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## Extraordinary Council Meeting Minutes

**Commenced 7:05pm**

**MONDAY, 4 APRIL 2016**

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Present: Cr Stephen Aguis (Mayor), Cr Nick Katris, Cr Lachlan McLean, Cr Michael Platt, Cr Sam Stratikopoulos, Cr Kathryn Landsberry, Cr Nathaniel Smith, Cr George Katsabaris, Cr Nick Aroney and Cr Jacinta Petroni.

In Attendance: Paul Woods (General Manager), Evan Hutchings (Director Governance and Corporate Services), Rod Logan (Director Planning and Environmental Services), Andrew Sharp (Director Assets and Services), Cathryn Bush (Manager Governance), Rita Vella (Coordinator Strategic Planning), Rebecca Lau (Senior Planner) and Marearna Andreou (Town Planner).

### A. Apologies

Apologies were received on behalf of Cr Nickolas Varvaris (Emeritus Mayor) and Cr Annie Tang (Deputy Mayor).

24/2016 Resolved: (Smith/Aroney)

*That the apologies be accepted and leave of absence granted.*

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### B. Disclosures of Interest

**D1. Special Disclosures of Pecuniary Interest – Kogarah Local Environmental Plan – Amendment No. 2 (New City Plan) – Excluding B4 – Mixed Use Zoned Land within Kogarah Town Centre**

Special Disclosures of Pecuniary Interest from the following Councillors were received and tabled:

Councillor Stephen Agius (Mayor)  
Councillor Michael Platt  
Councillor Nick Katris  
Councillor Lachlan McLean  
Councillor Nathaniel Smith  
Councillor George Katsabaris  
Councillor Jacinta Petroni

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**D1. Amendment No. 2 of Kogarah LEP 2012 - Planning Proposal for the New City Plan (excluding the area within the Kogarah Town Centre zoned B4 - Mixed Use)**

Councillor Stephen Agius disclosed a Less than Significant Non-Pecuniary Interest in this item, submitting the following reason:

“An associated company owns a property within the subject area. Amendments proposed in the New City Plan do not change the permissibility or intensity of use on that site and therefore would not result in a reasonable likelihood of financial gain or loss.”

**D1. Amendment No. 2 of Kogarah LEP 2012 - Planning Proposal for the New City Plan (excluding the area within the Kogarah Town Centre zoned B4 - Mixed Use)**

Councillor Nick Aroney disclosed a Pecuniary Interest in this item, submitting the following reason:

“Associated person owns property at Penshurst within the subject area which are not principal places of residence, therefore the special disclosure provisions do not apply.”

**D1. Amendment No. 2 of Kogarah LEP 2012 - Planning Proposal for the New City Plan (excluding the area within the Kogarah Town Centre zoned B4 - Mixed Use)**

Councillor Sam Stratikopoulos disclosed a Pecuniary Interest in this item, submitting the following reason:

“Myself, associated persons and company own property within the subject area which are not principal places of residence, therefore the special disclosure provisions do not apply.”

**D2. Special Disclosures of Pecuniary Interest – Kogarah Local Environmental Plan – Amendment No. 2 (New City Plan) – B4 – Mixed Use Zoned Land within Kogarah Town Centre**

A Special Disclosure of Pecuniary Interest from Councillor Lachlan McLean was received and tabled.

**D2. Amendment No.2 of Kogarah LEP 2012 - Planning Proposal for the New City Plan - Area within the Kogarah Town Centre zoned B4 - Mixed Use**

Councillor Stephen Agius disclosed a Pecuniary Interest in this item, submitting the following reason:

“An associated company owns a property within the Kogarah Town Centre which is not a principal place of residence, therefore the special disclosure provisions do not apply.”

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**D2. Amendment No.2 of Kogarah LEP 2012 - Planning Proposal for the New City Plan - Area within the Kogarah Town Centre zoned B4 - Mixed Use**

Councillor Nick Katris disclosed a Pecuniary Interest in this item, submitting the following reason:

“Associated person (my nephew) owns a property (specialist medical suite) within the Kogarah Town Centre which is not a principal place of residence, therefore the special disclosure provisions do not apply.”

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**C. Public Forum for Item D**

**Note:** The following addresses were made in Public Forum.

**Item D – Planning Proposal for New City Plan – Speakers Against Proposal**

Dr Eric Solo  
Leesha Payor  
Peter Sangster  
Suzanne O'Connor  
Terrence O'Connor  
Tony Soubris  
John Fildissis  
Theresa Kot  
Chris Minns MP  
Peter Atanasov  
Peter Atanasov on behalf of Magdallena Atanasova  
John Totterdell  
John Rodger  
Jana Atanasova  
Anne Selle  
Barbara Humphrey  
Theresa Kot on behalf of Ross Barone  
Barbara Humphrey on behalf of her daughter  
Paul Hoffman  
Fay Loewenthal  
Angela Hili  
Glynn Pulling  
Stephen Bible  
David Nunn  
Peter Martyn  
John McCormack  
Con Siourounis  
Des Davey

**Item D – Planning Proposal for New City Plan – Speakers For Proposal**

Michael Murr on behalf of various property owners  
Peter Rigg

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**D. Reports from Officers**

1. **Subject:** **Amendment No. 2 of Kogarah LEP 2012 - Planning Proposal for the New City Plan (excluding the area within the Kogarah Town Centre zoned B4 - Mixed Use).**
- Author:** Rod Logan - Director Planning and Environmental Services (RV)
- Reason for Report:** To give consideration to matters arising from submissions received through the public exhibition of the New City Plan.

**Note:** Councillor Nick Aroney having disclosed a pecuniary interest in this item left the Meeting Room at 8:50 pm.

**Note:** Councillor Sam Stratikopoulos having disclosed a pecuniary interest in this item left the Meeting Room at 8:50 pm.

25/2016 *Resolved:* (Katris/Platt)

- a) *That the issues raised in both the written and oral submissions to the New City Plan as detailed in the body of the report and the associated annexures be received and noted.*

**Planning Decision Voting Record Division**

For the Motion: Councillors: Agius (Mayor)  
Katris  
McLean  
Platt  
Landsberry  
Smith  
Katsabaris  
Petroni

**As a result of the division the motion was declared carried.**

26/2016 *Resolved:* (Katris/Platt)

- b) *That the Planning Proposal for Kogarah LEP 2012 (Amendment No. 2) – New City Plan be amended under section 58(1) of the Environmental Planning and Assessment Act, in response to submissions, as detailed below:*

- (1) *With respect to the Public Hearing into the Reclassification of Council owned Land:*

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- (i) *For the land identified as No. 1A Stuart Crescent (Lot 2, DP 794233), Blakehurst – Amend the Land Zone Map (LZM) to retain the RE1 – Public Recreation zone and remove reference from the Planning Proposal to the reclassification of the land.*
- (ii) *For the land identified as No. 8A Wyong Street (Lot 15, DP 746853), Oatley – Remove reference from the Planning Proposal to the reclassification of land.*
- (2) *With respect to Consultation with Government Authorities:*
- (i) *Amend the Planning Proposal to include educational establishments as a land use permitted with consent in the R2 – Low Density Residential zone and R3 – Medium Density zone.*
- (ii) *Amend the Planning Proposal to include reference to the following:*
- *A Plan for Growing Sydney*
  - *NSW Department of Planning’s Interim Guidelines for Development on Rail/Road Corridors*
  - *Direction 3.5(a) and (b) (Development Near Licensed Aerodromes) under Section 117 Directions.*
- (3) *With respect to Submission from Roads and Maritime Services (RMS) and Transport for NSW (TfNSW):*
- (i) *Amend the Planning Proposal to include the Strategic Traffic and Transport Assessment Report titled Traffic Generation Analysis – Impact of the New City Plan on Regional Roads in the LGA addressing issues raised by RMS and TfNSW.*
- (4) *With respect to the Blakehurst Precinct (Blakehurst Waterfront)*
- (i) *Amend the Planning Proposal to include restaurant or café for the properties within the Blakehurst Precinct (Blakehurst Waterfront) and a specific provision relating to the creation of foreshore public access.*
- (ii) *In the event that the Minister is of the view that re-exhibition is needed for the change identified in (i) above, the Minister be requested to proceed to make the plan as exhibited and the changes outlined in (i) above will be pursued as part of the next amendment to the LEP.*
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- (5) *With respect to Schedule 1 – Additional Permitted Uses:*
- (i) *Amend the Planning Proposal to retain the following properties in Schedule 1, Clause 17 which permits development for the purpose of multi-dwelling housing:*
    - *No 243 West Street, Blakehurst, being Lot 7, DP25945.*
  - (ii) *Amend the Planning Proposal to retain the following properties in Schedule 1, Clause 19 which permits development for the purpose of multi-dwelling housing:*
    - *No 5 Denman Street, Hurstville*
    - *No 721A & 721B King Georges Road, Penshurst, being Lot 32, DP101275 and Lot 12, DP881035*
    - *No 9 Belmont Street, Penshurst.*
  - (iii) *Amend the Planning Proposal to retain No 120 & 122 Railway Parade, Mortdale in Schedule 1, Clause 18, which permits development for the purpose of multi-dwelling housing.*
- (6) *With respect to No 53 Halstead Street (AL: A DP339086), South Hurstville:*
- (i) *Amend the Planning Proposal to rezone No 53 Halstead Street (AL: A DP339086), South Hurstville from IN2 – Light Industrial to R2 – Low Density Residential and include height and FSR for the subject site consistent with the adjoining R2 – Low Density zone.*
  - (ii) *In the event that the Minister is of the view that re-exhibition is needed for the change identified in (i) above, the Minister be requested to proceed to make the plan as exhibited and the changes outlined in (i) above will be pursued as part of the next amendment to the LEP.*
- (7) *With respect to the Height of Buildings for R2 – Low Density Residential zone:*
- (i) *Amend the Planning Proposal to alter the Height of Buildings Map (HOB) for the R2 – Low Density Residential zone from 8.5m to 9m.*
  - (ii) *In the event that the Minister is of the view that re-exhibition is needed for the change identified in (i) above, the Minister be requested to proceed to make the plan as exhibited and the changes outlined in (i) above will be pursued as part of the next amendment to the LEP.*



