

# GEORGES RIVER COUNCIL

## COUNCIL MEETING

### MINUTES OF MEETING

Monday, 5 June 2017

#### **Present**

##### **Council Members**

Administrator, Mr John Rayner

##### **Council Staff**

General Manager, Ms Gail Connolly

Director Assets and Infrastructure, Mr Laurie O'Connor

Director Environment and Planning, Ms Meryl Bishop

Director Community and Culture, Mr David Tuxford

Chief Operating Officer, Ms Carole Todd

Director Transformation and Change, Ms Marissa Racomelara

Internal Auditor, Mr Tony Gearon

Manager Strategic Planning, Ms Catherine McMahon

Property Portfolio Manager, Mr Bernard Morabito

Executive Manager, Office of the General Manager, Ms Rebekah Schulz

Executive Services Officer, Ms Sina Camilleri

#### **Opening**

The Administrator, Mr J Rayner opened the meeting at 6.00pm.

#### **Acknowledgement of Country**

The Administrator acknowledged the traditional custodians of the land, the Biddegal people.

#### **Apologies**

There were no apologies.

#### **Disclosure of Interest**

There were no disclosures of interest made.

#### **PROCEDURAL MOTION**

The Administrator suspended standing orders for a minute silence to commemorate the Anzacs at 6.01pm.

#### **PROCEDURAL MOTION**

The Administrator resumed standing orders at 6.02pm.

#### **Minutes of previous meetings**

## **COUNCIL MEETING - 1 MAY 2017**

The Administrator moved and declared carried that the Minutes of the Council Meeting held on 1 May 2017 be adopted.

## **EXTRAORDINARY COUNCIL MEETING - 25 MAY 2017**

The Administrator moved and declared carried that the Minutes of the Extraordinary Council Meeting held on 25 May 2017 be adopted.

## **PROCEDURAL MOTION**

The Administrator suspended standing orders to enable the registered speakers to address Council at 6.06pm.

The following registered speakers addressed Council:

- Ms K Skelsey                      *Item not on the Agenda - Penshurst Park*
- Mr G Lalchere                    *Item CCL086-17 – Planning Proposal for the former Oatley Bowling Club – PP2016/0004*
- Ms M Derwent                    *Item CCL086-17 – Planning Proposal for the former Oatley Bowling Club – PP2016/0004*

*Ms M Derwent handed a petition with 351 signatures including online submissions to the Administrator. The petition relates to Item CCL086-17 Planning Proposal for the former Oatley Bowling Club – PP2016/0004.*

## **PROCEDURAL MOTION**

The Administrator moved that standing orders be resumed at 6.14pm.

### **Environment and Planning**

#### **CCL084-17      Economic Development Advisory Committee Meeting Minutes - 24 April 2017**

(Report by Economic Development Officer)

The Administrator moved and declared carried that the Committee recommendations contained within the Minutes of the Economic Development Advisory Committee Meeting held on Monday, 24 April 2017 be adopted.

#### **CCL085-17      Planning Proposal - 37-41 Treacy Street Hurstville**

(Report by Manager Strategic Planning)

The Administrator moved and declared carried:

- (a) That the Planning Proposal PP2015/0006 to amend Hurstville Local Environmental Plan 2012 as follows, in respect of the land known as 37-41 Treacy Street, Hurstville (Treacy Street Car Park site), be forwarded to the delegate of the Greater Sydney Commission for a Gateway Determination under Section 56 of the Environmental Planning and Assessment Act 1979:
  - i) Amend the Land Application Map to remove the “deferred matter” status from the

- site.
- ii) Amend the Land Zoning Map to remove the “deferred matter” from the Site and zone the Site B4 Mixed Use.
  - iii) Amend the Height of Building Map (HOB) to specify a maximum building height of 55m.
  - iv) Amend the Floor Space Ratio Map (FSR) to specify a maximum floor space ratio of 7:1.
  - v) Amend the Active Street Frontages Map (ASF) to identify an active street frontage along the Treacy Street boundary of the site.
  - vi) Amend Clause 4.4A of Hurstville LEP 2012 to include a provision requiring a minimum ‘non-residential’ floor space ratio of 1:1 on the site.
  - vii) Amend to include provision for affordable housing to be incorporated in any development on the site equivalent to not less than 5% of the gross floor area of the development.
  - viii) Amend to include provision for public car parking to be provided in any development on the site equivalent to not less than 90 car spaces.
- (b) That if it is determined by the Greater Sydney Commission or its delegate under Section 56 of the Environmental Planning and Assessment Act 1979 that the Planning Proposal referred to in (a) should proceed, an amendment to the Hurstville Development Control Plan No 2 – Hurstville City Centre (Amendment No 6), in respect of the land known as 37-41 Treacy Street Hurstville (Treacy Street Car Park site), be prepared and publicly exhibited at the same time that the Planning Proposal is publicly exhibited:
- i) To include the site in the land to which the development control plan applies;
  - ii) To include site specific provisions including (but not limited to):
    - Vehicle access points,
    - Site and boundary landscaping,
    - Active street frontages and building rear setbacks,
    - Building breaks,
    - Minimising overshadowing of the public domain.
- (c) If it is determined by the Greater Sydney Commission or its delegate under Section 56 of the Environmental Planning and Assessment Act 1979 that the Planning Proposal referred to in part (a) should proceed
- i) A revised urban design analysis be undertaken and be exhibited with the Planning Proposal that assesses the inter-relationship between the proposed height and floor space ratio as well as compliance with the Apartment Design Guide and avoids units with sole orientation to the railway line.
  - ii) Consideration be given to the traffic impacts generated by the development of the site in accordance with the Planning Proposal and the contributions that can be made to offset that impact.
  - iii) Noting Council will develop a Car Parking Strategy for Hurstville consideration be given to including additional parking spaces within the development to assist in improving parking availability within the centre.

