

AGENDA

Environment and Planning Committee

Monday, 13 October 2025

7:00 PM

Dragon Room

**Georges River Civic Centre,
Hurstville**



OATH OF OFFICE OR AFFIRMATION OF OFFICE

All Georges River Councillors are reminded of their Oath of Office or Affirmation of Office made at the time of their swearing into the role of Councillor.

All Councillors are to undertake the duties of the office of Councillor in the best interests of the people of the Georges River Council area and are to act faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the *Local Government Act 1993* or any other Act to the best of their ability and judgement.

DISCLOSURES OF INTEREST

All Georges River Councillors are reminded of their obligation to declare any conflict of interest (perceived or otherwise) in a matter being considered by Council or at any meeting of Council.

ENVIRONMENT AND PLANNING COMMITTEE MEETING**ORDER OF BUSINESS****OPENING****ACKNOWLEDGEMENT OF COUNTRY**

Council 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.

APOLOGIES / LEAVE OF ABSENCE**REQUEST TO JOIN VIA AUDIO VISUAL LINK****NOTICE OF WEBCASTING****DISCLOSURES OF INTEREST****PUBLIC FORUM****CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

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	(Report by Executive Services Officer)	5

COMMITTEE REPORTS

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CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Item: ENV034-25 Confirmation of the Minutes of the Environment and Planning Committee Meeting held on 8 September 2025

Author: Executive Services Officer

Directorate: Office of the General Manager

Matter Type: Previous Minutes

RECOMMENDATION:

That the Minutes of the Environment and Planning Committee Meeting held on 8 September 2025, be confirmed.

ATTACHMENTS

Attachment [↓](#)1 Minutes of the Environment and Planning Committee Meeting held on 8 September 2025



ENV034-25

MINUTES

Environment and Planning Committee

Monday, 08 September 2025

7:00 PM

Dragon Room

Georges River Civic Centre,
Hurstville

UNCONFIRMED



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.

NON COMMITTEE MEMBER COUNCILLORS

Councillor Thomas Gao, Councillor Leon Pun, Councillor Natalie Mort and Councillor Benjamin Wang.

COUNCIL STAFF

General Manager – David Tuxford, Director Environment and Planning – Joseph Hill, Manager Environment, Health & Regulatory Services - Andrew Spooner, Acting Manager Strategic Planning – Luke Oste, Strategic Planner/Information Management – Andy Zhou, Coordinator Environment, Sustainability & Waste – Elyse Ballesty, Senior Environment Officer – Sean Simpson, Coordinator Communications & Engagement, Catherine James, Acting Manager Office of the General Manager – Marisa Severino, Personal Assistant to the Manager Environment, Health & Regulatory Services – Lynne Denham (Minutes), Personal Assistant to the Manager Development & Building – Catherine Mercer and Technology Services Officer – Lee Fermor.

CONSULTANT

Mr Andrew Wilson from APP Group.

OPENING

The Chairperson, Councillor Peter Mahoney, opened the meeting at 7.00 pm.

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

Non-Significant Non-Pecuniary Interest – Councillor Allison disclosed a Non-Significant, Non-Pecuniary interest in item **ENV033-25 - Wildlife Protection Area Policy Review & Public Exhibition** for the reason that he is a member of Oatley Flora and Fauna Conservation Society. Councillor Allison will remain in the meeting and take part in consideration and voting on this item.

PUBLIC FORUM

There were no registered speakers.

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

ENV029-25 Confirmation of the Minutes of the Environment and Planning Committee Meeting held on 11 August 2025
(Report by Executive Services Officer)

RECOMMENDATION: Councillor Allison, Councillor Jamieson

That the Minutes of the Environment and Planning Committee Meeting held on 11 August 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

ENV030-25 Planning Proposal for Gateway Determination - Part of Moore Park, 33 Lobb Crescent, Beverley Park NSW
(Report by Consultant Planner)

RECOMMENDATION: Councillor Allison, Councillor Landsberry

- That Council support the recommendation of the Georges River Local Planning Panel dated 3 July 2025 for the Planning Proposal PP2024/0006 relating to northwestern portion of Council's Moore Park land at 33 Lobb Crescent, Beverley Park (Part of Lot 160, DP 19098).
- That Council support an amendment to Schedule 4 Part 2 of the Georges River Local Environmental Plan 2021 to reclassify the northwestern portion of Council's Moore Park land at 33 Lobb Crescent, Beverley Park (Part of Lot 160, DP 19098) to 'operational land' as proposed by Planning Proposal PP2024/0006.
- That Council endorse the forwarding of the Planning Proposal PP2024/0006 to the NSW Department of Planning, Housing and Infrastructure (DPHI) to request a Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act 1979 for an amendment to the Georges River Local Environmental Plan 2021 by amending Schedule 4 Part 2 to reclassify the northwestern portion of the land at 33 Lobb Crescent, Beverley Park (Part of Lot 160, DP 19098) to 'operational land' as defined in the Local Government Act 1993.