38/2016 Resolved: (Katris/Smith)

- c) That the Planning Proposal for Kogarah LEP 2012 (Amendment No 2 – New City Plan) as amended by b) above be endorsed for submission to the Minister for Planning and Environment for the making of the plan and that the final plan also incorporate the following amendments identified in the tables below:

	<i>Properties/Areas Proposed to be Rezoned</i>	<i>Proposed Height (LEP)</i>	<i>Proposed FSR (LEP)</i>
<i>Allawah Precinct</i>			
<i>Woids Avenue</i>			
1)	<i>Rezone No. 's 79-97 Noble Street and No. 's 100 – 114 Woids Avenue, Allawah from R2 – Low Density Residential to R3 – Medium Density Residential and increase height and FSR requirements.</i>	<i>15m</i>	<i>1.5:1</i>
<i>Beverley Park Precinct</i>			
<i>Rocky Point Road</i>			
2)	<i>Rezone No. 's 113 – 145 Rocky Point Road and No. 's 107-109 Jubilee Avenue, Beverley Park from R2 – Low Density Residential to R3 – Medium Density Residential and increase height and FSR requirements.</i>	<i>15m</i>	<i>1.5:1</i>
<i>Blakehurst Precinct</i>			
<i>Blakehurst Centre</i>			
3)	<i>Rezone No. 's 308-316 Princes Highway, Carss Park from R2 – Low Density Residential to R3 – Medium Density Residential and increase height and FSR requirements.</i>	<i>12m</i>	<i>1:1</i>
4)	<i>Rezone No. 's 340 Princes Highway and No 2 Miowera Street, Carss Park from R2 – Low Density Residential to R3 – Medium Density Residential and increase height and FSR requirements.</i>	<i>12m</i>	<i>1:1</i>

<i>Blakehurst Precinct</i>			
<i>Terry Street</i>			
13)	<i>Rezone No 32 Terry Street, Blakehurst from R3 – Medium Density Residential to R2 – Low Density Residential and include height and FSR requirements.</i>	9m	0.55:1
14)	<i>Rezone No 2A Faye Avenue, Blakehurst from R3 – Medium Density Residential to R2 – Low Density Residential and include height and FSR requirements.</i>	9m	0.55:1
15)	<i>Rezone No. 's 2-10 Heath Road and No. 's 14-20 Terry Street, Blakehurst from R3 – Medium Density Residential to R2 – Low Density Residential and include height and FSR requirements.</i>	9m	0.55:1
16)	<i>Rezone No 513 Princes Highway, Blakehurst from R2 – Low Density Residential to R3 – Medium Density Residential and increase height and FSR requirements.</i>	15m	1.5:1
<i>Carlton Precinct</i>			
<i>Andover Street</i>			
17)	<i>Rezone No. 's 27 – 43 Andover Street, Carlton from R2- Low Density Residential to R3 – Medium Density Residential and increase height and FSR requirements.</i>	15m	1.5:1
<i>Carlton Precinct</i>			
<i>Jubilee Avenue</i>			
23)	<i>Rezone No. 's 39-45 Jubilee Avenue from R2 – Low Density Residential to B1 – Neighbourhood Centre zone and include height and FSR requirements.</i>	9m	1:1

<i>Hurstville Precinct</i>			
<i>Hurstville Centre</i>			
33)	<i>Rezone No. 's 546-558 Railway Parade, Hurstville from R3 – Medium Density Residential to R4 – High Density Residential and increase height and FSR requirements.</i>	33m	4:1
34)	<i>Rezone No. 's 87-89 Woniora Road, No. 's 1-7A Gallipoli Street, No. 's 8 – 18 Alma Street and No. 's 4-8 Maher Street, Hurstville from R2 – Low Density Residential to R3 – Medium Density Residential and increase height and FSR requirements.</i>	15m	1.5:1
<i>Hurstville Grove Precinct</i>			
<i>Whitfield Parade</i>			
35)	<i>Rezone No 76 Whitfield Parade, Hurstville Grove from R3 – Medium Density Residential to R2 – Low Density Residential and include height and FSR requirements.</i>	9m	0.55:1
<i>Kogarah Precinct</i>			
<i>Kogarah North</i>			
36)	<i>Rezone No. 's 21 – 71 Gladstone street, No. 's 24-38 Gladstone Street, No. 's 59-69 Princes Highway, No. 's 21-37 Princes Highway, No. 's 1-11 Princes Highway, No. 's 125-133 Harrow Road, No. 's 2-22 Railway Parade North and No. 's 2 – 14 Palmerston Street, Kogarah from R3 – Medium Density Residential to R4 – High Density Residential and increase height and FSR requirements</i>	33m	4:1

37)	<i>Rezone No. 's 57-97 Regent Street, No. 's 38-85 Regent Street, No. 's 2-24 Victoria Street, No. 's 16-22A Gladstone Street, No. 's 2-24 Stanley Street, No. 's 1-11 Stanley Street, No. 's 24B – 40 Victoria Street, No. 's 2-10 Victor Street, No. 's 5-21 Palmerston Street, No. 's 2-4 Gladstone Street and No. 's 26-30 Railway Parade, Kogarah from R2 – Low Density Residential to R4- High Density Residential and increase height and FSR requirements.</i>	33m	4:1
38)	<i>Rezone No. 's 41-45 Princes Highway, Kogarah from B1 – Neighbourhood Centre to B2 – Local Centre zone and increase height and FSR requirements.</i>	33m	4:1
39)	<i>Rezone No. 's 13-19 Princes Highway, Kogarah from B1 – Neighbourhood Centre to B2 – Local Centre zone and increase height and FSR requirements.</i>	33m	4:1
<b>Kogarah Precinct Kogarah South</b>			
40)	<i>Rezone No. 's 13-57 Ocean Street, Kogarah from R3 – Medium Density Residential to R2 – Low Density Residential (area is within the Kogarah South Heritage Conservation Area) and include height and FSR requirements.</i>	9m	0.55:1
<b>Kogarah Precinct Princes Highway</b>			
41)	<i>Rezone No. 's 209-225 Princes Highway from R2 – Low Density Residential to R3 – Medium Density Residential and include height and FSR requirements.</i>	15m	1.5:1

42)	<i>Rezone No 243 Princes Highway from R2 – Low Density Residential to R3 – Medium Density Residential and include height and FSR requirements.</i>	15m	1.5:1
<b>Kogarah Bay Precinct Lacey Street</b>			
43)	<i>Rezone No. 's 76-78 Harslett Crescent and No. 's 48C – 50 Lacey Street from R3 – Medium Density Residential to R2 – Low Density Residential and include height and FSR requirements.</i>	9m	0.55:1
<b>Oatley Precinct Oatley Centre</b>			
44)	<i>Rezone No. 's 63 – 65 Railway Lands, Oatley from SP2 – Rail Infrastructure Facilities to B2 – Local Centre and include height and FSR requirements.</i>	12m	2.5:1
45)	<i>Rezone No. 's 77 Railway Lands, Oatley from SP2 – Rail Infrastructure Facilities to R2 – Low Density Residential and include height and FSR requirements.</i>	9m	0.55:1
46)	<i>Rezone No 11A Letitia Street from R3 – Medium Density Residential to B2 – Local Centre and include height and FSR requirements consistent with the remainder of the Oatley</i>	12m	2.5:1
47)	<i>Rezone No 16 Letitia Street from B2 – Local Centre to R3 – Medium Density Residential and include height and FSR requirements.</i>	12m	1:1
48)	<i>Rezone No. 's 11-15 Wonoona Parade East, Oatley from R2 – Low Density Residential to R3- Medium Density Residential and increase height and FSR requirements.</i>	9m	0.7:1

