

a public hearing under Section 40A of the Local Government Act 1993.

Record of Voting:

For the Motion: Unanimous

Note: Councillor Tegg returned to the meeting at 10.50pm.

CCL044-21 Report of the Environment and Planning Committee Meeting held on 12 July 2021

(Report by Executive Services Officer)

RESOLVED: Councillor Hindi and Councillor Badalati

That the Environment and Planning Committee recommendations for Item ENV032-21, ENV033-21, ENV034-21 and ENV036-21, as detailed below, be adopted by Council.

ENV032-21 Adoption of Former Oatley Bowling Club Plan of Management and Master Plan 2021

(Report by Strategic Planner)

- (a) That Council, pursuant to Section 40(2)(b) of the *NSW Local Government Act 1993*, confirms that the amendments to the Former Oatley Bowling Club and Closed Road Plan of Management do not require re-exhibition of the draft Plans.
- (b) That Council adopt the Former Oatley Bowling Club and Closed Road Plan of Management and Master Plan as amended in accordance with Section 40 of the *Local Government Act 1993*.
- (c) That Council authorise the General Manager to make minor editorial modifications in the finalisation of the Former Oatley Bowling Club and Closed Road Plan of Management and Master Plan.
- (d) That all persons who provided a submission during the public exhibition of the Former Oatley Bowling Club and Closed Road Plan of Management and Master Plan be notified of Council's decision.

ENV033-21 Establishment of Small Waste Items Recycling Station Program

(Report by Manager Environment Health & Regulatory Services)

- (a) That Council note the outcomes of the trial of the small waste items recycling station in the Georges River Customer Service Centre.
- (b) That Council endorse the establishment of the Small Waste Items Recycling Station Program within suitable Council facilities for the collection of CDs/DVDs, household batteries and mobile phones.

ENV034-21 PP2016/0002 - Amended Planning Proposal for the Hurstville Civic Precinct

(Report by Senior Strategic Planner)

- (a) That the Georges River Council endorse the Planning Proposal (PP 2016/0002)

to amend the Hurstville Local Environmental Plan 2012 (HLEP 2012) (or if gazetted the *Georges River Local Environmental Plan*) as it applies to the Georges River Council owned site known as the Hurstville Civic Precinct Site, bound by Queens Road, Dora Street, MacMahon Street and Park Road which seeks to:

- a. Amend the HLEP 2012 Land Zoning Map - Sheet LZN_008A to remove the 'Deferred Matter' and rezone the site to B4 Mixed Use;
- b. Amend the HLEP 2012 Height of Buildings Map - Sheet HOB_008A to set:
 - i. a maximum height of 20 metres under the height designation of 'Q1' at the south western portion of the site;
 - ii. a maximum height of 30 metres under the height designation of 'U' at the south western corner of the site; and
 - iii. a maximum height of 60 metres under the height designation of 'AA' at the north eastern portion and south eastern corner of the site.
- c. Amend the HLEP 2012 Maximum Floor Space Ratio Map - Sheet FSR_008A to set:
 - i. a maximum FSR of 3:1 under the FSR designation of 'V' at the south western portion of the site;
 - ii. a maximum FSR of 7:1 under the FSR designation of 'AB' at the central/ north eastern portion of the site; and
 - iii. a maximum FSR of 5:1 under the FSR designation of 'Z' at the north eastern portion of the site.
- d. Amend Schedule 4 of HLEP 2012 to reclassify Lot 13 in DP 6510 and Lot 14 in DP 6510 (i.e. former Baptist Church and adjoining land, known as 4-6 Dora Street) from 'community' to 'operational' land.
- e. Amend HLEP Active Street Frontages Map - Sheet ASF_008A by deleting the red line identifying 4-6 Dora Street (Lot 13 in DP 6510 and Lot 14 in DP 6510) as having active street frontage.
- f. Amend HLEP 2012 by including the heritage item (Item I157) listed in Schedule 2 of the HLEP 1994 within Schedule 5 (Environmental heritage) of HLEP 2012 and amend Heritage Map - Sheet HER_008A to identify the same Item on the map.
- g. Amend HLEP 2012 by inserting a development standard under Part 6 Additional Local Provision as follows:

6.10 Hurstville Civic Precinct

- (1) *The objective of this clause is to facilitate the provision of community facilities and public benefits on the Hurstville Civic Precinct site.*
- (2) *This clause applies to land bounded by Queens Road, Park Road, MacMahon Street and Dora Street.*
- (3) *Development consent must not be granted on land to which this clause applies unless the consent authority is satisfied that the development will include:*

- (a) *Residential land uses to a maximum of 55% of the total permissible GFA; and*
 - (b) *Community uses and facilities to a minimum of 25% of the total permissible GFA; and*
 - (c) *Public open space at ground level to a minimum of 50% of the total site area inclusive of a civic plaza that receives an average of 50% direct sunlight between 11 am and 2pm midwinter; and*
 - (d) *Car parking for general public use that is additional to the requirements for all land uses.*
- (4) *For the purposes of this clause, community facilities for Hurstville Civic Precinct site means Council administrative and civic offices; multipurpose auditorium, library, museum, art gallery, community centre, associated uses such as cafés; a range of recreation, relaxation or study areas; and any other use that Council may consider appropriate to meet the needs of the community.*
- (b) That Georges River Council forward the Planning Proposal (PP 2016/0002) to the delegate of the Minister for Planning requesting a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).
- (c) That should a Gateway Determination be issued by Department of Planning, Industry and Environment to permit exhibition of the Planning Proposal, a public hearing take place in accordance with the provisions of the *NSW Local Government Act 1993* and the DPIE's *Practice Note PN 16-001 Classification and Reclassification of Public Land through a Local Environmental Plan*.
- (d) That the Planning Proposal be placed on formal public exhibition in accordance with the conditions of any Gateway Determination issued by the Department of Planning, Industry and Environment.
- (e) That prior to the public exhibition of the Planning Proposal as part of any successful Gateway determination, the following documents are prepared by the Proponent in order that they form part of the public exhibition:
 - a. A Civic Precinct Public Amenities and Facilities Strategy.
 - b. A Civic Precinct Public Domain Plan Strategy.
 - c. A Conservation Management Plan (CMP) prepared for the Hurstville City Museum and Gallery; and
 - d. A revised Traffic Impact Assessment.
- (f) That Council resolve to prepare an amendment to the Hurstville DCP No. 2 (which applies to land within the Hurstville City Centre) and exhibit the amendment along with the Planning Proposal in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and its Regulation.
- (g) That prior to the exhibition of the amendment to the Hurstville DCP No. 2 the DCP prepared by the Proponent be amended by the Proponent to address the recommendations in this report and the recommendations of the Council Report dated 25 May 2020.