- (d) That the Planning Proposal be placed on formal public exhibition in accordance with the conditions of any Gateway Determination issued by the DPHI.
- (e) That a public hearing on the reclassification be arranged by Council in accordance with Section 29 of the Local Government Act 1993 and the Gateway Determination.
- (f) That Council consider a report on the submissions received following the public exhibition and public hearing.

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.

Note: Councillor Gao, Councillor Pun, Councillor Mort and Councillor Wang arrived at 7.14PM

ENV031-25 Waste Collection Contract Performance Monitoring (Report by Manager Environment Health & Regulatory Services)

RECOMMENDATION: Councillor Landsberry, Councillor Allison

That the information contained within this report be noted.

Note: Councillor Pun, while not a voting member of the Committee, indicated an intention to raise a question regarding the report but ultimately refrained from doing so.

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.

ENV032-25 Source Separation at Public Place Litter Bins - Trial (Report by Manager Environment Health & Regulatory Services)

RECOMMENDATION: Councillor Allison, Councillor Jamieson

- (a) A trial for source separation of eligible Return and Earn containers alongside the public litter bin service is delivered within the 2026/27 financial year, post implementation of the new waste collection contract.
- (b) A further report be provided to Council in the 2027/28 financial year, post full completion of the trial, to report on the outcomes and determine value for money of the service.

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.

ENV033-25 Wildlife Protection Area Policy Review & Public Exhibition (Report by Manager Environment Health & Regulatory Services)

RECOMMENDATION: Councillor Landsberry, Councillor Allison

That the draft Georges River Wildlife Protection Area Policy 2025 (Attachment 1) be publicly

exhibited for a period of at least 60 days with the exhibition outcomes reported to Council in a further report.

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 7.31PM

Chairperson

UNCONFIRMED

COMMITTEE REPORTS

Item: ENV035-25 Withdrawal of the Additional and Diverse Housing Planning Proposal (PP2024/0004)

Author: Principal Strategic Planner

Directorate: Environment and Planning

Matter Type: Committee Reports

ENV035-25

RECOMMENDATION:

- (a) That Council notes the Gateway Determination issued for the Additional and Diverse Housing Planning Proposal (PP2024/0004).
- (b) That Council considers the Planning Proposal, as amended by the conditions of the Gateway Determination, now unacceptable as a replacement for the NSW Government's Low and Mid-Rise Housing (LMR) Policy.
- (c) That Council not proceed with the subject Planning Proposal as it does not meet the objectives of the Planning Proposal sought by Council, in addition to the following reasons:
 - (i) Council being unsuccessful in receiving an exemption from the LMR Policy,
 - (ii) The LMR Policy unlocks a minimum theoretical capacity of 11,000 new dwellings compared to the capacity for 8,130 new dwellings created by the subject Planning Proposal,
 - (iii) A cumulative capacity of more than 16,660 new dwellings will be created by a combination of the subject Planning Proposal and LMR Policy, which is likely to exacerbate the infrastructure demands arising from the unplanned population growth generated by the LMR Policy,
 - (iv) The LMR Policy is better aligned with the principles of Transit-Oriented Development by concentrating new housing in areas serviced by existing train stations and town centres,
 - (v) Council has several master plans underway that will facilitate future housing growth accompanied by the required local infrastructure, and
 - (vi) There are no current or future budget allocations to complete the additional studies as required by the Gateway Determination Conditions.

EXECUTIVE SUMMARY

1. In response to the NSW Government's *Low and Mid-Rise Housing (LMR) Policy*, the Additional and Diverse Housing Planning Proposal (PP2024/0004, Housing PP) has been prepared for the purpose of creating capacity for new dwellings within the Georges River LGA in lieu of the LMR Policy.
2. Council at its meeting held on 28 April 2025 resolved to forward the Housing PP seeking a Gateway Determination. At the same meeting, Council also resolved to request to the Department of Planning, Housing and Infrastructure's (DPHI) to support the Housing PP as a viable and appropriate replacement for the LMR Policy.
3. The Gateway Determination for the subject Planning Proposal was issued by the DPHI on 12 September 2025. As part of the Gateway Determination, DPHI has reiterated its decision not to support the Housing PP as a replacement for the LMR Policy.

4. Pursuing the finalisation of the Housing PP in accordance with the Gateway Determination would represent a significant financial and resource outlay. Given that the Gateway Determination does not satisfactorily address Council's original objectives for preparing and pursuing this Planning Proposal, this report recommends that Council withdraw and not proceed with the Housing PP.