49)	<i>Rezone No. 's 2 – 28 Rosa Street, No. 's 38 – 40 Frederick Street, No. 's 1 – 27 Ada Street and No. 's 12-16 Wonoona Parade East, Oatley from R2 – Low Density Residential to R3 – Medium Density Residential and increase height and FSR requirements.</i>	9m	0.7:1
50)	<i>Rezone No. 's 30 - 62 Rosa Street, No. 's 25 – 31 Neville Street, No. 's 27A – 59 Ada Street and No. 's 23-29 Frederick Street Oatley from R2 – Low Density Residential to R3 – Medium Density Residential and increase height and FSR requirements.</i>	9m	0.7:1
<i>Ramsgate Precinct Ramsgate Centre</i>			
51)	<i>Rezone No 2 Dalkeith Street from R3 – Medium Density Residential to B2 – Local Centre and increase height and FSR requirements consistent with the B2 – Local Centre requirements for Ramsgate Centre.</i>	21m	2.5:1
<i>Sans Souci Precinct Rocky Point Road</i>			
52)	<i>Rezone No 505 Rocky Point Road, Sans Souci from E4 – Environmental Living zone to B1 – Neighbourhood Centre zone (consistent with adjoining zone), and include height and FSR requirements.</i>	15m	2:1
53)	<i>Rezone No. 's 495 – 503 Rocky Point Road, Sans Souci and No 10 Wellington Street, Sans Souci from E4 – Environmental Living to R3 – Medium Density Residential and increase height and FSR requirements.</i>	15m	1.5:1

54)	<i>Rezone No. 's 475 – 479 Rocky Point Road and No 2 Nelson Street, Sans Souci from R2 – Low Density Residential to R3 – Medium Density Residential and include height and FSR requirements.</i>	9m	0.7:1
55)	<i>Rezone No. 's 455 – 467 Rocky Point Road, Sans Souci from R2 – Low Density Residential to R3 – Medium Density Residential and include height and FSR requirements.</i>	9m	0.7:1
56)	<i>Rezone No 56 and the front portion of No. 's 52 – 54 The Boulevarde, Sans Souci from R2 – Low Density Residential to R3 – Medium Density Residential and include height and FSR requirements.</i>	9m	0.7:1
57)	<i>Rezone the rear portion of No 50 The Boulevarde, Sans Souci from R3 – Medium Density Residential to R2 – Low Density Residential and include height and FSR requirements.</i>	9m	0.55:1
58)	<i>Rezone No 1 Plimsoll Street, Sans Souci from R3 – Medium Density Residential to R2 – Low Density Residential and include height and FSR requirements.</i>	9m	0.55:1
<b>South Hurstville Precinct</b>			
<b>South Hurstville Centre</b>			
59)	<i>Rezone No. 's 16-20 Hurstville Road, South Hurstville from R3 – Medium Density Residential to R2 – Low Density Residential and include height and FSR requirements.</i>	9m	0.55:1
60)	<i>Rezone No. 's 1-5 William Street, South Hurstville from R2 – Low Density to R3 – Medium Density Residential and increase height and FSR requirements.</i>	9m	0.7:1

61)	<i>Rezone No. 's 4-6 William Street and No. 's 1-5 Rickard Road, South Hurstville from R2 – Low Density Residential to R3 – Medium Density Residential and increase height and FSR requirements.</i>	9m	0.7:1
62)	<i>Rezone No 31 Joffre Street and No 32 Culwulla Street, South Hurstville from R2 – Low Density Residential to R3 – Medium Density Residential and increase height and FSR requirements.</i>	21m	2:1
63)	<i>Rezone No 51-55 Connells Point Road, South Hurstville from R3 – Medium Density Residential to B2 – Local Centre and increase height and FSR requirements.</i>	21m	2.5:1
64)	<i>Rezone No. 's 4-6 Allen Street, South Hurstville from R3 – Medium Density Residential to B2 – Local Centre and increase height and FSR requirements.</i>	21m	2.5:1
65)	<i>Rezone No. 's 1 – 13 Connells Point Road, South Hurstville from B2 – Local Centre to B1 – Neighbourhood Centre and include height and FSR requirements.</i>	12m	2:1
66)	<i>Rezone No 2 Rickard Road, South Hurstville from R2 – Low Density Residential to R3 – Medium Density Residential and include height and FSR requirements.</i>	9m	0.7:1
67)	<i>Rezone No. 's 16A-18A Rickard Road, South Hurstville from R2 – Low Density Residential to R3 – Medium Density Residential and include height and FSR requirements.</i>	9m	0.7:1

68)	<i>Rezone No 7 Greenacre Road, South Hurstville from R2 – Low Density Residential to R3 – Medium Density Residential and include height and FSR requirements.</i>	9m	0.7:1
69)	<i>Rezone No. 's 36-40 Greenacre Road, South Hurstville from R2 – Low Density Residential to R3 - Medium Density Residential and include height and FSR requirements.</i>	9m	0.7:1
70)	<i>Rezone No. 's 91-99 Connells Point Road, South Hurstville from R2 – Low Density Residential to R3 - Medium Density Residential and include height and FSR requirements.</i>	9m	0.7:1
71)	<i>Rezone No 48 Greenacre Road and No 99 Connells Point Road, South Hurstville from R2 – Low Density Residential to R3 – Medium Density Residential and include height and FSR requirements.</i>	9m	0.7:1
72)	<i>Rezone No 29A Greenacre Road, South Hurstville (previous South Hurstville Bowling Club) from RE2 – Private Recreation to SP2 – Educational Establishment.</i>	N/A	N/A
73)	<i>Rezone No. 's 35-41 Grosvenor Road, South Hurstville from R2 – Low Density Residential to R3 – Medium Density Residential and include height and FSR requirements.</i>	15m	1.5:1
75)	<i>Rezone No. 's 10-16 The Mall and No 53 Tavistock Road, South Hurstville from R2 - Low Density Residential to R3 – Medium Density Residential and include height and FSR requirements.</i>	12m	1:1

76)	<i>Rezone No. 's 92-94 Connells Point Road, South Hurstville from R3 – Medium Density Residential to R2 – Low Density Residential and include height and FSR requirements.</i>	9m	0.55:1
77)	<i>Rezone No. 's 96-100 Connells Point Road, South Hurstville from R3 – Medium Density Residential to R2 – Low Density Residential and include height and FSR requirements.</i>	9m	0.55:1
78)	<i>Rezone No. 's 4-6 Resthaven Road, South Hurstville from R3 – Medium Density Residential to R2 – Low Density Residential and include height and FSR requirements.</i>	9m	0.55:1
79)	<i>Rezone No. 's 104-106 Connells Point Road, South Hurstville from R3 – Medium Density Residential to R2 – Low Density Residential and include height and FSR requirements.</i>	9m	0.55:1
80)	<i>Rezone No 12-16 Resthaven Road, South Hurstville from R3 – Medium Density Residential to R2 – Low Density Residential and include height and FSR requirements.</i>	9m	0.55:1
81)	<i>Rezone No 7 Resthaven Road and No 12 The Appian Way, South Hurstville from R3 – Medium Density Residential to R2 – Low Density Residential and include height and FSR requirements.</i>	9m	0.55:1
82)	<i>Rezone No 863 King Georges Road, South Hurstville from R2 - Low Density Residential to R3 – Medium Density Residential and include height and FSR requirements.</i>	9m	0.7:1

83)	<i>Rezone No 875A – 875C King Georges Road, South Hurstville from R2 - Low Density Residential to R3 – Medium Density Residential and include height and FSR requirements.</i>	9m	0.7:1
84)	<i>Rezone No. 's 47-47E Terry St, Blakehurst from R2 - Low Density Residential to R3 – Medium Density Residential and include height and FSR requirements.</i>	9m	0.7:1
85)	<i>Rezone No 57 Terry St, Blakehurst from R3 – Medium Density Residential to R2 – Low Density Residential and include height and FSR requirements.</i>	9m	0.55:1
86)	<i>Rezone No 69 Terry St, Blakehurst from R3 – Medium Density Residential to R2 – Low Density Residential and include height and FSR requirements.</i>	9m	0.55:1
87)	<i>Rezone No 32 Terry Street, Blakehurst from R3 – Medium Density Residential to R2 – Low Density Residential and include height and FSR requirements.</i>	9m	0.55:1
88)	<i>Rezone No 228 Woniora Road, South Hurstville from R3 – Medium Density Residential to R2 – Low Density Residential and include height and FSR requirements</i>	9m	0.55:1
<i>Amendments to Height and Floor Space Ratio (FSR) No change to Zoning</i>			
	<i>Centre</i>	<i>Proposed Height (LEP)</i>	<i>Proposed FSR (LEP)</i>
<i>Allawah Precinct - Allawah Centre Area zoned B2 – Local Centre</i>			
89)	<i>No. 's 440 – 462 Railway Parade and No. 's 2-2A Lancelot Street, Allawah</i>	21m	2.5:1
90)	<i>No 470 Railway Parade and No. 's 472 – 480 Railway Parade, Allawah</i>	21m	2.5:1

