



GEORGES RIVER COUNCIL

ENVIRONMENT AND PLANNING COMMITTEE

MINUTES OF MEETING

Monday, 09 July 2018

Present

Council Members

Councillor Nick Katris (Chairperson), The Mayor, Councillor Kevin Green (ex-officio member), Councillor Stephen Agius, Councillor Vince Badalati, Councillor Con Hindi, Councillor Rita Kastanias, Councillor Kathryn Landsberry and Councillor Leesha Payor.

Council Staff

General Manager - Gail Connolly, Director Environment and Planning - Ms Meryl Bishop, Manager Strategic Planning – Ms Catherine McMahon, Manager Environment, Health and Regulatory Services – Mr Andrew Spooner, Manager Development and Building - Mr Ryan Cole, Coordinator Strategic Planning - Ms Stephanie Lum, Executive Assistant Director Environment and Planning - Ms Leanne Allen and PA Manager Environment, Health and Regulatory Services - Ms Lynne Denham.

Opening

The Chair, Councillor Katris, opened the meeting at 6.00 pm.

The Mayor, Councillor Greene, Councillor Kastanias and Councillor Payor entered the meeting at this time.

Acknowledgement of Country

Councillor Katris acknowledged the traditional custodians of the land, the Biddegal people of the Eora Nation.

Apologies

There were no apologies.

Disclosure of Interest

There were no disclosures of interest made.

Public Address to the Meeting

ITEM	SPEAKER
ENV019-18 Planning Proposal (PP2015/0001) for the Landmark Square Precinct at 53-75 Forest Road, 108-126 Durham	Michael Gheorghiu (Dickson Rothschild on behalf of the Applicant)

ITEM	SPEAKER
Street and 9 Roberts Lane, Hurstville	
ENV019-18 Planning Proposal (PP2015/0001) for the Landmark Square Precinct at 53-75 Forest Road, 108-126 Durham Street and 9 Roberts Lane, Hurstville	Greg Hynd (Aoyuan on behalf of the Applicant)

Minutes of Previous Meetings

ENVIRONMENT AND PLANNING - 12 JUNE 2018

Recommendation: Councillor Hindi and Councillor Kastanias

That the Minutes of the Environment and Planning held on 12 June 2018, be confirmed.

Record of Voting:

For the Motion: Unanimous

Committee Reports

ENV017-18 Asbestos Awareness Education program
(Report by Manager Environment Health & Regulatory Services)

Recommendation: Councillor Kastanias and Councillor Badalati

That Council note the Asbestos Awareness Education program and strategies to improve knowledge, regulation and enforcement of asbestos related matters.

Record of Voting:

For the Motion: Unanimous

ENV018-18 Planning Proposal PP2017/0002 - 12-14 Pindari Road, Peakhurst Heights
(Report by Strategic Planner)

Recommendation: Councillor Badalati and Councillor Hindi

- (a) That Council publicly exhibit the Planning Proposal PP2017/0002 for No. 12-14 Pindari Road, Peakhurst Heights, in accordance with the conditions of the Gateway Determination issued by the Department of Planning and Environment.
- (b) That a further report be submitted to Council following the public exhibition period.

Record of Voting:

For the Motion: Unanimous

ENV019-18 Planning Proposal - 53-75 Forest Road, 108-126 Durham Street and 9 Roberts Lane, Hurstville
(Report by Strategic Planner)

Recommendation: Councillor Badalati and Councillor Hindi

- (a) That Council endorse the revised Planning Proposal to amend the *Hurstville Local Environmental Plan 2012*, as follows, in relation to the Landmark Square Precinct at 53-75 Forest Road, 108-126 Durham Street and 9 Roberts Lane, Hurstville:
- a) To amend the land zoning from IN2 Light Industrial and part R2 Low Density Residential to B4 Mixed Use;
 - b) To amend the Floor Space Ratio Map to increase the FSR from 0.6 (R2) and 1:1 (IN2) to 2:1 along Roberts Lane and up to 3.5:1 for the remainder of the site (including a minimum non-residential FSR of 0.5:1);
 - c) To amend the Height of Buildings Map to increase the maximum building height applying to the site from 9m (R2) and 10m (IN2) to a range of heights being 12m, 15m, 21m, 28m, 30m, 40m and 65m;
 - d) To amend the Active Street Frontages Map to apply active street frontages along the Forest Road and Durham Street frontages of the Precinct; and
 - e) To apply a bonus FSR incentive of 0.5:1 based on the total Precinct site area for the purpose of hotel accommodation only at the corner of Forest Road and Durham Street.
- (b) That Council endorse the revised Planning Proposal to be forwarded to the delegate of the Greater Sydney Commission for an Alteration to the Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.
- (c) That the Planning Proposal be placed on public exhibition in accordance with the conditions of any Gateway Determination issued by the Department of Planning and Environment.
- (d) That the Development Application for the development of the hotel on the site (being the bonus floor area) is to be accompanied by a surveyor's certificate that indicates the hotel floor area and the gross floor area for the purpose of calculating FSR. The requirement for a surveyor's certificate is to be included in the DCP for the site.
- (e) That Council endorse the preparation of an amendment to the *Hurstville Development Control Plan No.2 – Hurstville City Centre* ("HDCP No.2") to run concurrently with an amendment to the *Hurstville Local Environmental Plan 2012* (if Alteration to the Gateway is given by the Department of Planning and Environment), to reflect detailed urban design considerations for any future development of the site including the provision of public access, built form, boundary setbacks, deep soil areas, site amalgamation, vehicular access and any other relevant issues. The DCP is to be prepared at the proponent's cost.