BACKGROUND

5. In late 2023, the NSW Government released a series of housing reform proposals to dramatically increase the supply of housing across NSW. One of proposed reforms is the *Low and Mid-Rise Housing (LMR) Policy*, which became effective on 28 February 2025.
6. The LMR Policy centres around changes to planning controls within 800m of well-serviced commercial centres and train stations. Seven (7) precincts within the Georges River LGA have been identified on the [LMR map](#) as "Indicative LMR Housing Areas". Refer item **ENV012-25** (14 April 2025) for a detailed explanation of the LMR Policy and its impact on the LGA.
7. The detailed analysis of the LMR Policy on the Georges River LGA has found that the likely theoretical capacity generated across the 7 LMR Housing Areas equates to more than 11,000 new dwellings.
8. In response to the LMR Policy, Council at its meeting dated 25 March 2024 (refer item **CCL017-24**) partly resolved to request a deferral from the application of the proposed Low and Mid-Rise Housing Reform on the basis that Council is committed to the provision of capacity for additional and diverse housing through immediate and midterm changes to local planning controls.
9. Subsequently, Council resolved on 27 May 2024 to prepare the subject Planning Proposal, known as the Additional and Diverse Housing Planning Proposal (PP2024/0004, Housing PP) for the purpose of creating capacity for new dwellings in lieu of the application of DPHI's LMR Policy.
10. In November 2024, the subject Planning Proposal was consolidated with the Biodiversity, Character and FSPA Planning Proposal (PP2024/0002) in response to the request of the DPHI for ease of assessment. The consolidated Planning Proposal is known as the Integrated Planning Proposal. A Gateway Determination was issued for the Integrated Planning Proposal on 24 March 2025 with an extensive list of Conditions to satisfy prior to public exhibition, including the clarification that the Housing PP is not supported as a replacement for the LMR Policy.
11. Council at its meeting held on 28 April 2025 (refer item **ENV012-25**) considered the Gateway Determination issued for the Integrated PP and resolved to resubmit the Housing PP as a new and independent planning proposal for a Gateway Determination. Council also resolved to request to the DPHI to reconsider its decision and support the Housing PP as a viable and appropriate replacement for the LMR Policy.
12. With the objective of serving as a tailored replacement for the LMR Policy, the Housing PP seeks to create a theoretical capacity for approximately 8,130 additional dwellings in the Georges River LGA as follows:
 - (a) Capacity for an additional 1,340 dwellings in the R2 zone from reducing the minimum dual occupancy lot size from 650sqm to 600sqm in areas outside of the existing Heritage Conservation Areas (HCAs), existing Foreshore Scenic Protection Area (FSPA), proposed FSPA and the proposed Unique Character Areas (UCAs),

- (b) Capacity for an additional 5,685 dwellings in the R2 zone from permitting multi dwelling housing and terraces with a density control of minimum 300sqm site area per dwelling,
 - (c) Capacity for an additional 700 dwellings in the R3 zone from increasing the height of buildings from 9m to 10.5m and increasing the floor space ratio (FSR) from 0.7:1 to up to 1:1 for multi dwelling housing development, and
 - (d) Capacity for an additional 406 dwellings from implementing the *Hurstville City Centre Urban Design Strategy* (HCCUDS, 2008) comprising of:
 - 216 additional dwellings within the MU1 Mixed Use zones of the City Centre, and
 - 190 additional dwellings in the residential-zoned Additional Capacity Areas to the north of the City Centre.
13. The R2 and R3 zoned land subject to the amendments proposed by the Housing PP is shown in **Figure 1** below. Land subject to the amendments recommended by the HCCUDS is shown in **Figure 2**.