<i>Allawah Precinct – Railway Parade</i>			
<i>Area zoned R3 – Medium Density Residential</i>			
91)	<i>Land bounded by Andover Street, Railway Parade, Bellevue Parade, Woids Avenue, Meade Street, Norman Street and Balfour Street, Allawah</i>	<i>15m – 21m</i>	<i>1.5:1 – 2:1</i>
<i>Beverley Park Precinct - Beverley Park</i>			
<i>Area zoned B1 – Neighbourhood Centre</i>			
92)	<i>No 33-55 Rocky Point Road, Beverley Park</i>	<i>15m</i>	<i>2:1</i>
<i>Blakehurst Precinct – Blakehurst Centre</i>			
<i>Area zoned R3 – Medium Density Residential</i>			
93)	<i>No. 's 318-338 Princes Highway, Blakehurst</i>	<i>12m</i>	<i>1:1</i>
<i>Carlton Precinct - Andover Street</i>			
<i>Area zoned B1 – Neighbourhood Centre</i>			
94)	<i>No. 's 45-55 Andover Street, Carlton</i>	<i>15m</i>	<i>2:1</i>
<i>Carlton Precinct - Railway Parade</i>			
<i>Area zoned B2 – Local Centre</i>			
95)	<i>No. 's 280 – 310 Railway Parade &amp; No. 's 2-10 Jubilee Avenue, Carlton</i>	<i>21m</i>	<i>2.5:1</i>
96)	<i>No. 's 314 – 338 Railway Parade, Carlton</i>	<i>21m</i>	<i>2.5:1</i>
97)	<i>No. 's 340-356 Railway Parade and No. 's 2-4 Garfield Street, Carlton</i>	<i>21m</i>	<i>2.5:1</i>
<i>Carlton Precinct - Princes Highway Centre</i>			
<i>Area zoned R3 – Medium Density Residential</i>			
98)	<i>No. 's 399-417 Princes Highway, 21 Plant Street, 22 Paris Street, Carlton</i>	<i>12m – 15m</i>	<i>1:1 – 1.5:1</i>
<i>Carlton Precinct – Railway Parade</i>			
<i>Area zoned R3 – Medium Density Residential</i>			
101)	<i>Land bounded by English Street, Nielsen Avenue, Andover Street and Railway Parade, Hurstville</i>	<i>15m – 21m</i>	<i>1.5:1 – 2:1</i>
<i>Carss Park Precinct - Carss Park Centre</i>			
<i>Area zoned B1 – Neighbourhood Centre</i>			
102)	<i>No. 's 292 – 294 Princes Highway, No. 's 2-16 Carwar Avenue and No. 's 1-11 Carwar Avenue, Carss Park</i>	<i>12m</i>	<i>1.8:1</i>

<i>Carss Park Precinct – Carss Park</i>			
<i>Area zoned R3 – Medium Density Residential</i>			
103)	<i>No. 's 463 – 467 Princes Highway and 10 Dwyer Street, Carss Park</i>	<i>9m</i>	<i>0.7:1</i>
<i>Hurstville Precinct – Hurstville Centre</i>			
<i>Area zoned B4 – Mixed Use</i>			
104)	<i>Hurstville Town Centre</i>	<i>39m</i>	<i>4.5:1</i>
<i>Hurstville Precinct – Hurstville Centre</i>			
<i>Area zoned R3 – Medium Density Residential</i>			
105)	<i>Land bounded by Woids Avenue, First Avenue, Cole Street, Woniora Road, Alma Street and Railway Parade</i>	<i>15m – 21m</i>	<i>1.5:1 – 2:1</i>
<i>Hurstville Grove Precinct - Waitara Parade</i>			
<i>Area zoned B1 – Neighbourhood Centre</i>			
106)	<i>No 30 Jellicoe Street, No 31 Seymour Street and No 18 Waitara Parade, Hurstville Grove</i>	<i>9m</i>	<i>1:1</i>
<i>Kogarah Precinct - Kogarah South</i>			
<i>Areas zoned B1 – Neighbourhood Centre</i>			
107)	<i>No. 's 28 – 36 Princes Highway, Kogarah</i>	<i>15m</i>	<i>2:1</i>
<i>Kogarah Precinct – Kogarah South</i>			
<i>Areas zoned R3 – Medium Density Residential</i>			
108)	<i>No. 's 1-11 Gray Street, No. 1 Queens Avenue and No. 2-6 Ocean Street, Kogarah</i>	<i>21m</i>	<i>2:1</i>
109)	<i>No. 's 1A-11 Ocean Street, No. 's 3-7 Queens Avenue and No. 's 2-8A Bowns Road, Kogarah</i>	<i>21m</i>	<i>2:1</i>
110)	<i>No. 's 1-9 Bowns Road, No. 's 3-9 Bellevue St and No. 's 2-6 Blake St, Kogarah</i>	<i>21m</i>	<i>2:1</i>
111)	<i>No. 's 7-11 Blake Street, No. 's 15-23 Bellevue St and No. 's 14-22 English Street, Kogarah</i>	<i>21m</i>	<i>2:1</i>
112)	<i>No. 's 13-39 Gray Street, Kogarah</i>	<i>21m</i>	<i>2:1</i>
113)	<i>No. 's 43-69 Gray Street, Kogarah</i>	<i>15m</i>	<i>1.5:1</i>
114)	<i>No. 's 4-6 Queens Avenue and No. 's 12-60 Ocean Street, Kogarah</i>	<i>9m-15m</i>	<i>1.2:1</i>

115)	No. 71 Gray Street, No. 's 183-189 Princes Highway, Kogarah	21m	2:1
116)	No. 's 1-15 Chapel St, No. 's 2-10 Short Street and No. 's 42-48 Gray Street, Kogarah	15m	1.5:1
117)	No. 's 50 – 56 Chapel Street and No. 's 161-179 Princes Highway and No. 's 58-60 Gray Street, Kogarah	21m	2:1
<b>Kogarah Precinct – Princes Highway Area zoned R3 – Medium Density ResidentialL</b>			
118)	No. 's 227-241 Princes Highway, Kogarah	15m	1.5:1
<b>Kyle Bay Precinct - Kyle Bay Centre Area zoned B1 – Neighbourhood Centre</b>			
119)	25 Kyle Parade, Kyle Bay	9m	1.3:1
<b>Mortdale Precinct – Mortdale Centre Area zoned B2 – Local Centre</b>			
120)	No. 's 80 Railway Lands, 1 Subway Road and No. 's 85-105 Railway Parade Mortdale	21m	2.5:1
<b>Oatley Precinct – Oatley Centre Area zoned B2 – Local Centre</b>			
121)	No. 's 8-22 Oatley Avenue, No. 's 4-30 Frederick Street and Nos 13-15 Letitia Street, Oatley	12m	2.5:1
122)	No. 's 3-19 Frederick Street No. 's 26-34 Oatley Avenue and No 23 Letitia Street, Oatley	12m	2.5:1
123)	No. 's 18 – 18B Letitia Street and No 32 Frederick Street, Oatley	12m	2.5:1
124)	No. 's 20-26 Letitia Street, Oatley	12m	2.5:1
<b>Oatley Precinct – Oatley Centre Area zoned B1 – Neighbourhood Centre</b>			
125)	No 200 Hurstville Road, Oatley	12m	1.5:1

<i>Oatley Precinct – Oatley Centre</i>			
<i>Area zoned R3 – Medium Density Residential</i>			
126)	<i>Land bounded by Hurstville Road, Rosa Street, Neville Street and Oatley Avenue, Oatley.</i>	12m	1:1
<i>Penshurst Precinct - Hillcrest Avenue</i>			
<i>Area zoned B1 – Neighbourhood Centre</i>			
127)	<i>No. 's 79 – 83A Hillcrest Avenue, Penshurst</i>	9m	1.8:1
<i>Penshurst Precinct - Penshurst Centre</i>			
<i>Area zoned B2 – Local Centre</i>			
128)	<i>No. 's 1-25 The Strand, No 5 Railway Parade, No. 's 4-26 The Strand and No. 's 1-3 Laycock Road, Penshurst</i>	21m	2.5:1
<i>Ramsgate Precinct - Ramsgate Centre</i>			
<i>Area zoned B2 – Local Centre</i>			
129)	<i>Ramsgate Centre</i>	21m	2.5:1
<i>Ramsgate Precinct – Ramsgate Centre</i>			
<i>Area zoned R3 – Medium Density Residential</i>			
130)	<i>No. 's 2-8 Targo Road and No. 's 66-68 Ramsgate Road, Ramsgate</i>	15m	1.5:1
131)	<i>No. 's 4-10 Dalkeith Street, Ramsgate</i>	15m	1.5:1
132)	<i>No. 2A Torwood Street and No. 's 259-271 Rocky Point Road, Ramsgate</i>	15m	1.5:1
<i>Sans Souci Precinct - Rocky Point Road</i>			
<i>Area zoned B1 – Neighbourhood Centre</i>			
133)	<i>No 8 Water Street and No 507 Rocky Point Road, Sans Souci</i>	15m	2:1
<i>Sans Souci Precinct – Sans Souci Centre</i>			
<i>Area zoned B1 – Neighbourhood Centre</i>			
134)	<i>No. 's 331-333 Rocky Point Road and No 1A Newcombe Street, Sans Souci</i>	15m	2:1
135)	<i>No. 's 335 – 363 Rocky Point Road, Sans Souci</i>	15m	2:1
136)	<i>No. 's 341-347 Rocky Point Road, Sans Souci (rear portion of SP6966 and Lot 41, DP703108</i>	9m	0.55:1

