

Item: ENV019-24 Preparation of Additional and Diverse Housing Planning Proposal for the Georges River LGA

Author: Principal Strategic Planner

Directorate: Environment and Planning

Matter Type: Committee Reports

<Summary Section>

RECOMMENDATION:

- (a) That Council endorses the preparation of the Additional and Diverse Housing Planning Proposal to amend the *Georges River Local Environmental Plan 2021*, comprising of the following components:
- (i) In the R2 zone, reduce the minimum lot size for dual occupancies from 650sqm to 600sqm with the exception of land located within the existing Foreshore Scenic Protection Area (FSPA), proposed FSPA and the proposed Unique Character Area (UCA),
 - (ii) In the R2 zone, increase the minimum subdivision lot size for dual occupancies from 300sqm to 325sqm for land located within the existing Heritage Conservation Areas (HCAs),
 - (iii) In the R2 zone, increase the minimum subdivision lot size for dual occupancies from 430sqm to 500sqm for land located within the existing FSPA, proposed FSPA and the proposed UCA,
 - (iv) In the R2 zone, introduce multi dwelling housing and terraces as permissible land uses with the exception of land located within the existing FSPA, proposed FSPA and the proposed UCA,
 - (v) In the R2 zone, request continued prohibition of manor houses,
 - (vi) In the R2 zone, introduce minimum density control of 300sqm per dwelling for multi dwelling housing, terraces and manor houses (if prohibition of manor houses is not supported by the DPHI),
 - (vii) In the R2 zone, retain existing maximum FSR of 0.55:1 to 0.6:1 for multi dwelling housing and terraces,
 - (viii) In the R3 zone, reduce the minimum lot size for dual occupancies from 650sqm to 500sqm,
 - (ix) In the R3 zone, reduce the subdivision minimum lot size for dual occupancies from 300sqm to 250sqm,
 - (x) In the R3 zone, introduce residential flat buildings (RFBs) as a permissible land use to facilitate greater development take up,
 - (xi) In the R3 zone, introduce minimum lot size of 800sqm and minimum lot width of 24m for RFBs to ensure appropriate development outcomes,
 - (xii) In the R3 zone, increase the maximum building height from 9m to 10.5m to offer greater development yield and design flexibility,
 - (xiii) In the R3 zone, increase the maximum floor space ratio (FSR) from 0.7:1 to 0.8:1 to offer greater development yield and by extension greater development incentive,
 - (xiv) In the R3 zone, apply a bonus FSR of 0.2:1 (total 1:1 FSR) for multi dwelling housing

- to incentivise the provision of townhouses, and
- (xv) Implement the recommendations of the *Hurstville City Centre Urban Design Strategy 2018 (HCCUDS)* in relation to land within the Hurstville City Centre and residential zoned land located in the Additional Capacity Investigation Areas.

EXECUTIVE SUMMARY

1. Housing, and its affordability, are the focus of the current Federal and State Governments. In late 2023, the NSW Government released a series of reform proposals to dramatically increase the supply of housing across NSW. The full extent of the proposed changes is outlined in the Extraordinary Council Meeting report titled **NSW Government Housing Reforms 2023-24** dated 12 February 2024 (refer item CCL001-24).
2. One of proposed reforms is the *Low and Mid-Rise Housing* (the Housing Reform) which will increase the capacity for housing numbers and housing styles by permitting dual occupancies on 450sqm lots across the LGA. The Housing Reform also seeks to permit multi dwelling housing and manor houses in the R2 zone and residential flat buildings (RFBs) in the R3 zone within “station and town centre precincts” despite these development types being prohibited in the R3 zone under the *Georges River Local Environmental Plan 2021* (GRLEP).
3. Whilst Council supports the NSW Government’s commitment to address the current housing crisis, concern is raised in response to the blanket ‘one-size-fits-all’ nature of the Reform and its impact on the local character of the Georges River Local Government Area (LGA).
4. In response, Council at its meeting dated 25 March 2024 (refer item CCL017-24) partly resolved to request a deferral from the application of the proposed *Low and Mid-Rise Housing Reform* on the basis that Council is committed to the provision of capacity for additional and diverse housing through immediate and midterm changes to local planning controls.
5. The request for a deferral from the application of the proposed *Low and Mid-Rise Housing Reform* was submitted to the Hon. Paul Scully MP on 23 April 2024 in a letter from Council’s Mayor.
6. Council also partly resolved that the above commitment is to be demonstrated through the preparation of an accelerated planning proposal by July 2024 to amend the GRLEP to create immediate housing capacity.
7. The purpose of this Report is to seek Council’s endorsement to prepare the accelerated planning proposal to the GRLEP, known as the Additional and Diverse Housing Planning Proposal. The components of the Planning Proposal are listed below as per the recommendations of this Report:

Proposed Changes to Zone R2 Low Density Residential

- (i) Reduce the minimum lot size for dual occupancies from 650sqm to 600sqm with the exception of land located within the existing Foreshore Scenic Protection Area (FSPA), proposed FSPA and the proposed Unique Character Area (UCA) – these are overlays proposed by the Biodiversity and Foreshore Planning Proposal (refer Item ENV008-24 dated 25 March 2024),
- (ii) Increase the minimum subdivision lot size for dual occupancies from 300sqm to 325sqm for land located within the existing Heritage Conservation Areas (HCAs),
- (iii) Increase the minimum subdivision lot size for dual occupancies from 430sqm to 500sqm for land located within the existing FSPA, proposed FSPA and the proposed UCA,