Figure 1 - Applicable R2 and R3 zoned land subject to the Housing SEPP

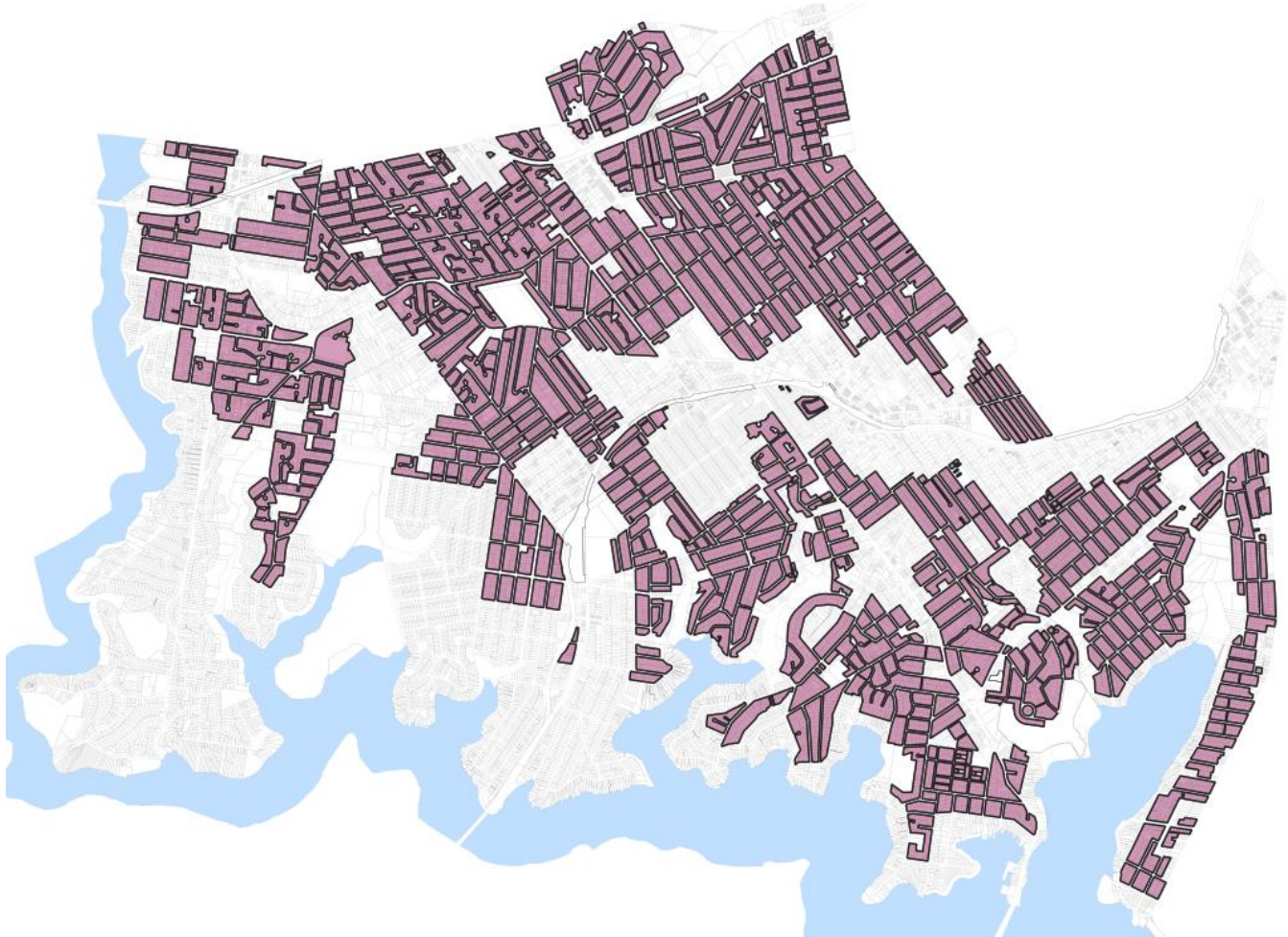


Figure 2 – Location of Hurstville City Centre (black dash) and Additional Capacity Areas (red dash)



ENV035-25

GATEWAY DETERMINATION CONDITIONS

14. The Housing PP was resubmitted to the DPHI and received a Gateway Determination with Conditions on 12 September 2025, see **Attachment 1** (letter) and **Attachment 2** (Gateway Determination and Conditions).
15. Most of the Conditions require additional justification to be prepared prior to public exhibition to better clarify the changes proposed by the Housing PP.
16. There are two key Conditions which severely undermine the intent of the subject Planning Proposal:
 - Prohibition of manor houses in the R2 zone through the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP) is not supported and must be removed from the Housing PP, and
 - The DPHI does not support the Housing PP as a replacement for the LMR Policy and the subject Planning Proposal must be modified to reflect this.
17. Additionally, several Conditions require additional studies to be prepared as detailed in **Table 1** below.

Table 1 – Gateway Conditions Requiring Additional Studies

#	Gateway Condition	Council Officer Comment
(e)	Address consistency with the following section 9.1 Ministerial Directions: ii. Direction 4.1 Flooding, undertake a detailed assessment regarding all relevant components of the proposal	This Condition requires Council to undertake detailed assessment of all sites that are affected by flooding in accordance with 4.1 Flooding of the S9.1 Ministerial Directions. Despite the presence of adopted Floodplain Risk Management Studies and Plans for the majority of the LGA including the Hurstville, Mortdale and