137)	No. 's 365 – 381 Rocky Point Road, Sans Souci	15m	2:1
<i>Sans Souci Precinct – Rocky Point Road Area zoned R3 – Medium Density Residential</i>			
138)	No. 's 431A-451 Rocky Point Road and No. 's 2 – 4 Harris Street, Sans Souci	9m	0.7:1
139)	No. 's 469 – 473 Rocky Point Road, Sans Souci	9m	0.7:1
<i>South Hurstville Precinct – South Hurstville Centre Area zoned B2 – Local Centre</i>			
140)	No. 's 797-789 King Georges Road, South Hurstville	12m	1:1
141)	Nos. 799-801 King Georges Road, No 18 Greenacre Road, No. 's 59-65 Connells Point Road, South Hurstville	21m	2.5:1
142)	Nos. 803-835 King Georges Road, 33A Grosvenor Road, 66-68 Connells Point Road and 2-4 The Mall, South Hurstville	21m	2.5:1
143)	No 57 Connells Point Road and No 838 King Georges Road, South Hurstville	21m	2.5:1
144)	No. 's 42-58 Connells Point Road, 840A-848 King Georges Road and 48-50 Allen Street, South Hurstville	21m	2.5:1
145)	No 1 Allen Street, No 850-864 King Georges Road, South Hurstville	21m	2.5:1
<i>South Hurstville Precinct – South Hurstville Centre Area zoned R3 – Medium Density Residential</i>			
146)	Eastern side of King Georges Road - Land bounded by Woniora Road, Joffre Street, Culwulla Street, King Georges Road, Blakesley Road, Kairawa Street, Short Street, Grosvenor Road, Tavistock Road and Blakesley Road, South Hurstville	9m – 21m	0.7:1 – 2.5:1
147)	Western side of King Georges Road – Land bounded by King Georges Road, Terry Street, The Mall, Tavistock Road and Grosvenor Road, South Hurstville	9m – 12m	0.7:1 – 1:1

148)	<i>No. 's 4 – 16 Rickard Road, No 20 Rickard Road, No. 's 1 – 5 Greenacre Road and No. 's 9 – 17 Greenacre Road, South Hurstville</i>	<i>9m</i>	<i>0.7:1</i>
149)	<i>No. 's 42 – 46 Greenacre Road, No. 's 87 – 89 Connells Point Road and No. 's 101 -103 Greenacre Road, South Hurstville</i>	<i>9m</i>	<i>0.7:1</i>
150)	<i>No 88 Connells Point Road and No 2A The Mall, South Hurstville</i>	<i>12m</i>	<i>1:1</i>
151)	<i>No. 's 2 – 44 Homedale Crescent and No. 's 67 – 95 Greenacre Road, Connells Point</i>	<i>9m</i>	<i>0.7:1</i>
152)	<i>No 2A Hurstville Road and No. 's 751 – 761 King Georges Road, Hurstville</i>	<i>9m</i>	<i>0.7:1</i>
153)	<i>No. 's 2 – 10 Halstead Street and No. 's 763 – 775 King Georges Road, South Hurstville</i>	<i>9m</i>	<i>0.7:1</i>
154)	<i>No. 's 2 – 2A William Street and No 1A Rickard Road, South Hurstville</i>	<i>9m</i>	<i>0.7:1</i>

**Speakers for the Motion:** Cr Nick Katris  
Cr Jacinta Petroni  
Cr Kathryn Landsberry

**Planning Decision Voting Record Division**

For the Motion: Councillors: Agius (Mayor)  
Platt  
Katris  
Landsberry  
Smith  
Katsabaris  
Petroni

Against the Motion: Councillors: McLean

**As a result of the division the motion was declared carried.**





**Note:** The following motions were **lost** (cont.).

(McLean/Katris)

- (1) That items c) 36 & 37 within the **Kogarah Precinct – Kogarah North** be removed from the table.
- (2) That the Planning Proposal for Kogarah LEP 2012 (Amendment No 2) – New City Plan be further amended under section 58(1) of the Environmental Planning and Assessment Act, in response to submissions, as detailed below:

With respect to the **Kogarah Precinct – Kogarah North** amend the Planning Proposal as follows:

- (i) Rezone No.'s 21 – 71 Gladstone street, No.'s 24-38 Gladstone Street, No.'s 59-69 Princes Highway, No.'s 21-37 Princes Highway, No.'s 1-11 Princes Highway, No.'s 125-133 Harrow Road, and No.'s 2-22 Railway Parade North, Kogarah from R3 – Medium Density Residential to **R4 – High Density Residential** and retain the Proposed Height and FSR as exhibited in the Planning Proposal.
  - (ii) Rezone Nos 2 – 14 Palmerston Street, Kogarah from R3 – Medium Density Residential to **R4 – High Density Residential** and amend the Proposed Height from 33m to 24m and the Proposed FSR from 4:1 to 3:1.
  - (iii) Rezone No.'s 57-97 Regent Street, No.'s 38-85 Regent Street, No.'s 16-22A Gladstone Street, No.'s 2-24 Stanley Street, No.'s 1-11 Stanley Street, No.'s 2-4 Gladstone Street and No.'s 26-30 Railway Parade, Kogarah from R2 – Low Density Residential to **R4- High Density Residential** and retain the Proposed Height and FSR as exhibited in the Planning Proposal.
  - (iv) Rezone Nos 2-24 Victoria Street, Nos 24B-40 Victoria Street, Nos 2-10 Victor Street, and Nos 5-21 Palmerston Street, Kogarah from R2 – Low Density Residential to **R4- High Density Residential** and amend the Proposed Height from 33m to 24m and the Proposed FSR from 4:1 to 3:1.
- (3) That the amendment referred to in (2) above be incorporated into b) above.

**Speakers for the Motion:** Cr Lachlan McLean  
Cr Nick Katris





**Note:** The following motions were **lost** (cont.).

(Landsberry/Katris)

- (1) That item c) 98 within the **Carlton Precinct – Princes Highway Centre (Area zoned R3 – Medium Density Residential)** be removed from the table.
- (2) That the Planning Proposal for Kogarah LEP 2012 (Amendment No 2) – New City Plan be further amended under section 58(1) of the Environmental Planning and Assessment Act, in response to submissions, as detailed below:

With respect to the **Carlton Precinct – Princes Highway Centre (Area zoned R3 – Medium Density Residential)** amend the Planning Proposal as follows:

- (i) That for No.'s 399-417 Princes Highway, No 21 Plant Street and No 22 Paris Street, Carlton, the Proposed Height be amended from 12m-15m to 12m and the Proposed FSR be amended from 1.5:1 to 1:1.
- (3) That the amendment referred to in (2) above be incorporated into b) above.

**Speakers for the Motion:** Cr Kathryn Landsberry  
Cr Nick Katris

**Planning Decision Voting Record Division**

For the Motion: Councillors: Katris  
McLean  
Landsberry

Against the Motion: Councillors: Agius (Mayor)  
Platt  
Smith  
Katsabaris  
Petroni

**As a result of the division the motion was declared lost.**







27/2016 Resolved: (Landsberry/Katris)

- d) 1) That item c) 5 within the **Blakehurst Precinct – Blakehurst Centre** be removed from the table.
- 2) That the Planning Proposal for Kogarah LEP 2012 (Amendment No. 2) – New City Plan be further amended under section 58(1) of the Environmental Planning and Assessment Act, in response to submissions, as detailed below:

With respect to the **Blakehurst Precinct – Blakehurst Centre** amend the Planning Proposal as follows:

- (i) Rezone No.40 Bunyala Street, No. 's 384B – 394A Princes Highway and No. 's 4-12A Torrens Street, Blakehurst from R2 – Low Density Residential to **R3 – Medium Density Residential** and amend the Proposed Height from 15m to 12m and the Proposed FSR from 1.5:1 to 1:1.
- 3) That the amendment referred to in d) (2) above be incorporated into b) above.

**Speaker for the Motion:** Cr Kathryn Landsberry

**Planning Decision Voting Record Division**

For the Motion: Councillors: Agius (Mayor)  
Katris  
McLean  
Platt  
Landsberry  
Smith  
Katsabaris  
Petroni

**As a result of the division the motion was declared carried.**

28/2016 Resolved: (Landsberry/Smith)

- e) 1) That item c) 6 within the **Blakehurst Precinct – Blakehurst Centre** be removed from the table.
- 2) That the Planning Proposal for Kogarah LEP 2012 (Amendment No. 2) – New City Plan be further amended under section 58(1) of the Environmental Planning and Assessment Act, in response to submissions, as detailed below:

With respect to the **Blakehurst Precinct – Blakehurst Centre** amend the Planning Proposal as follows:

- (i) Rezone No. 's 9-13 Phillip Street and No. 's 969 – 973 King Georges Road, Blakehurst from R2 – Low Density Residential to **R3 – Medium Density Residential** and amend the Proposed Height from 15m to 12m and the Proposed FSR from 1.5:1 to 1:1.
- 3) That the amendment referred to in e) (2) above be incorporated into b) above.

#### **Planning Decision Voting Record Division**

For the Motion: Councillors: Agius (Mayor)  
Katriss  
McLean  
Platt  
Landsberry  
Smith  
Katsabaris  
Petroni

**As a result of the division the motion was declared carried.**

29/2016 Resolved: (Smith/Katsabaris)

- f) 1) That items c) 7, 8 & 9 within the **Blakehurst Precinct – Blakehurst Centre** be removed from the table.
- 2) That the Planning Proposal for Kogarah LEP 2012 (Amendment No. 2) – New City Plan be further amended under section 58(1) of the Environmental Planning and Assessment Act, in response to submissions, as detailed below:

With respect to the **Blakehurst Precinct – Blakehurst Centre** amend the Planning Proposal as follows:

- (i) Rezone No 979 King Georges Road, No. 's 591 – 629 Princes Highway and No. 's 637 – 659 Princes Highway, Blakehurst from B1 – Neighbourhood Centre to **B2 – Local Centre** and amend the Proposed Height from 21m to 18m and retain the exhibited FSR of 2.5:1.
- 3) That the amendment referred to in f) (2) above be incorporated into b) above.