- (iv) Introduce multi dwelling housing and terraces as permissible land uses with the exception of land located within the existing FSPA, proposed FSPA and the proposed UCA,
- (v) Request continued prohibition of manor houses,
- (vi) Introduce minimum density control of 300sqm per dwelling for multi dwelling housing and terraces and manor houses (if prohibition of manor houses is not supported by the DPFI),
- (vii) Increase maximum FSR from 0.55:1 to 0.6:1 for multi dwelling housing and terraces,

Proposed Changes to Zone R3 Medium Density Residential

- (viii) Reduce the minimum lot size for dual occupancies from 650sqm to 500sqm,
- (ix) Reduce the subdivision minimum lot size for dual occupancies from 300sqm to 250sqm,
- (x) Introduce residential flat buildings (RFBs) as a permissible land use to facilitate greater development take up,
- (xi) Introduce minimum lot size of 800sqm and minimum lot width of 24m for RFBs to ensure appropriate development outcomes,
- (xii) Increase the maximum building height from 9m to 10.5m to offer greater development yield and design flexibility across the R3 zone,
- (xiii) Increase the maximum floor space ratio (FSR) from 0.7:1 to 0.8:1 to offer greater development yield and by extension greater development incentive across the R3 zone,
- (xiv) Apply a bonus FSR of 0.2:1 (total 1:1 FSR) for multi dwelling housing to incentivise the provision of townhouses, and

Proposed Implementation of the HCCUDS

- (xv) Implement the recommendations of the Hurstville City Centre Urban Design Strategy 2018 (HCCUDS) in relation to land within the Hurstville City Centre and residential zoned land located in the Additional Capacity Investigation Areas.
8. Council is to note that the recommendations of this Report reflect the outcomes and directions provided to Council staff at the Councillor workshops held on 3 April and 9 April 2024.

BACKGROUND – NEED FOR THE PLANNING PROPOSAL

- 9. In late 2023, the NSW Government released a series of reform proposals to dramatically increase the supply of housing by providing bonus height and floor space to developments that contain affordable housing, mandating high density developments around key railway stations and allowing for medium rise housing in areas close to existing public transport, amenities and services.
- 10. The full extent of the proposed changes is outlined in the Extraordinary Council Meeting report titled **NSW Government Housing Reforms 2023-24** dated 12 February 2024 (refer item CCL001-24).
- 11. Once in effect, the proposed changes will override all local controls specified by individual councils, unless local controls offer greater development potential e.g. more generous height and floor space provisions. In its current state, the provisions within the reforms offer significantly greater development potential than the *Georges River Local Environmental Plan 2021* (GRLEP).

12. One of proposed reforms is the *Low and Mid-Rise Housing* (Housing Reform) which will increase the capacity for housing numbers and housing styles by permitting dual occupancies on 450sqm lots across the LGA. The Housing Reform also seeks to permit multi dwelling housing and manor houses in the R2 zone and residential flat buildings (RFBs) in the R3 zone within “station and town centre precincts” despite these development types being prohibited in the R3 zone under the GRLEP.
13. In response, Council at its meeting dated 25 March 2024 (refer item CCL017-24) partly resolved to request a deferral from the application of the proposed *Low and Mid-Rise Housing Reform* on the basis that Council is committed to the provision of capacity for additional and diverse housing through immediate and midterm changes to local planning controls.
14. The request for a deferral from the application of the proposed *Low and Mid-Rise Housing Reform* was submitted to the Hon. Paul Scully MP on 23 April 2024 in a letter from the Mayor.
15. Council also partly resolved that the above commitment is to be demonstrated through the preparation of an accelerated planning proposal by July 2024 to amend the GRLEP to create immediate housing capacity.
16. As outlined in the Council report dated 25 March 2024 (refer item CCL017-24), the planning proposal to create immediate housing capacity is to be informed by the following housing commitments for the purpose of demonstrating Council’s efforts at providing housing in lieu of the proposed *Low and Mid-Rise Housing Reform*:
 - (a) Review existing controls for dual occupancies,
 - (b) Investigate the introduction of medium density residential developments within the R2 Low Density Residential zone,
 - (c) Review existing controls within the R3 Medium Density Residential zone,
 - (d) Review existing controls within the R4 High Density Residential zone, and
 - (e) Investigate the implementation of the *Hurstville City Centre Urban Design Strategy* (HCCUDS) in accordance with previous Council resolution dated 25 June 2018 (Item ENV014-18).

COUNCILLOR WORKSHOPS – 3 & 9 APRIL 2024

17. Two Councillor workshops were held to discuss the proposed amendments to the GRLEP which will form the content of the accelerated planning proposal to create immediate housing capacity.
18. The key focus of each workshop was as follows:
 - **3 April 2024** – Key focus on:
 - Guiding principles for the review of existing planning controls
 - Review and recommendation of controls for dual occupancies in both R2 and R3 zones
 - Recommendations for controls to enable the introduction of medium density development in the R2 zone
 - Review and recommendation of controls for medium density development in the R3 zone
 - **9 April 2024** – Key focus on:

- Further discussion on the controls for medium density development in the R3 zone
- Recommendations for controls to enable the introduction of residential flat buildings (RFBs) in the R3 zone
- Review of existing controls for RFBs in the R4 zone
- Implementation of the HCCUDS