	to which this Direction applies; any inconsistencies are to be justified in accordance with the terms of the Direction;	Peakhurst Wards Catchments, Kogarah Bay, Beverley Park and Poulton Park, it is likely that a Flood Impact Risk Assessment (FIRA) is required for all land affected by the Housing PP due to the precedent established by the Beverly Hills Master Plan process. This would need to be outsourced to an external flood consultant.
(f)	Provide further commentaries in the assessment of State Environmental Planning Policies regarding the <i>Apartment Design Guide</i> , particularly in relation to the testings for residential apartments in Zone R3 Medium Density Residential and the Additional Capacity Areas. This should be supported by analysis demonstrating the proposed development standards are capable of satisfying the <i>Apartment Design Guide</i> , including building heights, building separations and solar access to future development and adjoining properties.	This Condition requires Council to undertake further testing to demonstrate the proposed development standards in the R3 zone and Additional Capacity Areas are capable of satisfying the <i>Apartment Design Guide</i>, including: — Building heights, — Building separations, and — Solar access to future development and adjoining properties.
(g)	Provide details on how the recommendations of the <i>Hurstville City Centre Urban Design Strategy</i> regarding the need for a feasibility study for the City Centre and the transition areas, and an updated Transport Management and Accessibility Plan, have been addressed;	In accordance with Council's resolution dated 25 June 2018, a further report to Council was to be provided on the preparation, costs and funding of the following documents for the Hurstville City Centre, including: 1. Preparing a Place Management Strategy, 2. Updating the Public Domain Plan, 3. Investigating and implementing permanent and temporary open space solutions, 4. Undertaking a feasibility study for the Hurstville City Centre. These studies have not been carried out nor have been successful in receiving budget allocations. In addition to the above, the Gateway Determination requires Council to undertake an updated Transport Management and Accessibility Plan (TMAP) for the Hurstville City Centre. This is an extensive amount of work in relation to the scale of development being sought under the proposed changes in the Hurstville City Centre.

18. Based on comparable studies undertaken in recent years, the combined cost for these additional studies is estimated to be approximately \$500,000. It should be noted that there are no current or future budget allocations to complete the additional studies as required by the above Conditions.

WITHDRAWAL OF HOUSING PP

19. The Housing PP was resubmitted to the DPHI and received a Gateway Determination with Conditions on 12 September 2025, see **Attachment 1** (letter) and **Attachment 2** (Gateway Determination and Conditions).

20. The objective of the Housing PP is to create capacity for additional housing across the LGA and to implement the adopted HCCUDS with the intent of establishing a replacement for the 'one-size-fits-all' LMR Policy that is tailored to the local character of the Georges River communities.
21. However, the DPHI has twice rejected Council's request to progress the Housing PP in lieu of the LMR Policy through Conditions within the Gateway Determination.
22. As outlined in the E&P Report dated 14 April 2025 (item **ENV012-25**), the likely theoretical capacity generated by the LMR Policy across the 7 LMR Housing Areas equates to more than 11,000 new dwellings concentrated within accessible areas like existing train stations and large town centres.
23. In comparison, the Housing PP seeks to create a theoretical capacity for approximately 8,130 additional dwellings with an emphasis on proliferating new dual occupancies and multi dwelling housing outside of the existing FSPA.
24. The LMR Policy better aligns with Transit-Oriented Development (TOD) principles by creating compact, walkable, mixed-use communities centred around existing high-quality public transport systems whilst the Housing PP disperses the additional dwelling capacity throughout the R2 zone to maintain the LGA's predominant low-scale, two storey local character.
25. Due to the above differences, the application areas of the LMR Policy and the Housing PP are not entirely overlapped. The Housing PP still retains capacity to create 5,661 additional dwellings outside of the LMR Housing Areas.
26. In summary, if the Housing PP is progressed then a cumulative capacity of over 16,660 new dwellings will be created across the Georges River LGA in combination with the LMR Policy. This represents approximately a 28.5% increase on the LGA existing housing stock of 58,384 dwellings (source: .id in 2021) and is likely to have significant implications for local infrastructure.
27. It is recommended for the Housing PP to be withdrawn as continuing the subject Planning Proposal will exacerbate the infrastructure demands that is already being generated by the blanket application of the LMR Policy.
28. Additionally, pursuing the finalisation of the Housing PP in accordance with the Gateway Determination would represent a significant financial and resource outlay with limited strategic merit to justify the expenditure.

FINANCIAL IMPLICATIONS

29. The withdrawal of the Housing PP is within budget allocation.
30. Should Council seek to continue with progressing the Housing PP in accordance with the Gateway Conditions, additional non-budgeted funds of approximately \$500,000 is required immediately to commence the studies outlined in **Table 1** above.

RISK IMPLICATIONS

31. **Strategic Risk 3: Assets and Infrastructure** - *The risk that Council's infrastructure may not meet the evolving needs or expectations of the community, particularly in terms of quality, capacity, and resilience. This includes failure to develop and maintain infrastructure that can withstand the impacts of climate change and severe weather events, potentially compromising the ability to provide high-quality services.*

Comment: Should the Housing PP continue to be progressed, a cumulative capacity of over 16,660 new dwellings will be created by the subject Planning Proposal and LMR Policy. This is likely to exacerbate the infrastructure demands arising from the unplanned

population growth generated by the LMR Policy and compromise Council's ability to continue the provision of essential services at a high-quality.

