

- (a) Identification of areas lacking open space throughout the local government area;
- (b) Identification of actions for increasing the supply of open space;
- (c) Identify and list all pocket parks and determine whether they are required or needed as part of the overall Open Space Strategy of Council.
- (d) Funding models to provide for the acquisition and maintenance of open space; and
- (e) Program for the delivery of the actions.

ENV044-20 Draft 21/22 Budget – Consideration of the Plans of Management Program

(Report by Manager Strategic Planning)

- (a) That Council endorse the Plan of Management Program for 2020/2021 and 2021/2022 as outlined within this report.
- (b) That Council consider the allocation of \$250,000 within the draft 2021/2022 Budget to complete the Crown Land reserve work for the following reserves:
 - a. Merriman Reserve, Kyle Bay
 - b. Oatley Point
 - c. Dover Park East
 - d. Oatley Park
 - e. Tom Ugly’s Point Reserve
 - f. Claydon Reserve
 - g. Netstrata Jubilee Stadium
 - h. Jubilee Park
 - i. Donnelly Park
 - j. Shipwrights Bay Reserve

ENV045-20 Summary of Development Applications Lodged and Determined - July 2020 to September 2020

(Report by Manager Development and Building)

- (a) That Council receive and note the Summary of Development Applications lodged and determined within the first quarter of the 2020/2021 financial year being July 2020 to September 2020.
- (b) That the Development and Building staff be congratulated for improvements in Development Application processing times and their approach to Customer Service.

Record of Voting:

For the Motion: Unanimous

Note: Councillor Agius left the meeting at 9.14pm.

ENV046-20 Planning Proposal for LEP 2021 - Amendment to Georges River Local Environmental Plan 2020

(Report by Strategic Planner/Urban Designer)

Note: Councillor Symington disclosed a Pecuniary interest in this item. Councillor Symington did not participate in the consideration and voting of this item.

Note: Councillor Hindi disclosed a Non-Significant, Non-Pecuniary Interest in this Item. Councillor Hindi remained in the meeting during the discussion and voting on this item.

MOTION: Councillor Hindi and Councillor Katris

(a) That Council endorses the Planning Proposal to amend the *Hurstville Local Environmental Plan 2012* and *Kogarah Local Environmental Plan 2012* (or if gazetted, *Georges River Local Environmental Plan 2020*) as follows to be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*:

i. Amend the Land Zoning Map to:

- 1) rezone the Narwee Housing Investigation Area from R2 Low Density Residential to a combination of R3 Medium Density Residential and R4 High Density Residential.

ii. Amend the Lot Size Map to increase the minimum subdivision lot size:

- 1) in the proposed R3 Medium Density Residential from 450sqm to 800sqm; and
- 2) in the proposed R4 High Density Residential from 450sqm to 1,000sqm;

iii. Amend the Height of Buildings Map to:

- 1) increase the maximum building height in the proposed R4 High Density Residential from 9m to 13m (Narwee HIA);
- 2) amend the maximum building height applied at 33 Dora Street, Hurstville from 30m to 15m; and
- 3) amend the maximum building height applied at 199 Rocky Point Road, Ramsgate from 21m to 15m and 21m in accordance with the existing split zoning;

iv. Amend the Floor Space Ratio Map to:

- 1) to increase the maximum floor space ratio in the proposed R3 Medium Density Residential from 0.55:1 to 0.7:1 (Narwee HIA);
- 2) to increase the maximum floor space ratio in the proposed R4 High Density Residential from 0.55:1 to 1:1 (Narwee HIA); and
- 3) amend the maximum floor space ratio applied at 199 Rocky Point Road, Ramsgate from 2.5:1 to 1.5:1 and 2.5:1 in accordance with the existing split zoning;

v. Amend the Land Use Tables of zones R3 Medium Density Residential and R4 High Density Residential to include 'manor houses' and 'multi dwelling housing (terraces)' as land uses in '3 Permitted with consent'; and

vi. Amend Clause 4.1B Minimum lot sizes and special provisions for certain dwellings to include:

- 1) minimum lot size of 800sqm for manor houses;

- 2) minimum lot width of 18m for manor houses;
 - 3) minimum lot size of 800sqm for multi dwelling housing (terraces); and
 - 4) minimum lot width of 21m for multi dwelling housing (terraces).
- (b) 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.
- (c) That Council provide delegation to the Director Environment and Planning to approve any minor modifications to correct any numerical, typographical, mapping, interpretation and formatting errors, if required, to improve clarity and readability.
- (d) That the submitters of rezoning requests made during the public exhibition of the *Local Strategic Planning Statement 2040* and the draft *Georges River Local Environmental Plan 2020* be notified of Council's policy position on their requests.
- (e) That Council endorse the consultation program outlined in the Report.
- (f) That the Council endorse the General Manager to continue discussions with the land owners of 11- 21 Monaro Avenue Kingsgrove with the intention of entering into an agreement with each of the property owners to enable the Council to secure the purchase of the 6 lots for the purposes of open space.
- (g) That Council endorse the amended LEP Program as follows:
- Stage 1: Housing and Harmonisation (completed with no change)
 - Stage 1B: LEP21 Housing Capacity (this Planning Proposal)
 - Stage 2: Housing Choice (update timeframe from 2021 to 2022)
 - Seek to promote inclusive and affordable housing
 - Investigate mechanisms such as big house conversions and build to rent to provide more housing choice across the LGA
 - Stage 3: Jobs and Activation (update timeframe from 2022 to 2023)
 - Review development standards in centres
 - Infrastructure delivery mechanisms
 - Review and implement the outcomes of the Hurstville City Centre and Beverly Hills Local Centre masterplans
 - Stage 4: Housing and Future Growth (no change to schedule for 2025 and beyond)
 - Focus on land use changes beyond the next 5 years.
- (h) That the maximum building height in the newly created R4 zone in DLEP 2020 (being Hillcrest Ave rezoning from R2 to R4) be increased from 12m to 13m to align with the proposed maximum building height in the proposed R4 zone in the Narwee HIA and further analysis is undertaken on the maximum building heights in the other R4 zones in order to assist in ensuring improved compliance with Apartment Design Guide and reduce the variations to the controls but ensure an appropriate built form outcome in the areas.