19. The agreed outcomes of the workshops are summarised in **Tables 1-5** below:

Table 1 – Revising Controls relating to Dual Occupancies in R2 and R3 zones

LEP Requirement	Control
Height and FSR	Retain existing for all dual occupancy developments: <ul style="list-style-type: none"> ● Maximum 9m height ● Maximum 0.6:1 FSR
Minimum Lot Size	<ul style="list-style-type: none"> ● Retain existing 650sqm in the Heritage Conservation Areas (HCAs) ● Apply 1,000sqm for foreshore areas (for the purpose of the workshops, “foreshore areas” were defined as areas located within the existing FSPA, proposed FSPA and proposed UCA as per Biodiversity and Foreshore Planning Proposal) ● Reduce from 650sqm to 600sqm for non-foreshore areas in the R2 zone ● Investigate reducing from 650sqm to 500sqm for R3 zones subject to modelling and built form testing
Minimum Lot Width	Retain existing lot width controls: <ul style="list-style-type: none"> ● 15m attached side by side (duplex style) ● 18m detached front and back (battle axe) ● 22m detached side by side (freestanding)
Minimum Subdivision Lot Size	<ul style="list-style-type: none"> ● Apply 300sqm for non-foreshore areas in the R2 zone ● Increase from existing 300sqm to 325sqm for HCAs ● Increase from existing 430sqm to 500sqm for foreshore areas ● Investigate applying 250sqm for R3 zones subject to modelling and built form testing

Table 2 – Introducing Controls relating to Medium Density in R2 zone

LEP Requirement	Control
Land Use	<ul style="list-style-type: none"> ● Introduce multi dwelling housing and multi dwelling housing (terraces) as permissible land uses in the R2 zone ● Request prohibition of manor houses in the R2 zone
Height and FSR	<ul style="list-style-type: none"> ● Retain existing 9m height to ensure compatibility with surrounding low density developments ● Consider height restriction for dwellings located at the rear of the site by only allowing single storey at the rear ● Consider increasing FSR from 0.55:1 to enable appropriately sized dwellings, subject to modelling and built form testing
Minimum Lot Size	<ul style="list-style-type: none"> ● Implement density control of 300sqm per dwelling ● This equates to min. 900sqm per multi dwelling housing development

	with 3 dwellings
Minimum Lot Width	<ul style="list-style-type: none"> No lot width control due to density control

Table 3 – Revising Controls relating to Medium Density in R3 zone

LEP Requirement	Control
Height and FSR	<ul style="list-style-type: none"> Increase maximum building height from 9m to 10.5m to allow additional attic storey for greater development yield, resulting in 2.5 storey built form Increase FSR from 0.7:1 to 0.8:1 to match the increase in building height Investigate giving bonus FSR for multi dwelling housing and terrace developments to incentivise development of the 'missing middle' typology
Minimum Lot Size	<ul style="list-style-type: none"> Retain existing 800sqm for all medium density development to ensure appropriate development outcomes in terms of character, dwelling size and mix
Minimum Lot Width	Retain existing lot width controls: <ul style="list-style-type: none"> 21m for terraces 18m for multi dwelling housing 18m for manor houses

Table 4 – Introducing RFB Controls in R3 zone

LEP Requirement	Control
Land Use	<ul style="list-style-type: none"> Introduce RFB as a permissible land use in the R3 zone
Height and FSR	<ul style="list-style-type: none"> Increase maximum building height from 9m to 10.5m to allow 3 storey RFB development Increase FSR from 0.7:1 to 0.8:1 to match the increase in building height
Minimum Lot Size	<ul style="list-style-type: none"> Extend existing 800sqm requirement to RFBs to ensure consistency of development potential across the R3 zone
Minimum Lot Width	<ul style="list-style-type: none"> Introduce 24m in accordance with existing GRDCP controls to ensure ADG-compliance building setbacks can be provided

Table 5 – Review of RFB Controls in R4 zone

LEP Requirement	Control
Land Use	<ul style="list-style-type: none"> No change to existing permissibility More land needs to be rezoned to R4 as existing R4 zones are already near full capacity. This should be prioritised as part of the 12 growth precincts master plan program.
Height and FSR	<ul style="list-style-type: none"> Retain existing height and FSR as majority of R4 zoned land have been developed
Minimum Lot Size	<ul style="list-style-type: none"> No change – no requirement in LEP Retain existing 1,000sqm GRDCP requirement

Minimum Lot Width	<ul style="list-style-type: none"> No change – no requirement in LEP Retain existing 24m GRDCP requirement
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- In addition to the above outcomes, further investigation was requested by the Councillors at the workshops in relating to the provision of two car spaces on the reduced 600sqm lot size for dual occupancies and the provision of basement parking for all dual occupancies.
- Council officers have considered the above requests after the workshops and provide the following response:
 - Testing of whether two car spaces per dwelling can be accommodated on the reduced 600sqm lot size for dual occupancies*

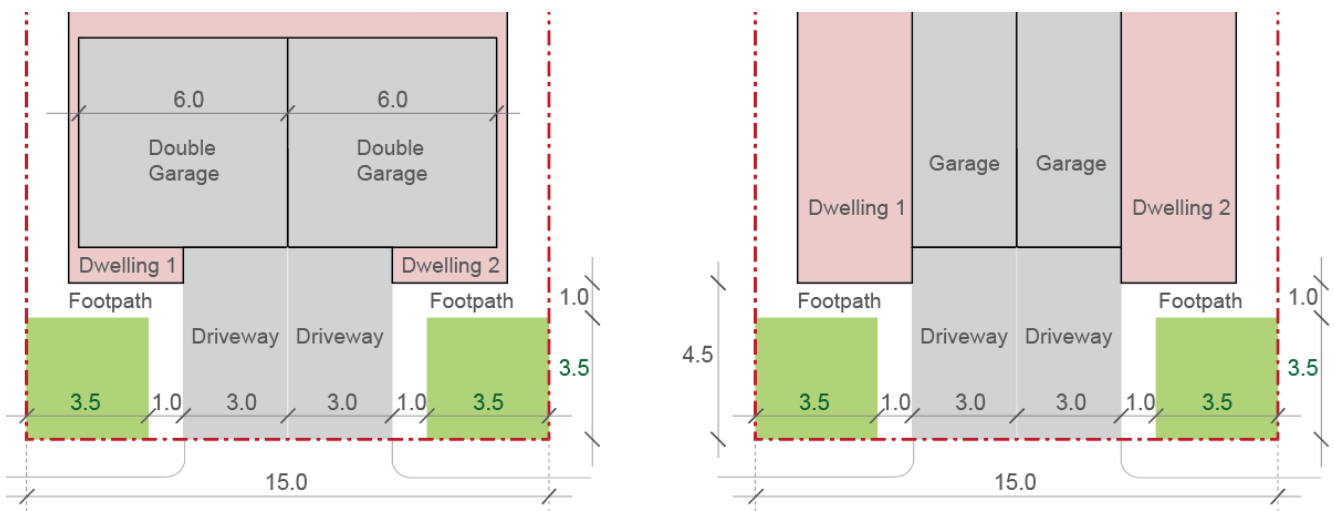
The GRLEP specifies a minimum lot width of 15m for dual occupancy developments in a ‘side-by-side’ configuration. All existing lot width requirements for dual occupancies are proposed to be retained.