32. **Strategic Risk 9: Housing Infrastructure** - *The risk that Council may fail to facilitate housing and development that aligns with the community's growing needs and expectations, while also ensuring planning regulations and building practices are sufficient to address climate change impacts and severe weather events. This could lead to inadequate housing supply and environmental challenges.*

Comment: The Housing PP is recommended to be withdrawn as the LMR Policy overrides Council's planning controls. Whilst the Housing PP sought to disperse the additional housing capacity across the LGA, the LMR Policy generates a larger dwelling supply which will facilitate the delivery of new housing for the existing and future Georges River community in accessible areas across the LGA. Additionally, Council has several master plans underway that will facilitate future housing and infrastructure that is reflective of the ongoing needs and/or expectations of the community.

COMMUNITY ENGAGEMENT

33. Community engagement will not be required if Council resolves to withdraw the Housing PP.
34. Should Council seek to progress the Housing PP, public exhibition will be carried out in accordance with the Conditions of the Gateway Condition.

CONCLUSION

35. Given that the Gateway Determination does not satisfactorily address Council's original objective of preparing and pursuing this Planning Proposal as a tailored replacement for the LMR Policy, it is recommended that Council withdraw and not continue to further progress the Housing PP.
36. Additionally, the Housing PP is no longer considered a viable and sustainable plan for housing growth due to the following reasons:
- (a) Council being unsuccessful in receiving an exemption from the LMR Policy,
 - (b) The LMR Policy being more efficient at creating new housing as it unlocks a minimum theoretical capacity of 11,000 new dwellings compared to the capacity for 8,130 new dwellings created by the Housing PP,
 - (c) A cumulative capacity of over 16,660 new dwellings will be created by the subject Planning Proposal and the LMR Policy, which is likely to have significant implications and pressure on the provision of local infrastructure including but not limited to public open space, community facilities and drainage,
 - (d) The LMR Policy is better aligned with the principles of Transit-Oriented Development by concentrating new housing in areas serviced by existing train stations and town centres which may assist with alleviating some of the infrastructure funding pressures associated with housing growth,
 - (e) Council has several master plans underway (Beverly Hills Local Centre, Kogarah Town Centre and Riverwood Local Centre) that will facilitate future housing growth while ensuring housing is accompanied by the required local infrastructure, and
 - (f) There are no current or future budget allocations to complete the additional studies as required by the Gateway Determination Conditions.

FILE REFERENCE

D25/298721

ATTACHMENTS

- Attachment [↓](#)1  Letter from DPHI- Gateway Determination for PP-2025-875 (Additional and Diverse Housing PP)
- Attachment [↓](#)2  Gateway Determination and Conditions - PP-2025-875 (Additional and Diverse Housing PP)

ENV035-25

Department of Planning, Housing and Infrastructure



Our ref: PP-2025-875/(IRF25/1776)

Mr David Tuxford
General Manager
Georges River Council
24 MacMahon Street
HURSTVILLE NSW 2220
mail@georgesriver.nsw.gov.au

12 September 2025

Subject: PP-2025-875 to amend Georges River Local Environmental Plan 2021

Dear Mr Tuxford

I am writing in response to the Additional and Diverse Housing planning proposal you have forwarded to the Minister under section 3.34(1) of the Environmental Planning and Assessment Act 1979 (the Act) on 21 May 2025.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, that the inconsistency of the planning proposal with Ministerial Direction 1.4 Site Specific Provisions and 6.1 Residential Zone under section 9.1 of the Act is justified in accordance with the terms of the Direction.

Council will still need to obtain the agreement of the Secretary to comply with the requirements of Ministerial Directions 4.1 Flooding, 4.2 Coastal Management, 4.3 Planning for Bushfire Protection, 4.5 Acid Sulfate Soils, 5.1 Integrating Land Use and Transport, 5.3 Development Near regulated Airports and Defence Airfields, 6.1 Residential Zone and 7.1 Employment Zones under section 9.1 of the Act. Further discussion and supporting evidence is required to demonstrate consistency with these Directions. Council should ensure this occurs prior to public exhibition.

I note that Council is seeking an exemption or deferral from the NSW Government's Low and Mid-Rise Housing Policy. As previously advised, the Department does not support the planning proposal as a replacement for the Low and Mid-Rise Housing Policy. The Gateway determination requires updates to the planning proposal to reflect this.

I have determined not to authorise Council to be the local plan-making authority given the nature and policy implications of the planning proposal and the inconsistencies with certain 9.1 Directions.

