



# DESIGN COLLABORATIVE

Pty Limited

ABN 36 002 126 954  
ACN 002 126 954

Town Planning & Liquor Licensing  
Consultants

## Managing Director

J Lidis  
BTP (UNSW)  
MPIA

## Director

David Rippingill  
BEP (WSU)  
Juris Doctor (UNE)  
RPIA

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By email: [Stephanie.Lum@georgesriver.nsw.gov.au](mailto:Stephanie.Lum@georgesriver.nsw.gov.au)

### **Report on Public Hearing for Reclassification of 4-6 Dora Street, Hurstville from community to operational land under the Local Government Act 1993**

On 30 March 2023 at 6.30pm at the offices of Georges River Council, as required under the Local Government Act 1993, I chaired a Public Hearing into the reclassification of land identified as Lot 13 DP 6510 and Lot 14 DP 6510 known as 4-6 Dora Street, Hurstville (the subject land) from community to operational land to allow its future development as part of a wider Planning Proposal.

Under section 29 of the Local Government Act 1993, if a Planning Proposal seeks to reclassify community land to operational land a public hearing is required to be held.

For probity reasons in accordance with section 47G of the Local Government Act 1993, I state that I am not a current councillor or employee of Georges River Council and have not in the last 10 years been a councillor or employee of Georges River Council.

As I understand it, the site of the Planning Proposal is approximately 12,645.5sqm and seeks to enable the future redevelopment of the existing Hurstville Civic Precinct for a mixed use civic, cultural, commercial and residential destination. The subject land makes up 929.5sqm of the overall site of the Planning Proposal or 7.35%.

The Planning Proposal, which included the reclassification, was on public exhibition from 18 January 2023 to 17 February 2023. I have reviewed all submissions received and note that there were not any specific issues raised with respect to the proposed reclassification of the subject land from community to operational land as defined under the Local Government Act 1993.

Tangential issues raised which for completeness are addressed below, related to heritage significance of the former Baptist Church and its on-going use as a Place of Public Worship.

I am advised that the subject land was acquired by Council on 31 March 2017. Land acquired under the Land Acquisition (Just Terms Compensation) Act 1991 is transferred to Council with a default community land classification, including associated trusts.

At the commencement of the Public Hearing, those present were Stephanie Lum Co-ordinator Strategic Planning of Georges River Council, Stuart Gordon and Karina Turvey of SJB Planning on behalf of Georges River Council as independent assessors of the Planning Proposal, Sue Weatherley Acting General Counsel of Georges River Council and Sonny Embleton of Gyde Consulting on behalf of the proponent Council's Property Team who prepared the Planning Proposal, one group of community members comprising three related individuals and myself as Independent Chair. Meryl Bishop Director Environment and Planning and Catherine McMahon Manager Strategic Planning of Georges River Council sent apologies.

I provided a short presentation on the Planning Proposal for the Hurstville Precinct, including the proposed reclassification, and the purpose of the Public Hearing to contextualise the matter for those present.

At the end of the presentation, I called for anyone who had registered to speak to provide a further verbal submission. Only one attendee provided a verbal submission and no written submissions to be considered at the Public Hearing were submitted.

One of the community members spoke and addressed the Public Hearing with respect to a request to preserve the existing plaque stone on the Baptist Church which relates to relatives of his family.

I stated that whilst this issue is not within the scope of matters required to be considered as part of this planning process, Council can consider the request when a specific Development Application is considered for the site.

In addition, I note that the existing buildings on the subject land of the proposed change in classification are no longer used for their original intended purpose and were subject to a now lapsed development consent (DA 2013/0143) approving their demolition.

I also note that the subject land is not identified as items of heritage significance.

As the Independent Chair, I invited further verbal submissions but as no further submissions were made, I closed the meeting.

Council has demonstrated that there is strategic and site-specific merit with respect to the proposed change in classification of the subject land and there are no reasons to not grant that component of the Planning Proposal.

Yours Faithfully,  
DESIGN COLLABORATIVE PTY LTD



J Lidis  
Managing Director