Areas from 9m and 12m to a range of heights from 19m to 40m as shown on the proposed HOB Map, and • Increasing the FSR of the Additional Capacity Areas from 0.55:1 and 1:1 to a range of ratios from 1.3:1 to 3.3:1 as shown on the proposed FSR Map.
<p>Item 12: Hurstville City Centre</p>	<p>The HCCUDS also conducts block-by-block urban design analysis of the existing building height and FSR controls applied within the City Centre and provides a series of recommendations to update the existing planning controls for the City Centre by rectifying the mismatch between the existing height and FSR development standards. A number of amendments are proposed to the <i>Height of Buildings Map</i> and the <i>Floor Space Ratio Map</i>.</p>

9 CONFIRMATION OF MINUTES

GEORGES RIVER LOCAL PLANNING PANEL MEETING-20 JUNE 2024

RECOMMENDATION

That the Minutes of the Georges River Local Planning Panel Meeting held on 20 June 2024, be confirmed.

The meeting concluded at 4.04pm.



Stephen Davies
Chairperson

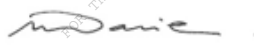


Awais Piracha
Expert Panel Member




Anthony Hudson
Expert Panel Member

Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Stephen Davies
Meeting Date:	20 June 2024
Item Numbers:	<ul style="list-style-type: none"> • LPP022-24 – Biodiversity, Character and Foreshore Scenic Protection Area (FSPA) Planning Proposal for Gateway Determination • LPP023-24 – Additional and Diverse Housing Planning Proposal
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 number I have an actual¹ conflict of interest	<input type="checkbox"/> Conflict Details
In relation to item number I have a potential² conflict of interest	<input type="checkbox"/> Conflict Details
In relation to item number I have a reasonably perceived³ conflict of interest	<input type="checkbox"/> Conflict Details
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, whether or not this is in fact the case.</p>	


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Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Anthony Hudson
Meeting Date:	20 June 2024
Item Numbers:	<ul style="list-style-type: none"> LPP022-24 – Biodiversity, Character and Foreshore Scenic Protection Area (FSPA) Planning Proposal for Gateway Determination LPP023-24 – Additional and Diverse Housing Planning Proposal
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Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Awais Piracha
Meeting Date:	20 June 2024
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Declaration of Interest Georges River Local Planning Panel

Panel Member Name:	Jenny Simpson
Meeting Date:	20 June 2024
Item Numbers:	<ul style="list-style-type: none"> • LPP022-24 – Biodiversity, Character and Foreshore Scenic Protection Area (FSPA) Planning Proposal for Gateway Determination • LPP023-24 – Additional and Diverse Housing Planning Proposal
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