

MINUTES

Environment and Planning Committee

Tuesday, 10 June 2025

7:00 PM

Dragon Room

Georges River Civic Centre,
Hurstville



GEORGES RIVER COUNCIL

PRESENT

COUNCIL MEMBERS

Councillor Elise Borg (Mayor), Councillor Peter Mahoney (Chairperson), Councillor Matthew Allison Councillor Tom Arthur, Councillor Christina Jamieson, and Councillor Kathryn Landsberry.

COUNCIL STAFF

Director Environment and Planning – Joseph Hill, General Manager – David Tuxford, Acting Manager Development & Building – Linley Love, General Counsel - James Fan, Executive Manager City Futures – Kent Stroud, Manager Office of the General Manager – Vicki McKinley, Coordinator Strategic Planning – Luke Oste, Strategic Planner – Michelle Fawcett, Strategic Planning / Information Management – Andy Zhou, Personal Assistant to the Manager Environment, Health & Regulatory Services – Lynne Denham (Minutes), Personal Assistant to the Manager Development & Building – Catherine Mercer and Technology Service Desk Technician – Arun Job.

OPENING

The Chairperson, Councillor Cr Peter Mahoney, opened the meeting at 7.01pm.

ACKNOWLEDGEMENT OF COUNTRY

The Chairperson, Councillor Peter Mahoney 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

There were no apologies or requests for leave of absence.

REQUEST TO ATTEND VIA AUDIO VISUAL LINK

There were no requests to attend via Audio Visual Link.

NOTICE OF WEBCASTING

The Chairperson, Councillor Peter Mahoney 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 Disclosure of Pecuniary Interest - Councillor Mahoney submitted a Special Disclosure of Pecuniary Interest in item **ENV018-25 Review of the Draft Bush Fire Prone Land Map 2025** for the reason that the Councillor has an interest in the land.

Councillor Mahoney will partake in any deliberations on this matter and will remain in the meeting and participate in the consideration and voting on this item.

Non-Significant Non Pecuniary Interest – Councillor Matthew Allison – submitted a Non-Significant Non-Pecuniary Interest in item **ENV018-25 Review of the Draft Bush Fire Prone Land Map 2025** for the reason that the Councillor's place of residence is situated in Bushfire Zone on the eastern edge of Oatley Park, Oatley.

Councillor Allison will partake in any deliberations on this matter and will remain in the meeting and participate in the consideration and voting on this item.

PUBLIC FORUM

Name	Report No.	Report Title
Brett Cornell (Written submission)	ENV020-25	Merriman Reserve Plan of Management and Master Plan
Lisa Bella Esposito (In person)	ENV019-25	Planning Proposal for Gateway Determination – 193-199 Rocky Point Road, 66-68 Ramsgate Road and 2-4 Targo Road, Ramsgate
Matt Hyne (Written submission)	ENV019-25	Planning Proposal for Gateway Determination – 193-199 Rocky Point Road, 66-68 Ramsgate Road and 2-4 Targo Road, Ramsgate
Peter Stubbs (Written submission)	ENV019-25	Planning Proposal for Gateway Determination – 193-199 Rocky Point Road, 66-68 Ramsgate Road and 2-4 Targo Road, Ramsgate
Nicholas Steele (In person)	ENV019-25	Planning Proposal for Gateway Determination – 193-199 Rocky Point Road, 66-68 Ramsgate Road and 2-4 Targo Road, Ramsgate
Tim Rogers (In person)	ENV019-25	Planning Proposal for Gateway Determination – 193-199 Rocky Point Road, 66-68 Ramsgate Road and 2-4 Targo Road, Ramsgate

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

ENV017-25 Confirmation of the Minutes of the Environment and Planning Committee Meeting held on 12 May 2025
(Report by Manager Office of the General Manager)

RECOMMENDATION: Councillor Landsberry, Councillor Allison

That the Minutes of the Environment and Planning Committee Meeting held on 12 May 2025, be confirmed.

