

Chapman Planning Pty Ltd

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24 June 2020

General Manager
Bayside Council
PO Box 21
ROCKDALE NSW 2216

Attention: Ms. Clare Harley – Manager Strategic Planning

Re: Planning Proposal - Draft Bayside Local Environmental Plan 2020
Property: 1 -19 Station Street, Kogarah

Dear Ms. Harley.

I refer to our submission on the Planning Proposal – Draft Bayside Local Environment Plan 2020 dated 22 May 2020. In accordance with our email dated 16 June 2020, the submission is made on behalf of the following property owners.

Mr A Lieu 7-8 Station St
Mr D Sharma 9 Station St
Mr P & J Konnaris 11,13,14 Station St
Mr N & P Saigh 12 Station St
Dr P Ho 15 Station St
Mr A Lee 16 Station St
Realty World Australia Pty Ltd 17 -18 Station St
Suburban Homes & Estates Pty Ltd 19 Station St

We have read the Council report on the Planning Proposal being reported to Council on 24 June 2020 and note that under the report heading **Purpose of the Planning Proposal** the planning proposal creates a consolidated Bayside Local Environmental Plan (LEP). The report states:

This is largely an administrative process, and is not a comprehensive review of provisions that would result in an increase in densities, which would otherwise require significant additional public infrastructure.

However, it is noted that Council is in the process of preparing new infrastructure strategies in accordance with the Bayside Asset Management Strategy, and as outlined in the draft Local Strategic Planning Statement, the strategies will inform provision of additional local infrastructure to meet the needs of the future population.

The above has been explained to our client. It is requested that Council's Strategic Planners assess our submission made on 22 May 2020 in the preparation of the Local Strategic Planning Statement and Bayside Housing Strategy.

The current bonus height and FSR development standards applied under clause 4.3(3)(d) and 4.4(5)(d) of the Draft LEP 2020 applicable to the subject site (under the Rockdale LEP 2011 and Draft Bayside LEP 2020) do not apply to 20 – 23 Station Street. This property allows a height of 21m – 31m and FSR of 3:1 – 3.4:1 without the restriction of site amalgamation. As addressed in our submission the application of bonus height and FSR subject to amalgamation is not an orderly or economic development of land, and inconsistent in the application of the planning controls in the immediate locality. These controls need to be reviewed immediately under the Draft Bayside 2020 LEP to unify controls within Station Street.

Our clients are seeking an equitable application of planning controls to the locality. The properties owners are long-term property owners and until recently have operated business on their sites for many year, have reached retirement age and wish to realise their long-term business investment. The property owners have undertaken concerted efforts to sell their properties, and these efforts have failed under the current planning controls – Rockdale LEP 2011 and carried to the Bayside LEP 2020.

The opportunity is available to Council to undertake a detailed assessment of the planning controls that current apply to the subject site. An increase to the maximum permissible FSR and height standards (that are not subject to amalgamation) will ensure a more appropriate built form response noting development in the locality, and a consistent application of the development standards (height and FSR) applied to 20 – 23 Station Street, Kogarah.

In the preparation of the Bayside Local Strategic Planning Statement, Bayside Housing Strategy and further amendments to the LEP, we would like to meet with Council's Strategic Planners to discuss a suitable planning outcome for the subject site. In this regard, please contact Garry Chapman on 9560 1718 or email garry@chapmanplanning.com.au.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Garry Chapman', with a stylized flourish at the end.

Garry Chapman
Director
[Chapman Planning Pty Ltd](#)