The amending local environmental plan (LEP) is to be finalised on or before **31 October 2026**. Council should aim to commence the exhibition of the planning proposal as soon as possible.

Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

A significant body of work is required to progress the planning proposal, including LGA-wide investigations, as well as specific planning investigations within the Hurstville Town Centre Precinct. Council is encouraged to commence the required investigations as soon as possible in order to meet the finalisation date.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning, Housing and Infrastructure, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required. Refer to the attached Guidance. If Council does not wish to progress this planning proposal within the required timeframes, I recommend Council notify the Department.

Should you have any enquiries about this matter, I have arranged for Renee Coull to assist you. Ms Coull can be contacted on 9995 6632.

Yours sincerely



Daniel Thompson
Executive Director, Local Planning and Council Support

Encl: Gateway determination

Guidance on maximum Benchmark Timeframes for planning proposals

The NSW Government is committed to reducing the time taken to assess planning proposals. The Department's categorisation of planning proposals in the Local Environmental Plan Making Guideline (Department of Planning and Environment, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses.

Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required. The Minister may appoint an alternate planning proposal authority if Council does not meet these timeframes.

Stage	Maximum Benchmark Timeframes (working days)			
	Basic	Standard	Complex	Principal
Stage 1 - Pre-lodgement	30 days	50 days	60 days	20-30 days
Stage 2 - Planning Proposal	80 days	95 days	120 days	40 days
Stage 3 - Gateway determination	25 days	25 days	45 days	45 days
Stage 4 - Post-Gateway	20 days	50 days	70 days	160 days
Stage 5 - Public Exhibition & Assessment	70 days	95 days	115 days	95 days
Stage 6 - Finalisation	25 days	55 days	70 days	80 days
Sub-total (Department target)	140 working days	225 working days	300 working days	380 working days
Total (end to end)	220 days	320 days	420 days	420 days

Note: Department target of 380 working days is measured from Stage 3 – Stage 6 (inclusive).

Planning proposal PP-2025-1286 is categorised as a Standard proposal as described in the Local Environmental Plan Making Guidelines (Department of Planning and Environment, August 2023).

To ensure your planning proposal is finalised by 31/10/2026 and meets the benchmarks timeframes for a Principal proposal we recommend the following milestones:

Community consultation should start: 22 December 2025

Post exhibition report back to Council: 27 March 2026

Submit for GIS and legal drafting: 1 September 2026

LEP completion: 31 October 2026

Please contact the Department as soon as possible in the event that unexpected delays occur that may impact timing, so that assistance to meet these timeframes can be discussed.



Department of Planning, Housing and Infrastructure

Gateway Determination

Planning proposal (Department Ref: PP-2025-875): Amend the Georges River Local Environmental Plan 2021 to create the capacity for additional and diverse housing across the residential zones of the Georges River Council Local Government Area (LGA).

I, the Executive Director at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the Environmental Planning and Assessment Act 1979 (the Act) that an amendment to the Georges River Local Environmental Plan 2021 to create the capacity for additional and diverse housing across the residential zones of the Georges River Council Local Government Area should proceed subject to the following conditions:

Gateway conditions

1. Prior to community consultation, the planning proposal is to be revised to address the matters set out below:
 - (a) update the objectives and intended outcomes sections to:
 - i. address *the Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and provide a clear and concise description of the proposal in plain English
 - ii. ensure alignment with the Explanation of provisions sections regarding any revisions made to the planning proposal, including any revisions to exclude areas adjacent to the Moomba to Sydney Ethane pipeline, and other items as required by this Gateway determination
 - (b) update the explanation of provisions sections:
 - i. for Hurstville City Centre and additional capacity area, align height of building and floor space ratio controls
 - ii. clarify how the Moomba to Sydney Ethane Pipeline Hazard Analysis report (August 2024), particularly its Recommendation 2, was considered in relation to all proposed changes that seek to amend density in proximity to the pipeline. Should there be any additional new information in relation to the risk consideration, Council should update relevant discussion in the planning proposal report
 - iii. explore alternative mechanisms for achieving the intended outcomes for Item 6, acknowledging the additional permitted use provisions will be subject to legal drafting and further consideration at finalisation
 - iv. review and clarify the implications of Item 6, for all existing matters in Schedule 1 Additional permitted uses to the Georges River LEP 2021; Additionally, clarify whether the proposed LEP map is intended to exclude any relevant land currently identified in Schedule 1 to the LEP
 - v. review and update the term “minimum density control” in Item 6, to accurately reflect the intent of the proposed provision