Record of Voting

For the Motion: Councillor Mahoney, The Mayor, Councillor Borg, Councillor Allison, Councillor Arthur, Councillor Jamieson, Councillor Landsberry

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

COMMITTEE REPORTS**ENV018-25 Review of the Draft Bush Fire Prone Land Map 2025**

(Report by Strategic Planner/Information Management)

RECOMMENDATION: Councillor Jamieson, Councillor Arthur

- (a) That Council note the draft Bush Fire Prone Land Map 2025 prepared by the NSW Rural Fire Service as the replacement for the certified Bush Fire Prone Land Map 2020 for Georges River Council.
- (b) That Council request the NSW Rural Fire Service to:
 - (i) remove Carss Bush Park and the lower part of Oatley Memorial Gardens (being a road reserve) from the draft Bush Fire Prone Land Map 2025.
 - (ii) finalise and provide the amended Bush Fire Prone Land Map 2025 with the inclusion of the vegetation buffer areas surrounding the new Vegetation Categories 1 and 2.
- (c) That Council formally request certification from the NSW Rural Fire Service for the amended Bush Fire Prone Land Map 2025.

Record of Voting

For the Motion: Councillor Mahoney, The Mayor, Councillor Borg, Councillor Allison, Councillor Arthur, Councillor Jamieson, Councillor Landsberry

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

ENV019-25 Planning Proposal for Gateway Determination – 193-199 Rocky Point Road, 66-68 Ramsgate Road and 2-4 Targo Road, Ramsgate

(Report by Consultant Planner)

Note: Yvonne Kanti of Gyde Consultants introduced the report.

RECOMMENDATION: The Mayor, Councillor Borg, Councillor Landsberry

That Georges River Council (Council) does not support the proposed amendments to *Georges River Local Environmental Plan 2021* (GRLEP), contained in PP2024/0001 as described at **Attachment 1** of the Environmental Planning Committee report as it does not satisfy the site-specific merit tests that are outlined in the Department of Planning, Housing and Infrastructure's (DPHI) *Local Environmental Plan Making Guideline* (dated August 2023) for the following key reasons:

- (i) the planning proposal (PP) has not demonstrated that future intensification of development on the site can be accommodated without adverse impacts within the capacity of the current and/or future infrastructure, specifically the surrounding state and local road network.
- (ii) the PP has not adequately addressed the recommendations made by Georges River Local Planning Panel (LPP) (LPP052-24) at its meeting on 5 December 2024 in relation to potential traffic and transport impacts.
- (iii) the PP has not adequately addressed the traffic advice from Transport for New South Wales (TfNSW) and Council's traffic engineers issued to the Proponent on 19 March 2025 and subsequent advice provided by TfNSW on 10 April 2025.

Record of Voting

For the Motion: Councillor Mahoney, The Mayor, Councillor Borg, Councillor Allison, Councillor Jamieson, Councillor Landsberry

Against the Motion: Councillor Arthur

On being PUT to the meeting, voting on this Motion was five (5) votes FOR and one (1) vote AGAINST. The Motion was CARRIED.

ENV020-25 Adoption - Merriman Reserve Plan of Management and Master Plan
(Report by Strategic Planner)

RECOMMENDATION: Councillor Landsberry, Councillor Jamieson

- (a) That Council adopt the Merriman Reserve Plan of Management and Master Plan provided in **Attachments 1 and 2** in accordance with section 40 of *the Local Government Act 1993* and section 3.23(6) of the *Crown Land Management Act 2016*.
- (b) That Council authorise the Director Planning and Environment to make minor editorial modifications in the finalisation of the Merriman Reserve Plan of Management and Master Plan.
- (c) That all individuals who provided a submission during the public exhibition of the Merriman Reserve Plan of Management and Master Plan be notified of Council's decision.
- (d) That the adopted Merriman Reserve Plan of Management and Master Plan be forwarded to the NSW Department of Planning, Housing and Infrastructure – NSW Crown Lands for information.
- (e) That the Merriman Reserve Plan of Management and Master Plan be placed on Council's website following adoption by Council.

Record of Voting

For the Motion: Councillor Mahoney, The Mayor, Councillor Borg, Councillor Allison, Councillor Arthur, Councillor Jamieson, Councillor Landsberry

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

ENV021-25 Development and Building Q3 Metrics Report
(Report by Manager Development and Building)

RECOMMENDATION: Councillor Jamieson, Councillor Allison

That Council receive and note the Quarterly Development and Building Team Functions and Services Metrics Report for the period January to March 2025.

Record of Voting

For the Motion: Councillor Mahoney, The Mayor, Councillor Borg, Councillor Allison, Councillor Arthur, Councillor Jamieson, Councillor Landsberry

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

CONCLUSION

The Meeting was closed at 7.57pm

Chairperson