If a dual occupancy development occurs on a development site which is 15m wide in accordance with existing GRLEP lot width controls, two undercover car spaces can only be provided in a tandem configuration due to the physical restriction of the width of the site. There is no space left for any dwelling floor space if a double garage (car parking in a side-by-side configuration) is provided on a 15m wide lot, see **Figure 1** below.

It should be noted that the intent of existing front setback controls enable the driveway in front of the garage to be used as an on-site car parking space. The opportunity for a tandem garage remains unchanged within dual occupancy developments on 600sqm sized lots.

In light of the above, there will be no changes to existing controls as two car spaces can be accommodated on-site via one undercover car space in the garage and another in the driveway in the front setback space.

Figure 1 – Comparison of Double and Tandem Garages on 15m Wide Lots for Dual Occupancies



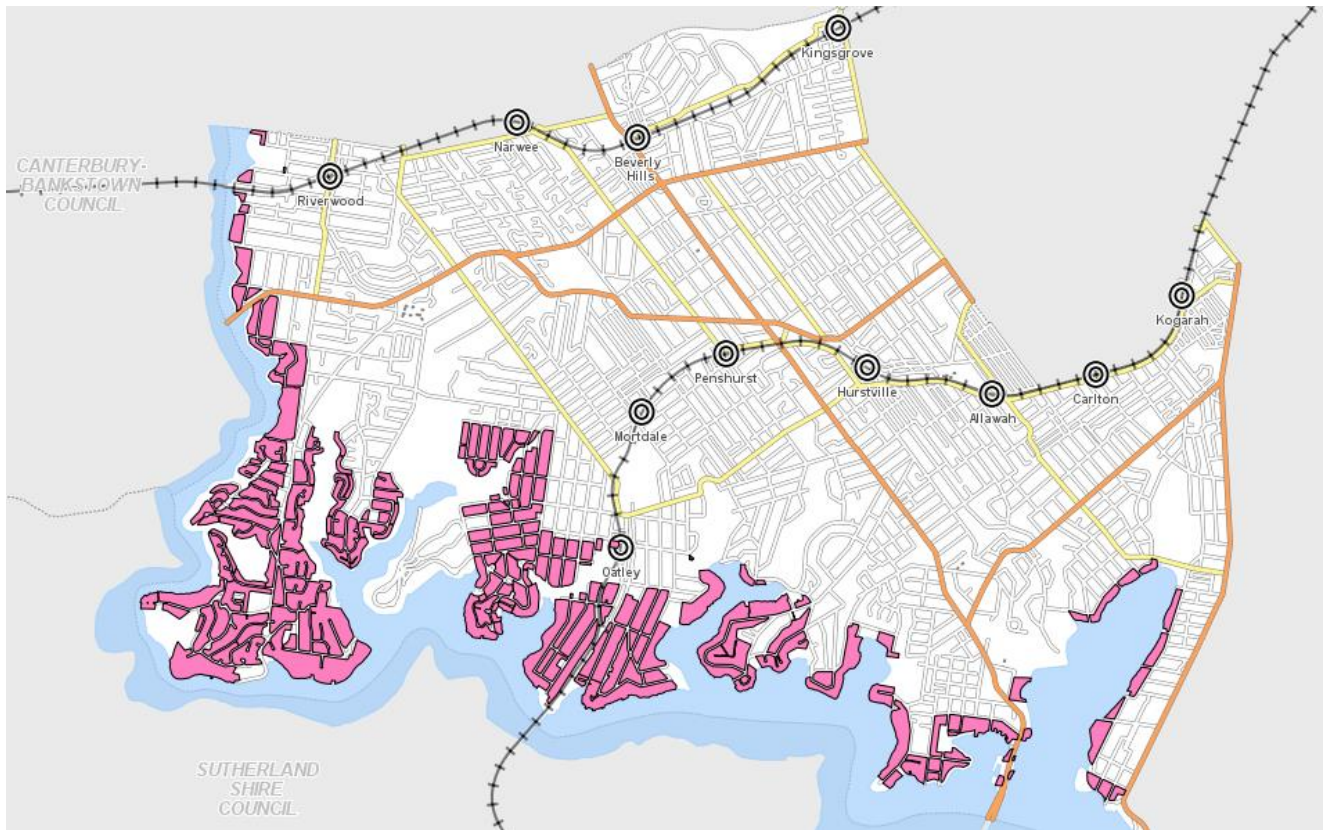
- Investigation of basement parking for dual occupancies*
 Basement parking is not prohibited and are encouraged on sites with steep topography to ensure vehicles can safely access a public road. However, existing Clause 6.2 Earthworks of the GRLEP applies to the whole LGA and requires all development applications to consider the impact of proposed excavation on matters, such as soil stability, soil erosion, the amenity and structural integrity of adjoining properties, and

the health and vitality of existing trees. Developments will also need to be designed to complement the slope of the land to minimise the need for cut and fill and their potential height and bulk. Therefore, to mandate all dual occupancies to provide basement car parking is inconsistent with the objectives of Clause 6.2 and is likely to cause detrimental impacts on existing environmental processes as well as adverse impacts to the surrounding land if excavation is carried out in inappropriate locations.