AMENDMENT: Councillor Tegg and Councillor Grekas

- (a) That Council endorses the Planning Proposal to amend the *Hurstville Local Environmental Plan 2012* and *Kogarah Local Environmental Plan 2012* (or if gazetted, *Georges River Local Environmental Plan 2020*) as follows to be forwarded to the Department of Planning,

Industry and Environment for a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*:

- i. Amend the Land Zoning Map to:
 - 1) rezone the Narwee Housing Investigation Area from R2 Low Density Residential to a combination of R3 Medium Density Residential and R4 High Density Residential.
 - ii. Amend the Lot Size Map to increase the minimum subdivision lot size:
 - 1) in the proposed R3 Medium Density Residential from 450sqm to 800sqm; and
 - 2) in the proposed R4 High Density Residential from 450sqm to 1,000sqm;
 - iii. Amend the Height of Buildings Map to:
 - 1) increase the maximum building height in the proposed R4 High Density Residential from 9m to 13m (Narwee HIA);
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 - iv. Amend the Floor Space Ratio Map to:
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 - 2) to increase the maximum floor space ratio in the proposed R4 High Density Residential from 0.55:1 to 1:1 (Narwee HIA); and
 - 3) amend the maximum floor space ratio applied at 199 Rocky Point Road, Ramsgate from 2.5:1 to 1.5:1 and 2.5:1 in accordance with the existing split zoning;
 - v. Amend the Land Use Tables of zones R3 Medium Density Residential and R4 High Density Residential to include 'manor houses' and 'multi dwelling housing (terraces)' as land uses in '3 Permitted with consent'; and
 - vi. Amend Clause 4.1B Minimum lot sizes and special provisions for certain dwellings to include:
 - 1) minimum lot size of 800sqm for manor houses;
 - 2) minimum lot width of 18m for manor houses;
 - 3) minimum lot size of 800sqm for multi dwelling housing (terraces); and
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- (b) 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.
- (c) That Council provide delegation to the Director Environment and Planning to approve any minor modifications to correct any numerical, typographical, mapping, interpretation and formatting errors, if required, to improve clarity and readability.
- (d) That the submitters of rezoning requests made during the public exhibition of the *Local*

Strategic Planning Statement 2040 and the draft *Georges River Local Environmental Plan 2020* be notified of Council's policy position on their requests.

- (e) That Council endorse the consultation program outlined in the Report.
- (f) That the Council endorse the General Manager to continue discussions with the land owners of 11- 21 Monaro Avenue Kingsgrove with the intention of entering into an agreement with each of the property owners to enable the Council to secure the purchase of the 6 lots for the purposes of open space.
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 - Infrastructure delivery mechanisms
 - Review and implement the outcomes of the Hurstville City Centre and Beverly Hills Local Centre masterplans
 - Stage 4: Housing and Future Growth (no change to schedule for 2025 and beyond)
 - Focus on land use changes beyond the next 5 years.

Record of Voting:

For the Amendment: Councillors Grekas, Konjarski, Payor and Tegg

Against the Amendment: The Mayor, Councillor Greene and Councillors Badalati, Elmir, Hindi, Kastanias, Katris, Landsberry and Liu

On being put to the meeting, voting on the Amendment was four (4) votes FOR and eight (8) votes AGAINST. The Amendment was LOST.

Note: Councillor Kastanias left the meeting at 9.22pm.

Note: Councillor Agius returned to the meeting at 9.26pm.

ENV046-20 Planning Proposal for LEP 2021 - Amendment to Georges River Local Environmental Plan 2020
(Report by Strategic Planner/Urban Designer)

RESOLVED: Councillor Hindi and Councillor Katris

- (a) That Council endorses the Planning Proposal to amend the *Hurstville Local Environmental Plan 2012* and *Kogarah Local Environmental Plan 2012* (or if gazetted, *Georges River Local Environmental Plan 2020*) as follows to be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination under Section 3.34 of

the *Environmental Planning and Assessment Act 1979*:

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 - vi. Amend Clause 4.1B Minimum lot sizes and special provisions for certain dwellings to include:
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2020 be notified of Council's policy position on their requests.

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- (f) That the Council endorse the General Manager to continue discussions with the land owners of 11- 21 Monaro Avenue Kingsgrove with the intention of entering into an agreement with each of the property owners to enable the Council to secure the purchase of the 6 lots for the purposes of open space.
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Record of Voting:

For the Motion: The Mayor, Councillor Greene and Councillors Agius, Badalati, Elmir, Hindi, Katris, Landsberry and Liu

Against the Motion: Councillors Grekas, Konjarski, Payor and Tegg

On being put to the meeting, voting on the Motion was eight (8) votes FOR and four (4) votes AGAINST. The Motion was CARRIED.

Note: Councillor Symington returned to the meeting at 9.27pm.