**CCL086-17 Planning Proposal for the former Oatley Bowling Club - PP2016/0004**  
(Report by Manager Strategic Planning)

The Administrator moved and declared carried:

- (a) That subject to (b) and (c) below, the Planning Proposal to reclassify the subject land from “community” to “operational” and amend Hurstville Local Environmental Plan 2012 (“Hurstville LEP 2012”) as follows, in respect of the northern half of the former Oatley Bowling club Land (Lots 14 to 20 Section 3 DP 7124, Part of Lots 3 to 7 Section 4 DP 7124 and Lot 1 DP 1159269), be forwarded to the delegate of The Greater Sydney Commission for a Gateway Determination under section 56 of the Environmental Planning

and Assessment Act 1979:

- (i) Amend the Land Zoning Map to rezone that part of the land indicatively shown in Figure 3 of the report to Georges River Council IHAP Meeting of Thursday, 18 May 2017 relating to application No. PP2016/004 from RE1 – Public Recreation to SP2 Infrastructure, with the designated use of ‘seniors housing’;
  - (ii) Amend the Height of Buildings Map to introduce a maximum building height of 18.5m on that part of the land proposed to be zoned SP2 Infrastructure; and
  - (iii) Amend the Floor Space Ratio Map to introduce a maximum Floor Space Ratio sufficient to allow 6,020m<sup>2</sup> of gross floor area on the part of the land proposed to be zoned SP2 Infrastructure (approximately 1.2:1).
- (b) That the Planning Proposal referred to in paragraph (a) above be updated as follows prior to being forwarded to the delegate of The Greater Sydney Commission for a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979:
- (i) Reduce the area proposed to be zoned SP2 Infrastructure to reflect the Council decision of 7 November 2016 and update any reports to accompany the Planning Proposal as is necessary to reflect the reduced area;
  - (ii) Include the separate information provided on the planning proposal’s compliance with the draft South District Plan;
  - (iii) Include an updated Traffic and Access Assessment to reflect the indicative concept proposal and to specifically address emergency access requirements arising from the bushfire hazard;
  - (iv) Include an updated detailed Site Investigation to specifically address the suitability of the part of the land proposed to be zoned SP2 Infrastructure in terms of contamination risk.
- (c) That if it is determined by the Greater Sydney Commission or its delegate under Section 56 of the Environmental Planning & Assessment Act 1979 that the Planning Proposal referred to in part (a) above may proceed:
- (i) Council give further consideration to whether it will pursue the Planning Proposal, ie proceed to Statutory Exhibition, pursuant to (a) above and if so pursued that it prepare an amendment to the Hurstville DCP to address interface issues with adjoining sites which may include, but may not be limited to height, interface and transition, setbacks, minimising overshadowing of the public domain and any other relevant issues.

**CCL087-17 Summary of Development Applications lodged and determined**  
(Report by Manager Development and Building)

The Administrator moved and declared carried:

- (a) That the information on development applications lodged and determined for February 2017 - April 2017 be received and noted.
- (b) That the July report include details of Phase 2 of the Development Application Clearance Program.

**CCL088-17 Draft Kempt Field Plan of Management**  
(Report by Independent Assessment, Consultant Planner)

The Administrator moved and declared carried:

- (a) That Council consult with the landowner – being the NSW Department of Planning and Environment – in respect of the draft Kempt Field Plan of Management and accompanying Kempt Field Master Plan.
- (b) That Council delegate the Director, Environment and Planning to make modifications to the Kempt Field Plan of Management to address points raised during landowner consultation with the NSW Department of Planning and Environment prior to public

exhibition.

- (c) That Council endorse the draft Kempt Field Plan of Management (as amended) and accompanying Kempt Field Master Plan for public exhibition.