ADDITIONAL AND DIVERSE HOUSING PLANNING PROPOSAL

22. The required planning proposal, known as the Additional and Diverse Housing Planning Proposal, will make amendments to the GRLEP.
23. It will be prepared for the purpose of demonstrating Council's commitment to create capacity for additional and diverse housing through immediate changes to local planning controls in lieu of the blanket controls proposed by the *Low and Mid-Rise Housing Reform*.
24. The subject Planning Proposal will be progressed if Council is successful in seeking a deferral from the *Low and Mid-Rise Housing Reform*.
25. Council is committed to addressing the urgent need for increased housing capacity and diversity across the Georges River LGA. However, there is a need to strive for balance between providing additional dwellings and the protection of existing values such as the natural environment, local heritage, the local character of the LGA's residential suburbs, biodiversity and tree canopy cover.
26. Accordingly, the following guiding principles has been implemented in the review of planning controls for the purpose of this Planning Proposal:
 - Retain and protect the existing Heritage Conservation Areas (HCAs),
 - Retain and respect the controls proposed by the Biodiversity and Character Planning Proposal (refer Item ENV008-24) – subject areas are the existing FSPA, proposed FSPA and the proposed UCA, see **Figure 2** below,
 - Retain the existing hierarchy of zones with different set of controls based on the respective density of the zone ranging from low, medium and high,
 - Retain existing GRLEP and GRDCP controls in relation to landscaping, setback distances to ensure the environment and the existing local character is maintained despite increases in residential density, and
 - Retain existing height and FSR for dual occupancies in the R2 zone to ensure the landscaped area requirements can be complied with.

Figure 2 – Location of proposed FSPA, existing FSPA and proposed UCA



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27. In summary, the Additional and Diverse Housing Planning Proposal to amend the GRLEP will include changes based on the following initiatives:
- More capacity through dual occupancies in both R2 and R3 zones
 - More diversity in the R2 zone by introducing medium density development, with the exception of manor houses,
 - Encourage development activity in the R3 zone
 - Implement urban renewal for the Hurstville City Centre
28. The proposed GRLEP controls are based on agreed outcomes from the Councillor workshops dated 3 and 9 April 2024. A comparison of the existing and proposed GRLEP controls are provided in **Table 6** below:

Table 6 – Comparison of existing GRLEP controls and amendments proposed by the Planning Proposal

Component	Existing GRLEP Control	Proposed GRLEP Control
Dual Occupancy (R2 Zone)		
Min. Lot Size	<ul style="list-style-type: none"> • 1,000sqm for existing FSPA • 650sqm for all other areas 	<ul style="list-style-type: none"> • 1,000sqm for existing FSPA, proposed FSPA and proposed UCA • 600sqm for all other areas
Min. Lot Width	<ul style="list-style-type: none"> • 15m (attached) 	No change

Component	Existing GRLEP Control	Proposed GRLEP Control
	<ul style="list-style-type: none"> 18m (detached front and back) 22m (detached side by side) 	
Min. Subdivision Lot Size	<ul style="list-style-type: none"> 430sqm for existing FSPA 300sqm for all other areas 	<ul style="list-style-type: none"> 500sqm for existing FSPA, proposed FSPA and proposed UCA 325sqm for existing HCAs 300sqm for all other areas
Max. Height and FSR	<ul style="list-style-type: none"> 9m height 0.6:1 FSR (sliding scale applies to larger site area) 	No change
Dual Occupancy (R3 Zone)		
Min. Lot Size	<ul style="list-style-type: none"> 650sqm 	<ul style="list-style-type: none"> 500sqm
Min. Lot Width	<ul style="list-style-type: none"> 15m (attached) 18m (detached front and back) 22m (detached side by side) 	No change
Min. Subdivision Lot Size	<ul style="list-style-type: none"> 300sqm 	<ul style="list-style-type: none"> 250sqm
Max. Height and FSR	<ul style="list-style-type: none"> 9m height 0.6:1 FSR (sliding scale applies to larger site area) 	No change
Medium Density Development (R2 Zone)		
Land Use	<ul style="list-style-type: none"> Multi dwelling housing are prohibited Terraces are prohibited Manor houses are prohibited 	<ul style="list-style-type: none"> Permit multi dwelling housing Permit terraces Request continued prohibition of manor houses from DPHI
Min. Lot Size	N/A	<ul style="list-style-type: none"> 300sqm per dwelling (e.g., min. 900sqm per multi dwelling housing development with 3 dwellings)
Max. Height and FSR	<ul style="list-style-type: none"> 9m height 0.55:1 FSR (sliding scale applies to larger site area) 	<ul style="list-style-type: none"> 9m maximum building height and 5m height at the rear of the site 0.6:1 FSR
Medium Density Development (R3 Zone)		
Min. Lot Size	<ul style="list-style-type: none"> 800sqm multi dwelling housing 800sqm terraces 800sqm manor houses 	No change
Min. Lot Width	<ul style="list-style-type: none"> 18m multi dwelling housing 21m terraces 18m manor houses 	No change
Max. Height	<ul style="list-style-type: none"> 9m height 	<ul style="list-style-type: none"> 10.5m height
Max. FSR	<ul style="list-style-type: none"> 0.7:1 FSR 	<ul style="list-style-type: none"> 0.8:1 FSR for terraces and