#### **Planning Decision Voting Record Division**

For the Motion: Councillors: Agius (Mayor)  
Platt  
Smith  
Katsabaris  
Petroni

Against the Motion: Councillors: Katris  
McLean  
Landsberry

**As a result of the division the motion was declared carried.**

30/2016 Resolved: (Smith/Katsabaris)

- g) 1) That items c) 10 & 11 within the **Blakehurst Precinct – Blakehurst Centre** be removed from the table.
- 2) That the Planning Proposal for Kogarah LEP 2012 (Amendment No. 2) – New City Plan be further amended under section 58(1) of the Environmental Planning and Assessment Act, in response to submissions, as detailed below:

With respect to the **Blakehurst Precinct – Blakehurst Centre** amend the Planning Proposal as follows:

- (i) Rezone No. 's 2-8 Stuart Street, No. 's 2-4 Vaughan Street and No. 's 2-8 James Street, No. 's 1-5 James Street, No. 's 6-16 Vaughan Street and No. 's 1-7 Water Street, Blakehurst from R2 – Low Density Residential to **R3 – Medium Density Residential** and amend the Proposed Height from 15m to 12m and the Proposed FSR from 1.5:1 to 1:1.
- 3) That the amendment referred to in g) (2) above be incorporated into b) above.

**Speaker for the Motion:** Cr Nathaniel Smith

**Speakers against the Motion:** Cr Kathryn Landsberry  
Cr Nick Katris

#### **Planning Decision Voting Record Division**

For the Motion: Councillors: Agius (Mayor)  
Platt  
Smith  
Katsabaris  
Petroni

Against the Motion: Councillors: Katris  
McLean  
Landsberry

**As a result of the division the motion was declared carried.**

31/2016 Resolved: (Landsberry/McLean)

- h) 1) That item c) 12 within the **Blakehurst Precinct – Blakehurst Waterfront** be removed from the table.
- 2) That the Planning Proposal for Kogarah LEP 2012 (Amendment No. 2) – New City Plan be further amended under section 58(1) of the Environmental Planning and Assessment Act, in response to submissions, as detailed below:

With respect to the **Blakehurst Precinct – Blakehurst Waterfront** amend the Planning Proposal as follows:

- (i) Rezone No. 's 424-436, No. 's 448-454, No. 's 468-474 and No. 's 723 – 741 Princes Highway, Blakehurst from E4 – Environmental Living to **R3 – Medium Density Residential**, and
- (ii) Amend the Proposed Height for No. 's 424-436, No. 's 448-454, No. 's 468-474 and No. 's 723 - 741 Princes Highway from 21m to a split height of 12m along the Princes Highway frontage increasing to 15m along the rear of the blocks and amend the Proposed FSR from 2:1 to 1:5:1.
- 3) That the amendment referred to in h) (2) above be incorporated into b) above.

**Speaker for the Motion:** Cr Kathryn Landsberry

**Speaker against the Motion:** Cr Jacinta Petroni

**Planning Decision Voting Record Division**

For the Motion: Councillors: Agius (Mayor)  
Katriss  
McLean  
Landsberry  
Smith  
Katsabaris

Against the Motion: Councillors: Platt  
Petroni

**As a result of the division the motion was declared carried.**

32/2016 Resolved: (Katris/McLean)

- i) 1) That items c) 18, 19, 20, 21 & 22 within the **Carlton Precinct – Enterprise Corridor** be removed from the table.
- 2) That the Planning Proposal for Kogarah LEP 2012 (Amendment No. 2) – New City Plan be further amended under section 58(1) of the Environmental Planning and Assessment Act, in response to submissions, as detailed below:

With respect to the **Carlton Precinct – Enterprise Corridor** amend the Planning Proposal as follows:

- (i) Retain the existing **R2 – Low Density Residential** zone No. 's 285 – 295 Princes Highway, No. 's 31-33 O'Meara Street and No. 's 32-34 Westbourne Street, Carlton and amend the Proposed Height from 21m to 9m and the Proposed FSR from 2:1 to 0.55:1.
- (ii) For No. 's 71-73 Jubilee Avenue, No. 's 253 – 277 Princes Highway and No 1 and 2 Wheeler Street, No 36 O'Meara Street and No 297 Princes Highway, Carlton retain the **B6 – Enterprise Corridor** zone, as exhibited and amend the Proposed Height from 21m to a split height of 15m fronting the Princes Highway and a maximum height of 12m from the common boundary of adjoining residential land for a minimum depth of 15m.
- 3) That the amendment referred to in i) (2) above be incorporated into b) above.

**Speaker for the Motion:** Cr Nick Katris

**Planning Decision Voting Record Division**

For the Motion:	Councillors:	Agius (Mayor)
		Katris
		McLean
		Platt
		Landsberry
		Smith
		Katsabaris
		Petroni

**As a result of the division the motion was declared carried.**

33/2016 Resolved: (Katris/Katsabaris)

- j) 1) That items c) 24, 25, 26, 27, 28, & 29 within the **Carlton Precinct – Princes Highway Centre** be removed from the table.
- 2) That the Planning Proposal for Kogarah LEP 2012 (Amendment No. 2) – New City Plan be further amended under section 58(1) of the Environmental Planning and Assessment Act, in response to submissions, as detailed below:

With respect to the **Carlton Precinct – Princes Highway Centre** amend the Planning Proposal as follows:

- (i) Retain the existing **R2 – Low Density Residential** zone for No. 's 313 – 323 Princes Highway, Carlton and amend the Proposed Height from 21m to 9m and the Proposed FSR from 2.5:1 to 0.55:1.
- (ii) For No. 's 305 – 311 and No. 's 325 – 395 Princes Highway and No 55 and No 68A Park Road retain the proposed **B2 – Local Centre** zone, as exhibited and amend the Proposed Height from 21m to a split height of 15m fronting the Princes Highway and a maximum height of 12m from the common boundary of adjoining residential land for a minimum depth of 15m.
- 3) That the amendment referred to in j) (2) above be incorporated into b) above.

**Speaker for the Motion:** Cr Nick Katris

#### **Planning Decision Voting Record Division**

For the Motion: Councillors: Agius (Mayor)  
Katris  
McLean  
Platt  
Landsberry  
Smith  
Katsabaris  
Petroni

**As a result of the division the motion was declared carried.**

34/2016 Resolved: (Katris/McLean)

- k) 1) That items c) 30 & 31 within the **Carlton Precinct – Princes Highway Centre** be removed from the table.
- 2) That the Planning Proposal for Kogarah LEP 2012 (Amendment No. 2) – New City Plan be further amended under section 58(1) of the Environmental Planning and Assessment Act, in response to submissions, as detailed below:

With respect to the **Carlton Precinct – Princes Highway Centre** amend the Planning Proposal as follows:

- (i) That the Proposed Height for No 220 Princes Highway and No. 's 59 – 61 Park Road, Carlton proposed to be zoned **B2 – Local Centre** zone be amended from 21m to 15m.
- 3) That the amendment referred to in k) (2) above be incorporated into b) above.

**Speaker for the Motion:** Cr Nick Katris

**Planning Decision Voting Record Division**

For the Motion: Councillors: Agius (Mayor)  
Katris  
McLean  
Platt  
Landsberry  
Smith  
Katsabaris  
Petroni

**As a result of the division the motion was declared carried.**

35/2016 Resolved: (Katris/Katsabaris)

- l) 1) That item c) 32 within the **Carlton Precinct – Princes Highway Centre** be removed from the table.
- 2) That the Planning Proposal for Kogarah LEP 2012 (Amendment No. 2) – New City Plan be further amended under section 58(1) of the Environmental Planning and Assessment Act, in response to submissions, as detailed below:

With respect to the **Carlton Precinct – Princes Highway Centre** amend the Planning Proposal as follows:

- (i) Retain the proposed **R3 – Medium Density Residential** zone for No. 's 1-21 Wyuna Street & No. 's 2-6 Lacey Street, Carlton and amend the Proposed Height from 21m to a split height of 15m along the rear boundary of the properties, stepping down to 9m for a minimum lot depth of 12m along the Wyuna Street frontage and amend the Proposed FSR from 2:1 to 1.5:1.
- 3) That the amendment referred to in l) (2) above be incorporated into b) above.

**Speaker for the Motion:** Cr Nick Katris

**Planning Decision Voting Record Division**

For the Motion: Councillors: Agius (Mayor)  
Katris  
McLean  
Platt  
Landsberry  
Smith  
Katsabaris  
Petroni

**As a result of the division the motion was declared carried.**

36/2016 Resolved: (Smith/Landsberry)

- m) 1) That item c) 74 within the **South Hurstville Precinct – South Hurstville Centre** be removed from the table.
- 2) That the Planning Proposal for Kogarah LEP 2012 (Amendment No. 2) – New City Plan be further amended under section 58(1) of the Environmental Planning and Assessment Act, in response to submissions, as detailed below:

With respect to the **South Hurstville Precinct – South Hurstville Centre** amend the Planning Proposal as follows:

- (i) Not proceed with the rezoning and retain the existing **R2 – Low Density Residential** zone for No. 's 76 – 86A Connells Point Road, No. 's 1-21 The Mall, No. 's 55-55A Tavistock Road and No. 's 2-14 The Esplanade, South Hurstville, and amend the Proposed Height from 12m to 9m and the Proposed FSR from 1:1 to 0.55:1.
- (ii) For No. 's 88 Connells Point Road and No 2A The Esplanade, South Hurstville, amend the Proposed Height from 12m to 9m and the Proposed FSR from 1:1 to 0.7:1.
- 3) That the amendment referred to in m) (2) above be incorporated into b) above.

