

- of heights of 23m, 30m, 40m, 55m and 60m; and
 - Increase the Floor Space Ratio (FSR) from 3:1 to 4:1 (including a minimum non-residential FSR of 0.5:1).
- (c) That Council forward the Planning Proposal for gazettal to the Department of Planning, Industry and Environment in accordance with Section 3.36 of the Environmental Planning and Assessment Act, 1979.
- (d) That Council resolve in accordance with Clause 21(1)(b) of the Environmental Planning and Assessment Regulation 2000, to adopt Amendment No. 11 to DCP No. 2 – Hurstville City Centre.
- (e) That Council give public notice of the decision to adopt Amendment No. 11 to DCP No. 2 – Hurstville City Centre in the local newspaper in accordance with Clause 21(2) and (4) of the Environmental Planning and Assessment Regulation 2000, and that it become effective upon gazettal of the Planning Proposal.
- (f) That the Department of Planning, Industry and Environment be advised of Council's decision to adopt Amendment No. 11 to DCP No. 2 – Hurstville City Centre in accordance with the Environmental Planning and Assessment Act 1979.
- (g) That Council endorse the General Manager 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. 11 to DCP No. 2 – Hurstville City Centre be advised of Council's decision.

Record of Voting:

For the Motion: The Mayor, Councillor Greene and Councillors Agius, Badalati, Elmir, Hindi, Grekas, Kastanias, Katris, Konjarski, Liu, Symington and Tegg

Against the Motion: Councillors Landsberry and Payor

On being Put to the meeting, the voting on the Motion was twelve (12) votes FOR and two (2) votes AGAINST. The Motion was CARRIED.

RESOLVED: Councillor Katris and Councillor Hindi

That the Committee recommendations for Item ENV015-20 be adopted by Council.

ENV015-20 Planning Proposal (PP2016/0002) - Civic Centre Site

- (a) That the Georges River Council endorse the Planning Proposal (PP 2016/0002) to amend the Hurstville Local Environmental Plan 2012 (HLEP 2012) 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 48 metres under the height designation of 'X1' at the south western portion of the site;
 - ii. a maximum height of 17 metres under the height designation of 'P1' at the central portion of the site; and

- iii. a maximum height of 60 metres under the height designation of 'AA' at the north eastern portion 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, be forwarded 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).
- (b) That prior to being forwarded for a Gateway Determination, the Planning Proposal be amended by the Proponent to include the following further amendments to the Hurstville Local Environmental Plan 2012 (HLEP 2012);
- a. Include the additional commentary relating to building height distribution provided in Attachment A to the letter from CityPlan to Council dated 25 June 2019 (refer to Attachment 8 of this report);
 - b. Amend the HLEP 2012 Land Application Map - Sheet LAP_001 by deleting the site as a Deferred Matter from the map;
 - c. 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; and
 - d. 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.
 - e. 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 a minimum 50% direct sunlight between 12 noon and 2pm midwinter; and*
- (d) Car parking for all land uses in accordance with the requirements of the relevant Development Control Plan plus additional car parking for general public use.*
- (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.*
- (c) That as part of the Gateway Determination Request, Council requests an extension of 18 months to the timeframe for the completion of the Hurstville Civic Precinct Deferred Matter in the Hurstville Local Environmental Plan 2012 from 10 March 2020 to 10 September 2021.
- (d) 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.
- (e) 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.
- (f) 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. 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. Revised Traffic Impact Assessment.
- (g) That the Draft Hurstville Civic Precinct Development Control Plan 2018 be amended by the Proponent in accordance with the recommendations in this report prior to being placed on formal public exhibition in accordance with the conditions of any Gateway Determination issued by the Department of Planning, Industry and Environment.
- (h) That the amended DCP be referred to Council prior to its exhibition.

Record of Voting:

For the Motion: The Mayor, Councillor Greene and Councillors Agius, Badalati, Elmir, Hindi, Grekas, Kastanias, Katris, Konjarski, Liu, Symington and Tegg

Against the Motion: Councillors Landsberry and Payor

On being Put to the meeting, the voting on the Motion was twelve (12) votes FOR and two (2) votes AGAINST. The Motion was CARRIED.