Component	Existing GRLEP Control	Proposed GRLEP Control
		manor houses • Additional bonus 0.2:1 (total 1:1 FSR) for multi dwelling house
Residential Flat Building (R3 Zone)		
Land Use	• Currently prohibited	• Permit residential flat building (RFB)
Max. Height	• No controls for RFBs as they are currently prohibited • 9m in the R3 zone	• 10.5m in the R3 zone
Max. FSR	• No controls for RFBs as they are currently prohibited • 0.7:1 in the R3 zone	• 0.8:1 in the R3 zone
Min. Lot Size	N/A	• 800sqm lot size
Min. Lot Width	N/A	• 24m lot width

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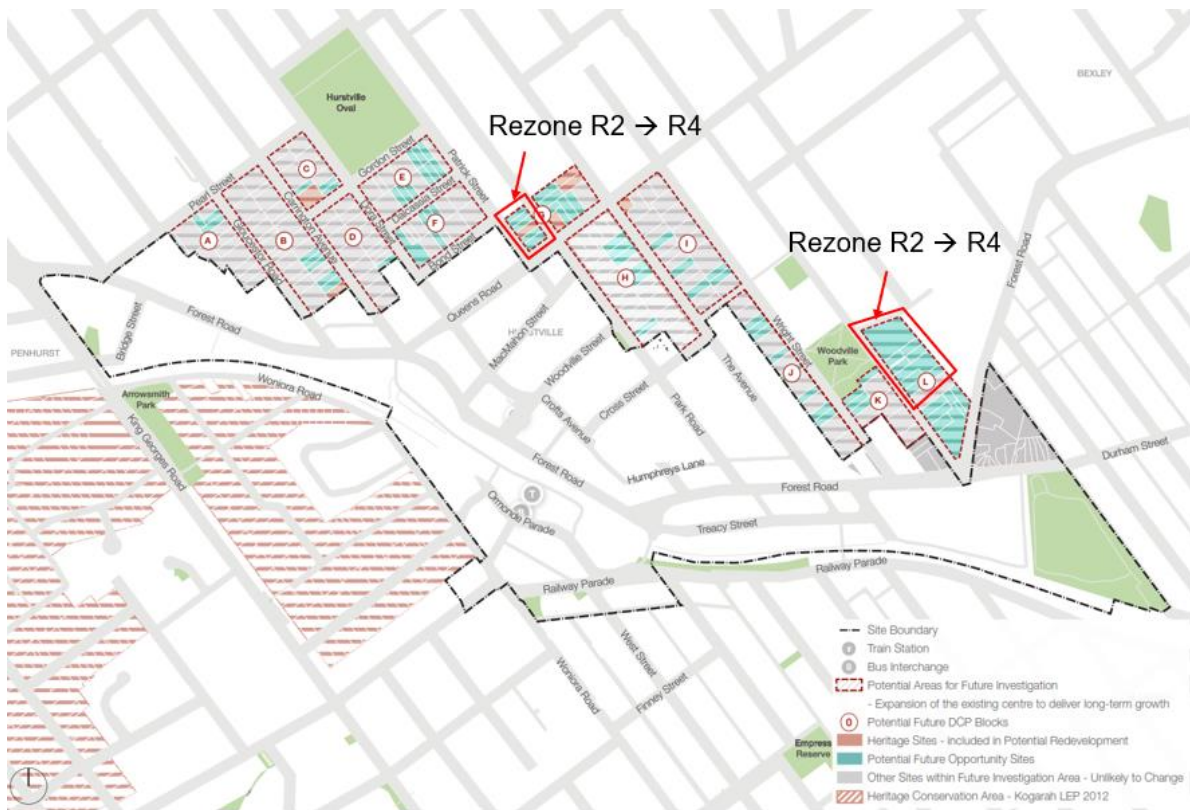
29. All required testing has been completed for the proposed controls as tabulated above. If the preparation of the subject Planning Proposal is supported by Council, evidence of testing will be provided within the future Planning Proposal Report in accordance with DPHI requirements.
30. Additionally, the subject Planning Proposal will implement the recommendations of the HCCUDS.
31. It is estimated the recommended HCCUDS controls will create capacity for approximately 406 additional dwellings through the following changes:
- Increasing the height and FSR on Treacy Street to create capacity for an additional 216 dwellings (see **Figure 3** below),
 - Rezoning land from R2 to R4 on Park Road and Wright Street to the north of the Hurstville City Centre (see **Figure 4** below), and
 - Increasing the height and FSR of existing R4 areas to the north of the Hurstville City Centre (see **Figure 4** below) to create capacity for an additional 190 dwellings.

Figure 3 – Location of Uplift on Treacy Street



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Figure 4 - Location of Additional Capacity Areas to the North of the Hurstville City Centre



ANTICIPATED HOUSING CAPACITY

32. The subject Planning Proposal is anticipated to provide capacity up to an additional 8,245 dwellings across the LGA. It should be noted that this is the potential maximum number of dwellings if all development sites are redeveloped.
33. The breakdown of the location of the additional capacity is as follows:
 - Capacity for an additional 1,340 dwellings in the R2 zone from increased dual occupancies,
 - Capacity for an additional 5,800 dwellings in the R2 zone from permitting multi dwelling housing and terraces,
 - Capacity for an additional 700 dwellings in the R3 zone from increasing the FSR and allowing bonus floor space for multi dwelling housing development,

- Capacity for an additional 406 dwellings from implementing the *Hurstville City Centre Urban Design Strategy*.
34. It should be noted that an amendment to Council’s *Local Infrastructure Contributions Plan 2021 (Section 7.11 and Section 7.12)* may be required to ensure new housing are accompanied by adequate local infrastructure.