**Speakers for the Motion:** Cr Nathaniel Smith  
Cr Kathryn Landsberry  
Cr Stephen Agius (Mayor)

#### **Planning Decision Voting Record Division**

For the Motion: Councillors: Agius (Mayor)  
Katris  
McLean  
Platt  
Landsberry  
Smith  
Katsabaris  
Petroni

**As a result of the division the motion was declared carried.**

37/2016 Resolved: (Katris/Katsabaris)

- n) 1) That items c) 99 and 100 within the **Carlton Precinct – Princes Highway Centre (Area zoned R3 – Medium Density Residential)** be removed from the table.
- 2) That the Planning Proposal for Kogarah LEP 2012 (Amendment No 2) – New City Plan be further amended under section 58(1) of the Environmental Planning and Assessment Act, in response to submissions, as detailed below:

With respect to the **Carlton Precinct – Princes Highway Centre (Area zoned R3 – Medium Density Residential)** amend the Planning Proposal as follows:

- (i) That the Proposed Height of No. 's 166-216 Princes Highway, Carlton be amended from 21m to 15m and for No. 's 68-72 Park Road, No. 's 1-13 John Street and No. 's 1-5 Lacey Street, Carlton the Proposed Height be amended from 21m to a split height of 15m along the rear boundary of the properties, stepping down to 9m for a minimum lot depth of 12m along the John Street frontage.
- (ii) That the Proposed FSR be amended from 2:1 to 1.5:1.
- 3) That the amendment referred to in n) (2) above be incorporated into b) above.

**Speakers for the Motion:** Cr Nick Katris

**Planning Decision Voting Record Division**

For the Motion:	Councillors:	Agius (Mayor)
		Katris
		McLean
		Platt
		Landsberry
		Smith
		Katsabaris
		Petroni

**As a result of the division the motion was declared carried.**

**Note:** Item D1 c) was considered next.

39/2016 Resolved: (Katris/McLean)

- o) That the owners of the properties identified in Column A below be advised in writing that Council does not support the request for changes as identified in Column B below which were requested during the exhibition of the New City Plan:

Column A	Column B
<b>Allawah Precinct</b>	
No 26 Lancelot Street, Allawah	Increase height from 15m to 21m and FSR from 1.5:1 to 2.5:1
<b>Blakehurst Precinct – Blakehurst Centre</b>	
No 36 Bunyala Street, Blakehurst	Increase height from 15m to 21m and FSR from 1.5:1 to 2:1
No. 's 416 – 422 Princes Highway, Blakehurst	Rezone from R2 – Low Density Residential to R3 – Medium Density Residential with FSR of 1.5:1
No. 's 396-398, 402 and 410-422 Princes Highway, Blakehurst	Rezone from R2 – Low Density Residential to R3 – Medium Density Residential with FSR of 1.5:1
Phillip Street and Stuart Street, Blakehurst	Rezone from R2 – Low Density Residential to R3 – Medium Density Residential and allow 5 -7 storey development.
No 703 Princes Highway, Blakehurst	Rezone from R2 – Low Density Residential to R3 – Medium Density Residential or R4 – High Density Residential
<b>Blakehurst Precinct – Blakehurst Waterfront</b>	
No 430-432 Princes Highway, Blakehurst	Increase height from 21m to 33m and FSR from 2:1 to 3:1
No 474 Princes Highway, Blakehurst	Increase FSR from 2:1 to 3:1 and reduce Foreshore Building Line (FBL) from 12m to 3m
<b>Blakehurst Precinct – Terry Street</b>	
No. 's 11-13 Heath Road, Blakehurst	Rezone from R2 – Low Density Residential to R3 – Medium Density Residential and increase height from 8.5m to 9m and FSR from 0.55:1 to 0.7:1

<i>Carlton Precinct – Enterprise Corridor</i>	
<i>No 65 and 65A Westbourne Street, Carlton</i>	<i>Rezone from R2 – Low Density Residential to B6 – Enterprise Corridor</i>
<i>No. 's 267-271 Princes Highway, Carlton</i>	<i>Increase the percentage of allowable residential floor space from 65% to 80%</i>
<i>No 251 Princes Highway, Carlton and 71-73 Jubilee Avenue, Carlton</i>	<i>Increase height from 21m to 23.2m and FSR from 2:1 to 3:1, with 2.7:1 being residential floor space and 0.3:1 being commercial floor space</i>
<i>No 31 &amp; 33 O'Meara Street and 32 &amp; 34 Westbourne Street and 287-293 Princes Highway, Carlton</i>	<i>Reduce the commercial component in the B6 – Enterprise Corridor zone and increase FSR from 2:1 to 2.5:1</i>
<i>No 124 Princes Highway, Beverley Park (St George Leagues Club)</i>	<i>Remove FSR requirements for the site</i>
<i>Carlton Precinct – Princes Highway Centre</i>	
<i>No 71 Francis Street, Carlton</i>	<i>Rezone from R2 – Low Density Residential to B6 – Enterprise Corridor</i>
<i>No 399-403 Princes Highway, Carlton</i>	<i>Increase height from 15m to 17m and FSR from 1.5:1 to 1.75:1</i>
<i>No. 's 190-194, 198, 204, 208-212 &amp; 216 Princes Highway and 5 John Street and No 70-72 Park Road and No. 's 1-3 and 2-6 Lacey Street, Kogarah Bay</i>	<i>Rezone from R3 – Medium Density Residential to B2 – Local Centre and increase FSR from 2:1 to 3:1</i>
<i>Block bounded by John Street, Park Road, Princess Highway and Lacey Street</i>	<i>Increase FSR from 2:1 to 2.7:1</i>
<i>Carlton Precinct – Railway Parade</i>	
<i>No 308-310 Railway Parade, 2-8 Jubilee Avenue and 336-338 Railway Parade, Carlton</i>	<i>Increase height from 21m to 30m</i>

<i>No 318, 322, 324, 328 &amp; 330 Railway Parade, Carlton</i>	<i>Increase FSR from 2.5:1 to 3:1</i>
<b><i>Carss Park Precinct – Carss Park Centre</i></b>	
<i>No. 's 2-4 Currawang Street, Carss Park</i>	<i>Rezone from R2 – Low Density Residential to R3 – Medium Density Residential and increase height from 8.5m to 12m and FSR from 0.55:1 to 1.5:1</i>
<b><i>Hurstville Precinct – Hurstville Centre</i></b>	
<i>No. 's 3-5 West Street, Hurstville</i>	<i>Increase FSR from 4.5:1 to 6:1</i>
<i>No 3 Hillcrest Avenue, Hurstville</i>	<i>Rezone land within 400m of Hurstville Station from R2 – Low Density Residential to R4 – High Density Residential</i>
<i>No 3 – 11 Hillcrest Avenue, Hurstville</i>	<i>Increase height to 21m and FSR to 2.5:1</i>
<i>No. 's 7-9 Hillcrest Avenue, Hurstville</i>	<i>Rezone from R2 – Low Density Residential to R3 – Medium Density Residential</i>
<b><i>Kogarah Precinct – Kogarah North</i></b>	
<i>No 41 – 47 Princes Highway, Kogarah</i>	<i>Increase the height from 33m to 40m and FSR from 4:1 to 4.5:1</i>
<i>No 41- 47 Princes Highway, Kogarah</i>	<i>Increase height from 33m to 52m and FSR from 4:1 to 6.5:1</i>
<b><i>Kogarah Precinct – Princes Highway</i></b>	
<i>No. 's 38-50 Princes Highway, Beverley Park</i>	<i>Rezone from R2 – Low Density Residential to R3 – Medium Density Residential</i>
<b><i>Mortdale Precinct – Mortdale Centre</i></b>	
<i>No 83 Railway Parade, Mortdale</i>	<i>Rezone from R2 – Low Density Residential to B2 – Local Centre and increase height from 8.5m to 21m and FSR from 0.55:1 to 2.5:1</i>
<b><i>Oatley Precinct – Oatley Centre</i></b>	
<i>Judd Street, Oatley</i>	<i>Rezone Judd Street from R2 – Low Density Residential to R3 – Medium Density Residential</i>