- vi. provide mapping for Item 9, regarding amendments to the Floor Space Ratio map
- vii. amend Item 10 to clarify the changes to the Area U and address how the proposed changes to dual occupancy lot size controls relate to the Biodiversity, Character and Foreshore Scenic Protection Area Planning Proposal (PP-2025-1286)
- viii. include legible map legends and annotations to clearly identify the subject sites and the proposed changes for Item 11
- ix. review and update the mapping as required for Item 11 to ensure all proposed changes are accurately represented on the maps, with particular attention to any discrepancies relating to Block L
- x. provide further commentary on the proposed changes for Item 12, including additional background details of the planning control mismatch issues that the proposal seeks to address
- xi. provide additional mapping to show the location of the clusters and sub-blocks as referred to in Table 9 of the proposal
- xii. update the mapping changes for Item 12, to ensure clarity and legibility of proposed changes and clear identification of subject sites
- xiii. clarify the intent regarding application of any savings provisions relating to development applications
- (c) remove Item 7 to amend the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 to prohibit manor houses in Zone R2 Low Density Residential within the Georges River LGA
- (d) include an advisory clarifying that the Department does not support the proposal as a replacement for the Low and Mid-Rise Housing Policy. Remove or modify relevant sections of the planning proposal to reflect this change
- (e) address consistency with the following section 9.1 Ministerial Directions:
 - i. Direction 1.4 Site Specific Provisions, regarding item 6 which relates to proposed additional permitted uses and items 11 and 12 that apply bespoke building heights and floor space ratios in the Hurstville City Centre
 - ii. Direction 4.1 Flooding, undertake a detailed assessment regarding all relevant components of the proposal to which this Direction applies; Any inconsistencies are to be justified in accordance with the terms of the Direction
 - iii. Direction 4.2 Coastal Management, include suitable mapping of the affected lots located within the coastal zone as noted in the planning proposal, and details of the proposed changes relating to these lots
 - iv. Direction 4.5 Acid Sulfate Soils, regarding the proposal. Include suitable mapping to identify any affected sites, details of the Acid Sulfate Soils classification and the proposed changes relating to these sites
 - v. Direction 5.1 Integrating Land Use and Transport, regarding changes to the Hurstville City Centre

- vi. Direction 6.1 Residential Zones, regarding all sites within the Hurstville City Centre that are subject to a reduction in potential residential floor space
 - vii. Direction 7.1 Employment Zones, regarding all sites within the Hurstville City Centre that are subject to a reduction in potential floor space for employment uses
 - (f) provide further commentary in the assessment of State Environmental Planning Policies regarding the Apartment Design Guide, particularly in relation to the testings for residential apartments in Zone R3 Medium Density Residential and the Additional Capacity Areas. This should be supported by analysis demonstrating the proposed development standards are capable of satisfying the Apartment Design Guide, including building heights, building separations and solar access to future development and adjoining properties
 - (g) provide details on how the recommendations of the Hurstville City Centre Urban Design Strategy regarding the need for a feasibility study for the City Centre and the transition areas, and an updated Transport Management and Accessibility Plan, have been addressed
 - (h) high resolution maps are to be made available during public exhibition to facilitate community and agency consultation, ensuring clarity of all proposed changes
2. prior to community consultation, consultation is required with the Commissioner of the NSW Rural Fire Service, in accordance with section 9.1 Direction – 4.3 Planning for Bushfire Protection
 3. prior to community consultation, consultation is required with the Commonwealth Department of Infrastructure, Transport, Regional Development, Communications and the Arts, in accordance with section 9.1 Direction - 5.3 Development Near Regulated Airports and Defence Airfields. As required by the Direction, where a planning proposal seeks to allow development that would constitute a controlled activity as defined in the Airports Act 1996, Council must obtain the permission from the Commonwealth Department, or their delegate, prior to undertaking community consultation
 4. public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - a) the planning proposal is categorised as principal as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of **30 working days**
 - b) the planning proposal authority must comply with the notice of requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023)
 5. consultation is required with the following public authorities / organisations and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
 - Airservices Australia
 - APA Group
 - Ausgrid
 - Civil Aviation Safety Authority (CASA)

- Commonwealth Department of Infrastructure, Transport, Regional Development, Communications and the Arts
- NSW Department of Climate Change, Energy, the Environment and Water
- NSW Health
- NSW Rural Fire Service
- NSW State Emergency Service
- School Infrastructure NSW
- Sydney Airport Corporation
- Sydney Water Corporation
- Transport for NSW.

Each public authority / organisation is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least **30 working days** to comment on the proposal

6. a public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land)
7. given the nature of the proposal, Council is **not** authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act
8. the LEP should be completed on or before **31 October 2026**.

Dated 12th day of September 2025



Daniel Thompson

**Executive Director, Local Planning and
Council Support**

**Department of Planning, Housing and
Infrastructure**

**Delegate of the Minister for Planning and
Public Spaces**