

and Services Metrics Report for the reporting period being January – March 2023.

- (b) Council commends the Director Environment and Planning and the staff implementing actions to achieve a magnificent reduction in the backlog of Development Applications.

ENV021-23 Review of Stormwater Management Policy

(Report by Manager Development and Building)

- (a) That Council endorse the amendments to the Georges River Stormwater Management Policy 2020 as detailed in the report and place the draft policy on exhibition for a period of not less than 28 days.
- (b) That a further report be submitted to Council after the exhibition period outlining the public submissions for the adoption of the amended policy.

ENV022-23 Report on Submissions - Hurstville Civic Planning Proposal and DCP Amendment.

(Report by Coordinator Strategic Planning)

- (a) That Council note the submissions received during the public exhibition of the Planning Proposal PP2016/0002 that seeks to amend the *Georges River Local Environmental Plan 2021* 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.
- (b) That Council endorse the Planning Proposal for the Hurstville Civic Precinct that:
 - i. Amends the Land Zoning Map - Sheet LZN_008A to remove the 'Deferred Matter' and rezone the site to MU1 Mixed Use;
 - ii. Amends the Height of Buildings Map - Sheet HOB_008A to set:
 - a) a maximum height of 20 metres under the height designation of 'Q1' at the south western portion of the site;
 - b) a maximum height of 30 metres under the height designation of 'U' at the south western corner of the site; and
 - c) a maximum height of 60 metres under the height designation of 'AA' at the north eastern portion and south eastern corner of the site.
 - iii. Amends the Floor Space Ratio Map - Sheet FSR_008A to set:
 - a) a maximum FSR of 3:1 under the FSR designation of 'V' at the south western portion of the site;
 - b) a maximum FSR of 7:1 under the FSR designation of 'AB' at the central/ north eastern portion of the site; and
 - c) a maximum FSR of 5:1 under the FSR designation of 'Z' at the north eastern portion of the site.
 - iv. Amends Schedule 4 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.
 - v. Amends the Heritage Map – Sheet HER_008A and Schedule 5 (Environmental Heritage) to include the Hurstville Museum and Gallery (14 MacMahon Street) as a local heritage item.
 - vi. Amends the Additional Permitted Uses Map – Sheet APU_008A to identify 2 Patrick Street (Lots A and B in DP 389008) and part Patrick Street Road Reserve (4 MacMahon Street (Lot 1 in DP 1280799 - to the centreline)) as Area B to permit the use of 'residential flat buildings' via Schedule 1 - Additional Permitted Uses.

- vii. Amends Schedule 1 - Additional Permitted Uses to permit the use of 'residential flat buildings' in Area B.
- viii. Amends Clause 6.13 - Development in Zones E1 and MU1 to exclude the application of the clause to Area B.
- ix. Inserts an Additional Local Provision (Part 6) as follows:

Clause 6.18 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 11am and 2pm midwinter; and*
 - (d) *Car parking for general public use that is additional to the requirements for all land uses.*
 - (4) *In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must be satisfied that the development –*
 - (a) *is accompanied by a car parking study and traffic impact assessment that assesses the extent to which public car parking for general use is required to be provided at the site; and*
 - (b) *includes the provision of public car parking and traffic mitigation measures identified by the car parking study and traffic impact assessment.*
 - (5) *For the purposes of this clause, community facilities for the 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.*
 - (6) *For the purposes of this clause, the total permissible GFA and the total site area are calculated relative to the total area of land in the Hurstville Civic Precinct bounded by Dora Street, Queens Road, Park Road and MacMahon Street.*
 - (7) *For the purposes of this clause, the total site area refers to the total area of land in the Hurstville Civic Precinct bounded by Dora Street, Queens Road, Park Road and MacMahon Street.*
- (c) That the Planning Proposal be amended as per the recommendations of this report and be forwarded 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 Council amend the exhibited draft DCP Amendment No. 2 to the *Georges River Development Control Plan 2021* being “Part 10 Precincts, Section 10.3 Hurstville Civic Precinct” by:
- i. Inserting Control iii. n. in Section 3.5.1 Public Domain Strategy, as follows:

“n. The protection of the remembrance plaque on the northern wall of the former Hurstville Baptist Church building located at 4-6 Dora Street which is to be removed prior to any demolition of that building and installed in a publicly visible and appropriate location as part of the future redevelopment of the site.”
 - ii. Inserting Control ii. i. in Section 3.11 Car Parking Study and Traffic Impact Assessment as follows:

“i. A multimodal transport impact assessment.”
 - iii. Inserting additional dot points in Control iii. a. in Section 3.11 Car Parking Study and Traffic Impact Assessment as follows:
 - i. “A multimodal transport impact assessment”; and
 - ii. “The identification of active transport links to existing school travel paths.”
- (e) That Council in accordance with Section 3.43 of the *Environmental Planning and Assessment Act 1979* and Clause 14 of the *Environmental Planning and Assessment Regulation 2021* adopt Amendment No. 2 to the *Georges River Development Control Plan 2021* (**Attachment 4**) as amended in response to submissions.
- (f) 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.
- (g) That Council give public notice of the decision to approve the amended *Georges River Development Control Plan 2021*, on its website within 28 days in accordance with Clause 20 of the *Environmental Planning and Assessment Regulation 2021*.
- (h) That all persons who made a submission to the Planning Proposal and draft DCP amendment be advised of Council’s decision.
- (i) That the Department of Planning and Environment be advised of Council’s decision to approve the amendment to the *Georges River Development Control Plan 2021* in accordance with the *Environmental Planning and Assessment Act 1979*.
- (j) That the adopted DCP become effective when the amendment to the *Georges River Local Environmental Plan 2021* is gazetted.

Record of Voting:

For: The Mayor, Councillor Katris, Deputy Mayor, Councillor Landsberry, Councillor Ambhaipahar, Councillor Borg, Councillor Elmir, Councillor Ficarra, Councillor Jamieson, Councillor Konjarski, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Smerdely, Councillor Stratikopoulos, Councillor Symington, Councillor Wang

It was noted that the motion was carried unanimously.

CCL045-23 Report of the Finance and Governance Committee Meeting held on 13 June 2023
(Report by Executive Services Officer)