<i>No 113 Hurstville Road, Oatley</i>	<i>Rezone from R2 – Low Density Residential to R3 – Medium Density Residential.</i>
<i>No 200 Hurstville Road, Oatley</i>	<i>Rezone from B1 – Neighbourhood Zone to B2 – Local Centre zone and increase height and FSR</i>
<i>Penshurst Precinct – Hillcrest Avenue</i>	
<i>No 77 Hillcrest Avenue, Hurstville Grove</i>	<i>Rezone from R2 – Low Density Residential to B1 – Neighbourhood Centre</i>
<i>Penshurst Precinct – Penshurst Centre</i>	
<i>No 1 Penshurst Avenue, Penshurst</i>	<i>Rezone from R2 – Low Density Residential to R3 – Medium Density Residential</i>
<i>Ramsgate Precinct – Ramsgate Centre</i>	
<i>No. 's 2-6 Targo Road, 66-68 Ramsgate Road and 193 – 195 Rocky Point Road, Ramsgate</i>	<i>Rezone the portion of the site that is currently R3 – Medium Density Residential to B2 – Local Centre and increase height from 15-21m to 15-30m and apply a 2.5:1 FSR across the whole site.</i>
<i>No 15 Dalkeith Street, Ramsgate</i>	<i>Rezone the western side of Dalkeith Street from R2 – Low Density Residential to R3 – Medium Density and increase height from 8.5m to 15m and FSR from 0.55:1 to 1.5:1.</i>
<i>Sans Souci Precinct – Sans Souci Centre</i>	
<i>No 299 Rocky Point Road, Sans Souci</i>	<i>Rezone from R2 – Low Density Residential to R3 – Medium Density Residential</i>
<i>No. 's 383 – 403 Rocky Point Road, Sans Souci</i>	<i>Rezone from R2 – Low Density Residential to B1 – Neighbourhood Centre and increase height from 8.5m to 15m and FSR from 0.55:1 to 2:1.</i>
<i>No. 's 365 – 377 Rocky Point Road, Sans Souci</i>	<i>Increase height from 15m to 21m and not include FSR requirements</i>



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40/2016 Resolved: (Smith/Petroni)

- p) *That the amended Planning Proposal referred to in c) above, including the draft LEP instrument and LEP maps, be forwarded to the NSW Department of Planning & Environment in accordance with Section 59 of the Environmental Planning & Assessment Act 1979.*

**Planning Decision Voting Record Division**

For the Motion: Councillors: Agius (Mayor)  
Katris  
Platt  
Landsberry  
Smith  
Katsabaris  
Petroni

Against the Motion: Councillors: McLean

**As a result of the division the motion was declared carried.**

41/2016 Resolved: (Platt/Petroni)

- q) *That the Director General be requested to make arrangements for the legal drafting of Kogarah's LEP 2012 (Amendment 2), based on the draft LEP instrument included in the amended Planning Proposal.*

**Planning Decision Voting Record Division**

For the Motion: Councillors: Agius (Mayor)  
Katris  
Platt  
Landsberry  
Smith  
Katsabaris  
Petroni

Against the Motion: Councillors: McLean

**As a result of the division the motion was declared carried.**

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2. **Subject:** **Amendment No.2 of Kogarah LEP 2012 - Planning Proposal for the New City Plan - Area within the Kogarah Town Centre zoned B4 - Mixed Use.**  
**Author:** Rod Logan - Director Planning and Environmental Services (RV)  
**Reason for Report:** To give consideration to matters arising from submissions received through the public exhibition of the New City Plan.

**Note:** Councillor Nick Aroney returned to the Meeting Room at 10:27 pm.

**Note:** Councillor Sam Stratikopoulos returned to the Meeting Room at 10:27 pm.

**Note:** Councillor Nick Katris having disclosed a pecuniary interest in this item left the Meeting Room at 10:27 pm.

**Note:** Councillor Stephen Agius (Mayor) having disclosed a pecuniary interest in this item vacated the Chair and left the Meeting Room at 10.27 pm.

**Note:** Councillor Michael Platt assumed the Chair at 10.28 pm.

44/2016 *Resolved:* (McLean/Landsberry)

- a) *That the issues raised in the submissions to the New City Plan relating to land in Kogarah Town Centre zoned B4 – Mixed Use as detailed in the report, and associated annexures be received and noted.*

**Planning Decision Voting Record Division**

For the Motion: Councillors: Platt  
McLean  
Stratikopoulos  
Landsberry  
Smith  
Katsabaris  
Aroney  
Petroni

**As a result of the division the motion was declared carried.**

45/2016 *Resolved:* (Smith/Aroney)

- b) *That the draft Kogarah LEP 2012 (Amendment No 2) – New City Plan, in relation to matters within the Kogarah Town Centre on land zoned B4 – Mixed Use, be amended under section 58(1) of the Environmental Planning and Assessment Act in response to submissions as detailed below:*

(1) *With respect to Consultation with Government Authorities:*

- (i) *Amend the Planning Proposal to rezone No 1A Gray Street (Lot 12, DP 911188), Kogarah from SP2 – Infrastructure to B4 – Mixed Use and include height and FSR for the subject site consistent with the adjoining B4 – Mixed Use zone.*
- (ii) *In the event that the Minister is of the view that re-exhibition is needed for the change identified in (i) above, the Minister be requested to proceed to make the plan as exhibited and the changes outlined in (i) above will be pursued as part of the next amendment to the LEP.*
- (iii) *Amend the Planning Proposal to rezone No 30-38 Belgrave Street (Lot 1, DP 1013359) and No 4-10 South Street (Lot 1, DP 1065343), Kogarah from SP2 – Infrastructure to B4 – Mixed Use and include height and FSR for the subject site consistent with the adjoining B4 – Mixed Use zone.*
- (iv) *In the event that the Minister is of the view that re-exhibition is needed for the change identified in (ii) above, the Minister be requested to proceed to make the plan as exhibited and the changes outlined in (iii) above will be pursued as part of the next amendment to the LEP.*

(2) *With respect to Specific Requests:*

- (i) *Amend the Planning Proposal to include a Floor Space Ratio (FSR) incentive provision that would apply to the B4 – Mixed Use zoned properties bounded by Gray Street, Railway Parade and English Street, Kogarah to permit a 0.5:1 FSR bonus for the amalgamation of sites.*
- (ii) *In the event that the Minister is of the view that re-exhibition is needed for the change identified in (i) above, the Minister be requested to proceed to make the plan as exhibited and the changes outlined in (i) above will be pursued as part of the next amendment to the LEP.*

**Planning Decision Voting Record Division**

For the Motion:	Councillors:	Platt McLean Stratikopoulos Landsberry Smith Katsabaris Aroney Petroni
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**As a result of the division the motion was declared carried.**

46/2016 Resolved: (Katsabaris/Smith)

- c) That Kogarah LEP 2012 (Amendment No 2 – New City Plan) as amended by b) above be endorsed for submission to the Minister for Planning & Environment for the making of the plan and that the final plan also incorporate the following amendments identified in the tables below:

<i>Amendments to Height and Floor Space Ratio (FSR)</i>			
<i>No change to Zoning</i>			
	<i>Centre</i>	<i>Proposed Height (LEP)</i>	<i>Proposed FSR (LEP)</i>
<i>Kogarah Town Centre</i>			
<i>Area zoned B4 – Mixed Use</i>			
<i>(i)</i>	<i>Kogarah Town Centre – Core Centre</i>	<i>39m</i>	<i>4.5:1</i>
<i>(ii)</i>	<i>Properties fronting Railway Parade and Regent Street</i>	<i>9m – 15m</i>	<i>2.5:1</i>
<i>(iii)</i>	<i>Railway Parade South (between Gray Street and English Street)</i>	<i>39m</i>	<i>4:1</i>
<i>(iv)</i>	<i>Site bounded by Princes Highway, Gray Avenue and Rocky Point Road</i>	<i>21m</i>	<i>2:1</i>

**Planning Decision Voting Record Division**

For the Motion: Councillors: Platt  
Stratikopoulos  
Smith  
Katsabaris  
Aroney  
Petroni

Against the Motion: Councillors: McLean  
Landsberry

**As a result of the division the motion was declared carried.**





48/2016 Resolved: (Petroni/Smith)

- e) That the amended Planning Proposal referred to in c) above, including the draft LEP instrument and LEP maps, be forwarded to the NSW Department of Planning & Environment in accordance with Section 59 of the Environmental Planning & Assessment Act 1979.

**Planning Decision Voting Record Division**

For the Motion: Councillors: Platt  
Stratikopoulos  
Smith  
Katsabaris  
Aroney  
Petroni

Against the Motion: Councillors: McLean  
Landsberry

**As a result of the division the motion was declared carried.**

49/2016 Resolved: (Petroni/Katsabaris)

- f) That the Director General be requested to make arrangements for the legal drafting of Kogarah's LEP 2012 (Amendment 2), based on the draft LEP instrument included in the amended Planning Proposal.

**Planning Decision Voting Record Division**

For the Motion: Councillors: Platt  
Stratikopoulos  
Smith  
Katsabaris  
Aroney  
Petroni

Against the Motion: Councillors: McLean  
Landsberry

**As a result of the division the motion was declared carried.**

50/2016      *Resolved:*                      *(Smith/McLean)*

g)      *That those persons who made a written submission on the Planning Proposal for the New City Plan be notified of Council's decision.*

**Planning Decision Voting Record Division**

For the Motion:	Councillors:	Platt
		McLean
		Stratikopoulos
		Landsberry
		Smith
		Katsabaris
		Aroney
		Petroni

**As a result of the division the motion was declared carried.**

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The meeting closed at 10.43 pm.

Confirmed on Tuesday, 26 April 2016

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Councillor Stephen Agius  
**Mayor**

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Paul Woods  
**General Manager**

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