Record of Voting:

For the Motion: Councillor Katris (Chairperson), The Mayor, Councillor Greene, Councillor Agius, Councillor Badalati, Councillor Hindi, Councillor Kastanias and Councillor Payor.

Against the Motion: Councillor Landsberry.

ENV020-18 Planning Proposal and Amendment No. 8 to DCP No. 2 - Hurstville City Centre for Nos.108, 112 and 124 Forest Road and 1 and 3 Wright Street, Hurstville
(Report by Senior Strategic Planner)

Recommendation: Councillor Kastanias and Councillor Katris

- (a) That Council note the submissions received during the public exhibition of the Planning Proposal PP2014/0004 and Amendment No. 8 to DCP No. 2 – Hurstville City Centre for 108, 112 and 124 Forest Road and 1 and 3 Wright Street, Hurstville.
- (b) That Council adopt the amendment to Hurstville Local Environmental Plan 2012 as exhibited in relation to 108, 112 and 124 Forest Road and 1 and 3 Wright Street, Hurstville to:
 - a) Amend the Land Zoning Map (LZM) to rezone Nos. 108 and 112 Forest Road, Hurstville from B2 - Local Centre Zone to B4 – Mixed Use Zone;
 - b) Amend the Land Zoning Map (LZM) to rezone Nos. 1 and 3 Wright Street, Hurstville from R3 - Medium Density Residential Zone to B4 - Mixed Use Zone;
 - c) Amend the Height of Buildings Map (HOB) to increase the height of buildings for Nos. 108 and 112 Forest Road and 1 and 3 Wright Street, Hurstville to 34.5m;
 - d) Amend the Height of Buildings Map (HOB) to increase the height of buildings for No. 124 Forest Road, Hurstville to 46.5m;
 - e) Amend the Floor Space Ratio Map (FSR) to increase the maximum floor space ratio for Nos. 108 and 112 Forest Road and Nos. 1 and 3 Wright Street, Hurstville to 4:1;
 - f) Amend the Lot Size Map (Sheet LSZ_008) to remove Nos. 1 and 3 Wright Street, Hurstville from its application, consistent with the B4 - Mixed Use Zone; and
 - g) Amend Clause 4.4A of Hurstville Local Environmental Plan 2012 to include a provision relating to the subject site stating that development consent must not be granted for development unless the non-residential floor space is at least 0.5:1.
- (c) That Council forward the Planning Proposal for gazettal to the Department of Planning and Environment in accordance with Section 3.36 of the *Environmental Planning and Assessment Act, 1979*.
- (d) That the Development Application for the development on the site is to be accompanied by a surveyor's certificate that indicates the break-up of the residential and non-residential floor area for the purpose of calculating the gross floor area. The requirement for a surveyor's certificate is to be included in the DCP for the site.
- e) That Council resolve in accordance with Clause 21(1) (b) of the *Environmental Planning and Assessment Regulation 2000*, to approve Amendment No. 8 to DCP No. 2 – Hurstville City Centre, as exhibited with amendments to insert a new section relating to site amalgamation and amend the vehicle access requirements to enable flexibility of an additional access off Wright Street if supported by a traffic report.
- (e) That Council give public notice of the decision to approve the amendment to DCP No. 2 – Hurstville City Centre in the local paper in accordance with Clause 21(2) and (4) of the *Environmental Planning and Assessment Regulation 2000*, stating that the amendment will commence upon the making of Hurstville Local Environmental Plan 2012 (Amendment No. 8).
- (f) That the Department of Planning and Environment be advised of Council's decision to approve Amendment No. 8 to DCP No. 2 – Hurstville City Centre in accordance with the

Environmental Planning and Assessment Act 1979.

- (g) That Council endorse the Director of Environment and Planning to make minor modifications to any numerical, typographical, interpretation and formatting errors, if required, in the finalisation of the draft plans.
- (h) That all persons who made a submission to the Planning Proposal and Amendment No. 8 to DCP No. 2 – Hurstville City Centre be advised of Council's decision.

Record of Voting:

For the Motion: Councillor Katris (Chair), The Mayor, Councillor Greene, Councillor Agius, Councillor Badalati and Councillor Kastanias.

Against the Motion: Councillor Hindi, Councillor Landsberry and Councillor Payor.

Note: The Mayor, Councillor Greene left the meeting at 6.20 pm.

ENV021-18 Draft Georges River Economic Development Strategy
(Report by Manager Strategic Planning)

Recommendation: Councillor Badalati and Councillor Kastanias

- (a) That the draft Georges River Economic Development Strategy be placed on public exhibition for a minimum period of two (2) months.
- (b) That a workshop be held with Councillors following the end of the exhibition period to provide feedback on the submissions received.

Record of Voting:

For the Motion: Unanimous

Conclusion

The Meeting was closed at 6.25 pm.

Chairperson