**CCL089-17 Gazettal of Kogarah LEP 2012 (Amendment No 2 - New City Plan)**  
(Report by Coordinator Strategic Planning)

The Administrator moved and declared carried that the report on the gazettal of Kogarah Local Environmental Plan (LEP) 2012 Amendment No.2 - New City Plan be received and noted.

**Finance and Governance**

**CCL090-17 Investment Report as at 30 April 2017**  
(Report by Team Leader Financial Reporting)

The Administrator moved and declared carried that the Investment Report as at 30 April 2017 be received and noted.

**CCL091-17 Quarterly Budget Review Statement to 31 March 2017**  
(Report by Coordinator Financial Management)

The Administrator moved and declared carried that:

- (a) That the report in relation to the March 2017 Quarterly Budget Review Statement be received and noted.
- (b) That the proposed budget variations as detailed in the report be approved.

**CCL092-17 Advice on Court Proceedings - May 2017**  
(Report by General Counsel)

The Administrator moved and declared carried that the information be received and noted.

**CCL093-17 Georges River Council Policy for Payment of Expenses and Provision of Facilities for the Mayor and Councillors**  
(Report by Internal Auditor)

The Administrator moved and declared carried:

- (a) That the attached draft policy as amended below, for payment of expenses and provision of facilities for the mayor and councillors, be adopted for exhibition as required by the Local Government Act S 253(1).
- (b) That the following amendments be made to the draft Policy prior to exhibition:
- CI 7.1.1(a) - Add after "Head of Executive Services" – "or a staff member delegated by the General Manager"
- CI 8.2.2 – Delete "Mayor" and replace with "General Manager"
- CI 9.3.3 (Ci) – Delete "personal"
- CI 9.3.8 – Add after "purposes" - "in accordance with Council's Drug and Alcohol Policy"
- CI 10.1.1 – Delete the words "Option 1"
- CI 10.1.2 – Delete
- CI 10.1.3 – Renumber to 10.1.2
- CI 10.1.4 – Renumber to 10.1.3
- Add – New Clause to define "General Travel"

Add New Clause - "Reporting" - In keeping with contemporary transparency and probity expectations, all claims and payments made under this policy be published on Council's website on a quarterly basis following review by Council's Audit, Risk and Improvement Committee.

- (c) That following conclusion of the exhibition period, the draft policy together with any public submissions received, be reported back to Council for consideration and adoption of a policy.

**CCL094-17 Code of Conduct and Associated Administrative Procedures**  
(Report by Internal Auditor)

The Administrator moved and declared carried:

- (a) That Council endorse the attached Draft, with the amendments outlined in Sections 6 and 7 of the report, and that the Code of Conduct and the Procedures for the Administration of the Code of Conduct be placed on public exhibition for a period of not less than 28 days.
- (b) That the submissions received be reported back to Council together with any recommended changes to the Code and Procedures.

**CCL095-17 Georges River Council Code of Meeting Practice**  
(Report by Internal Auditor)

The Administrator moved and declared carried:

- (a) That Council endorse the attached draft Georges River Council Code of Meeting Practice and that it be placed on public exhibition for a period of not less than 28 days.
- (b) That the submissions received be reported back to Council together with any recommended changes to the draft Code.

**CCL096-17 Draft Drug and Alcohol Policy**  
(Report by Chief Operating Officer)

The Administrator moved and declared carried:

- (a) That the Draft Drug and Alcohol Policy be adopted with the following amendments:
- (i) Delete Cl 1.1.1 and replace with "1.1.1 – At the conclusion of an evening Council or Committee Meeting for Councillors and staff approved by the General Manager"
- (ii) Cl 1.1.3 – after "awards functions" add "social occasions"

**CCL097-17 Draft Community Engagement Documents: Community Engagement Policy, Community Engagement Strategy and Community Strategic Plan Engagement Strategy**  
(Report by Senior Corporate Planner)

The Administrator moved and declared carried:

- (a) That the Draft Community Engagement Policy, Draft Community Engagement Strategy and Draft Community Strategic Plan Engagement Strategy attached to this report are approved by Council.
- (b) That a calendar of Community Engagement Activities is created for Council's website.

**CCL098-17 Disclosure Of Interest Returns of newly Designated Persons**  
(Report by Manager Governance and Risk)

The Administrator moved and declared carried that the tabling of the disclosure of interest returns for newly designated persons be received and noted.

## **Assets and Infrastructure**

### **CCL099-17 Strategic Property - Property Asset Strategy - Business Plan Community Leasing Policy - Property Acquisition and Disposal Policy** (Report by Manager Strategic Property)

The Administrator moved and declared carried:

- (a) That the draft Property Asset Strategy and Business Plan, Community Lease Policy and Property Acquisition and Disposal Policy be exhibited for a period of no less than 28 days and that current lessees be advised of the exhibition.
- (b) That submissions received during the public exhibition period be reported to Council, together with recommended amendments for Council's endorsement.

