

MINUTES

Environment and Planning Committee

Monday, 13 October 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 Elaina Anzellotti, Councillor Tom Arthur, Councillor Christina Jamieson, and Councillor Kathryn Landsberry.

COUNCIL STAFF

Director Environment and Planning – Joseph Hill, General Manager – David Tuxford, General Counsel – James Fan, Acting Manager Strategic Planning – Anne Qin, Manager Office of the General Manager – Vicki McKinley, Executive Services Officer – Marisa Severino, Technology Business Support Officer – Chris Stojanovski.

OPENING

The Chairperson, Councillor Mahoney, opened the meeting at 7pm.

ACKNOWLEDGEMENT OF COUNTRY

The Chairperson, Councillor 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 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 Interest Disclosure - Councillor Mahoney submitted a Special Disclosure of Pecuniary Interest in **ENV035-25 Withdrawal of the Additional and Diverse Housing Planning Proposal (PP2024/0004)** for the reason the Councillor's principal place of residence is located within the existing Foreshore Scenic Protection Area. 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.

Special Interest Disclosure - Councillor Jamieson submitted a Special Disclosure of Pecuniary Interest in **ENV035-25 Withdrawal of the Additional and Diverse Housing Planning Proposal (PP2024/0004)** for the reason the Councillor's Principal place of residence

is located within the 'Additional and Diverse Housing Planning Proposal' proposed to reduce the lot sizes for Dual Occupancies in R2 areas to 600sqm from 650sqm. Her principal place of residence is within the 650 and 600sqm so affected by this proposed change. The recommendation is to withdraw the Housing PP. Councillor Jamieson will partake in any deliberations on this matter and will remain in the meeting and participate in the consideration and voting on this item.

Special Interest Disclosure – Mayor Councillor Borg submitted a Special Disclosure of Pecuniary Interest in **ENV035-25 Withdrawal of the Additional and Diverse Housing Planning Proposal (PP2024/0004)** for the reason the Councillor's Principal place of residence is located within the 'Additional and Diverse Housing Planning Proposal' proposed to reduce the lot sizes for Dual Occupancies in R2 areas to 600sqm from 650sqm. Her principal place of residence and that of a close relative is within the 650 and 600sqm so affected by this proposed change. The recommendation is to withdraw the Housing PP. Councillor Jamieson will partake in any deliberations on this matter and will remain in the meeting and participate in the consideration and voting on this item.

Special Interest Disclosure - Councillor Allison submitted a Non- Significant Non - Pecuniary Interest in **ENV035-25 Withdrawal of the Additional and Diverse Housing Planning Proposal (PP2024/0004)** for the reason the Councillor's principal place of residence is located within the existing Foreshore Scenic Protection Area. 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.

Special Interest Disclosure - Councillor Anzellotti submitted a Non- Significant Non - Pecuniary Interest in **ENV035-25 Withdrawal of the Additional and Diverse Housing Planning Proposal (PP2024/0004)** for the reason the Councillor's Principal place of residence is located within the existing Foreshore Scenic Protection Area. Councillor Anzellotti 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

There were no registered speakers.

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

ENV034-25 Confirmation of the Minutes of the Environment and Planning Committee Meeting held on 8 September 2025
(Report by Executive Services Officer)

COMMITTEE RECOMMENDATION: Councillor Landsberry, Councillor Jamieson

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

Record of Voting

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

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

COMMITTEE REPORTS

ENV035-25 Withdrawal of the Additional and Diverse Housing Planning Proposal (PP2024/0004)
(Report by Principal Strategic Planner)

COMMITTEE RECOMMENDATION: Councillor Allison, The Mayor, Councillor Borg

- (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.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Mahoney, Councillor Allison, Councillor Anzellotti, 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 7.15pm

Chairperson