AMENDMENTS TO THE GEORGES RIVER DCP

35. Amendments to the GRDCP will also be prepared to support the proposed amendments to GRLEP, including but not limited to:
- Introduce dwelling size requirements for multi dwelling housing and terraces in accordance with DPHI’s *Low Rise Housing Diversity Design Guide*
 - Introduce setback requirements and design guidance for multi dwelling housing and terraces in the R2 zone,
 - Amend existing building envelope controls for multi dwelling housing in the R3 zone in response to any bonus FSR, and
 - Introduce setback requirements and design guidance for RFBs in the R3 zone.
36. This will be the subject of a separate process which is anticipated to be reported to council following the receipt of a Gateway Determination from the DPHI.

NEXT STEPS

37. The subject Planning Proposal will be progressed if Council is successful in seeking a deferral from the *Low and Mid-Rise Housing Reform*.
38. The anticipated project timeline for the preparation of the Additional and Diverse Housing Planning Proposal is shown in **Table 9** below:

Table 9 – Anticipated Planning Proposal Timeline

Task	Anticipated Timeframe
Prepare Planning Proposal	May-June 2024
Referral to LPP in accordance with S9.1 Ministerial Directions	June 2024
Report to Council on Planning Proposal seeking endorsement to forward Planning Proposal for a Gateway Determination	July 2024
Planning Proposal to be forwarded to the DPHI for a Gateway Determination	July 2024
Anticipated commencement date (date of Gateway Determination)	September 2024
Timeframe for public exhibition (including both government agency and community consultation as required by Gateway Determination)	October-November 2024
Timeframe for consideration of submissions	December 2024
Report to Council on community consultation and finalisation	February 2025
Submission to the Department to finalise the Planning Proposal as an amendment to the GRLEP 2021	February 2025

39. To ensure development is balanced with the protection of the LGA’s biodiversity and character, this Planning Proposal will be progressed concurrently with the Biodiversity and Character Planning Proposal to implement the Biodiversity and Foreshore Studies (see Item ENV008-24 dated 25 March 2024).

FINANCIAL IMPLICATIONS

40. Within budget allocation.

RISK IMPLICATIONS

41. The risk of not proceeding with the Additional and Diverse Housing Planning Proposal is the likely implementation of the proposed *Low and Mid-Rise Housing Reform*.
42. Once in effect, the proposed changes will override all local controls specified by individual councils, unless local controls offer greater development potential e.g. more generous height and floor space provisions.
43. In its current state, the provisions within the *Low and Mid-Rise Housing Reform* offer significantly greater development potential than existing local planning controls and will enable development across the LGA without consideration of the LGA's biodiversity, tree canopy targets and unique local character.
44. The *Low and Mid-Rise Housing Reform* also does not consider the community's needs including public open space, community facilities, drainage and infrastructure generally.

COMMUNITY ENGAGEMENT

45. Should the Additional and Diverse Housing Planning Proposal be supported, it will be forwarded to the DPHI requesting a Gateway Determination to proceed to formal public exhibition.
46. Formal public exhibition of the Planning Proposal will be undertaken in accordance with the conditions of the Gateway Determination and with the provisions of the *Environmental Planning and Assessment Act 1979* and its *Regulation 2021*.

FILE REFERENCE

D24/84237

ATTACHMENTS

Nil

building amongst trees be incorporated into the pattern book which is currently being developed by the NSW Government Architect for low-rise and mid-rise (up to six storeys) buildings.

- (o) That Council writes to the Minister for Emergency Services, the Hon. Jihad Dib MP requesting the NSW Rural Fire Services to implement a notification system for nearby residents when private landowners carry out vegetation clearing under the *10/50 Vegetation Clearing Code of Practice* on bushfire prone land.

ENV020-24 UPDATE ON MORTDALE AND BEVERLY HILLS LOCAL CENTRE MASTER PLANS

(Report by Manager Strategic Planning)

That the update on the Beverly Hills and Mortdale Local Centre Master Plans be received.

ENV021-24 REVISED EMPLOYMENT PROJECTIONS FOR THE GEORGES RIVER LGA

(Report by Principal Strategic Planner)

RESOLVED: Councillor Ambihaipahar, Councillor Landsberry

- (a) That Council endorse the *Georges River Revised Employment Projections (June 2023)* as a strategic planning document that will inform the development of policies and planning directions.
- (b) That Council place the *Georges River Revised Employment Projections (June 2023)* on Council's website.
- (c) That Council discontinue any further work on the draft Activating Our Centres Policy and that any future planning proposals in the LGA's commercial centres be assessed in accordance with Council's adopted strategic planning documents.

ENV019-24 PREPARATION OF ADDITIONAL AND DIVERSE HOUSING PLANNING PROPOSAL FOR THE GEORGES RIVER LGA

(Report by Principal Strategic Planner)

Note: Councillor Ambihaipahar declared a Pecuniary interest in the matter and will not partake in voting. Councillor Ambihaipahar left the meeting at 8:38pm

Note: Councillor Ficarra declared a Pecuniary interest in the matter and will not partake in voting. Councillor Ficarra left the meeting at 8:38pm

Note: Councillor Liu declared a Pecuniary interest in the matter and will not partake in voting. Councillor Liu left the meeting at 8:38pm

Note: Councillor Konjarski declared a Pecuniary interest in the matter and will not partake in voting. Councillor Konjarski left the meeting at 8:38pm

Note: Councillor Stratikopoulos declared a Pecuniary interest in the matter and will not partake in voting. Councillor Stratikopoulos left the meeting at 8:38pm

Note: Councillor Smerdely declared a Pecuniary interest in the matter and will not partake in voting. Councillor Smerdely left the meeting at 8:38pm

RESOLVED: Deputy Mayor, Councillor Borg, Councillor Konjarski

That the Environment and Planning Committee recommendations for items ENV019-24 as

detailed below, be adopted by Council.