### **CCL100-17 Georges River Council Traffic Advisory Committee Meeting - 16 May 2017** (Report by Traffic Engineer)

The Administrator moved and declared carried that the Minutes of the Georges River Traffic Advisory Committee Meeting held on 16 May 2017 be adopted.

### **CCL102-17 Stronger Communities Fund Program** (Report by Director Community and Culture)

The Administrator moved and declared carried that:

- (a) That the report be received and noted.
- (b) That the proposed funding allocations be considered in conjunction with the draft 2017/18 Budget.

### **CCL101-17 Beverley Park Golf Course - Request for Assistance** (Report by Property Portfolio Manager)

The Administrator moved and declared carried:

- (a) That subject to the conditions below, the Beverley Park Golf Club be granted a rent reduction of 50% for the current annual lease fee associated with the golf course.
- (b) That the rent reduction of 50% be subject to the preparation and submission of a financial plan for the period 2017 to 2022 that demonstrates the ongoing financial viability/solvency of the Club.
- (c) That the submission of the required financial plan (as per (b) above) be provided for Council's consideration and approval within 30 days of the date of this resolution.
- (d) That should the financial plan not be submitted, the Club be charged the full rental amount in accordance with the lease agreement
- (e) That no rent reductions apply to the lease fee for the golf clubhouse.

## **Community and Culture**

### **CCL103-17 Draft Georges River Libraries Collection Development Policy** (Report by Manager Library Services)

The Administrator moved and declared carried:

- (a) That Council endorse the attached Draft Collection Development Policy to be placed on public exhibition for a period of not less than 28 days.
- (b) That the submissions received during the public exhibition period be reported back to Council together with any recommended changes to the Draft Collection Development Policy.

**CCL104-17 Draft Georges River Library Use and Membership Policy**  
(Report by Manager Library Services)

The Administrator moved and declared carried:

- (a) That Council endorse the attached Draft Library Use and Membership Policy to be placed on public exhibition for a period of not less than 28 days.
- (b) That the submissions received during the public exhibition period be reported back to Council together with any recommended changes to the Draft Library Use and Membership Policy for adoption.

**CCL105-17 Communications Activities Report September 2016 - February 2017**  
(Report by Coordinator Communications)

The Administrator moved and declared carried that the Communications activities for September 2016 to February 2017 be received and noted by Council.

**CCL106-17 Georges River Council Disability Inclusion Action Plan 2017 - 2021**  
(Report by Coordinator Community Development)

The Administrator moved and declared carried that the Georges River Council Disability Inclusion Action Plan 2017 – 2021, attached to this report be adopted by Council.

**CCL107-17 Draft Library Strategy 2017-2020**  
(Report by Manager Library Services)

The Administrator moved and declared carried:

- (a) That Council endorse the attached Draft Library Strategy 2017-2020 to be placed on public exhibition for a period of not less than 28 days.
- (b) That the submissions received during the public exhibition period be reported back to Council together with any recommended changes to the Draft Library Strategy 2017-2020.

**CCL108-17 Aboriginal Advisory Committee meeting 1 May 2017**  
(Report by Manager Community and Cultural Development)

The Administrator moved and declared carried:

- (a) That the report relating to the Aboriginal Advisory Committee meeting be received and noted.
- (b) That the Agenda items from this meeting be deferred to the next Aboriginal Advisory Committee meeting to be held on 7 August 2017.

**CCL109-17 Draft Georges River Council Customer Service Strategy**  
(Report by Project Leader)

The Administrator moved and declared carried:

- (a) That Council endorse the attached Draft Customer Service Strategy to be placed on public exhibition together with any supporting material, for a period of not less than 14 days.
- (b) That the submissions received during the public exhibition period be reported back to Council together with any recommended changes to the Draft Customer Service Strategy for adoption.

**CCL110-17 Service NSW Easy to do Business Program - Service Partnership Agreement**  
(Report by Project Manager)



The Administrator moved and declared carried:

- (a) That Council endorse the attached Service NSW Easy to do Business Service Partnership Agreement.
- (b) That the General Manager sign the Service NSW Easy to do Business Service Partnership Agreement on behalf of Council.

### **Precis of Correspondence**

**CCL111-17 Notification from the Audit Office of New South Wales of the Local Government Performance Audit Programme**  
(Report by Executive Manager)

The Administrator moved and declared carried that the correspondence from the Audit Office of New South Wales which outlines the performance audit programme for Local Government be received and noted.

### **Conclusion**

The Meeting was closed at 6.29pm.

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Chairperson