That Council endorses the preparation of the Additional and Diverse Housing Planning Proposal to amend the *Georges River Local Environmental Plan 2021*, comprising of the following components:

- i. In the R2 zone, reduce the minimum lot size for dual occupancies from 650sqm to 600sqm with the exception of land located within the existing Foreshore Scenic Protection Area (FSPA), proposed FSPA and the proposed Unique Character Area (UCA),
- ii. In the R2 zone, increase the minimum subdivision lot size for dual occupancies from 300sqm to 325sqm for land located within the existing Heritage Conservation Areas (HCAs),
- iii. In the R2 zone, increase the minimum subdivision lot size for dual occupancies from 430sqm to 500sqm for land located within the existing FSPA, proposed FSPA and the proposed UCA,
- iv. In the R2 zone, introduce multi dwelling housing and terraces as permissible land uses with the exception of land located within the existing HCA's, existing FSPA, proposed FSPA and the proposed UCA,
- v. In the R2 zone, request continued prohibition of manor houses,
- vi. In the R2 zone, introduce minimum density control of 300sqm per dwelling for multi dwelling housing, terraces and manor houses (if prohibition of manor houses is not supported by the DPHI),
- vii. In the R2 zone, retain existing maximum FSR of 0.55:1 to 0.6:1 for multi dwelling housing and terraces,
- viii. In the R3 zone, reduce the minimum lot size for dual occupancies from 650sqm to 500sqm,
- ix. In the R3 zone, reduce the subdivision minimum lot size for dual occupancies from 300sqm to 250sqm,
- x. In the R3 zone, introduce residential flat buildings (RFBs) as a permissible land use to facilitate greater development take up,
- xi. In the R3 zone, introduce minimum lot size of 800sqm and minimum lot width of 24m for RFBs to ensure appropriate development outcomes,
- xii. In the R3 zone, increase the maximum building height from 9m to 10.5m to offer greater development yield and design flexibility,
- xiii. In the R3 zone, increase the maximum floor space ratio (FSR) from 0.7:1 to 0.8:1 to offer greater development yield and by extension greater development incentive,
- xiv. In the R3 zone, apply a bonus FSR of 0.2:1 (total 1:1 FSR) for multi dwelling housing to incentivise the provision of townhouses, and
- xv. Implement the recommendations of the *Hurstville City Centre Urban Design Strategy 2018 (HCCUDS)* in relation to land within the Hurstville City Centre and residential zoned land located in the Additional Capacity Investigation Areas.

Record of Voting

For the Motion: Mayor, Councillor Elmir, Deputy Mayor, Councillor Borg, Councillor Jamieson, Councillor Katris, Councillor Landsberry, Councillor Mahoney, Councillor Mort, Councillor Symington, Councillor Wang

On being PUT to the meeting, voting on this Motion was UNANIMOUS. The Motion was

CARRIED.

Note: It was noted that Councillor Ambihaipahar returned to the Chambers at 8:40pm

Note: It was noted that Councillor Ficarra returned to the Chambers at 8:40pm

Note: It was noted that Councillor Konjarski returned to the Chambers at 8:40pm

Note: It was noted that Councillor Liu returned to the Chambers at 8:40pm

Note: It was noted that Councillor Smerdely returned to the Chambers at 8:40pm

Note: It was noted that Councillor Stratikopoulos returned to the Chambers at 8:40pm

CCL031-24 Report of the Finance and Governance Committee meeting held on 13 May 2024

(Report by Executive Services Officer)

RESOLVED: Councillor Jamieson, Deputy Mayor, Councillor Borg

That the Finance and Governance Committee recommendations for items FIN016-24 to FIN020-24 as detailed below, be adopted by Council.

Record of Voting

For the Motion: Mayor, Councillor Elmir, Deputy Mayor, Councillor Borg, Councillor Ambihaipahar, Councillor Jamieson, Councillor Katris, Councillor Konjarski, Councillor Landsberry, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Smerdely, Councillor Stratikopoulos, Councillor Symington, Councillor Wang

On being PUT to the meeting, voting on this Motion was UNANIMOUS. The Motion was CARRIED.

FIN016-24 INVESTMENT REPORT AS AT 31 MARCH 2024

(Report by Senior Financial Accountant - Reporting)

That the Investment Report as at 31 March 2024 be received and noted by Council.

FIN017-24 QUARTERLY BUDGET REVIEW REPORT FOR PERIOD ENDING 31 MARCH 2024

(Report by Senior Business Performance Accountant)

- (a) That Council receives and notes the contents of this report in relation to the Quarterly Budget Review for the period ending 31 March 2024.
- (b) That Council adopt the proposed amendments to the 2023/24 Budget as outlined in Attachment 1.

FIN018-24 QUARTERLY COMMERCIAL PROPERTY PORTFOLIO REPORT FOR PERIOD ENDING 31 MARCH 2024

(Report by Senior Property Officer)

That Council receive and note the contents of this report in relation to the Quarterly Commercial Property Portfolio, for the period ending 31 March 2024.

FIN019-24 PROPERTY MATTER - RAMSGATE CAR PARK, RAMSGATE