

Attachment 4:

Planning Proposal Request – Urbis Report (December 2017) and supporting documentation

PLANNING PROPOSAL

84D ROBERTS AVENUE, MORTDALE

DECEMBER 2017
PREPARED FOR ROMANOUS CONSTRUCTION

URBIS

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EXECUTIVE SUMMARY

INTRODUCTION

This Planning Proposal has been prepared by Urbis on behalf of Romanous Construction (the proponent), and seeks to amend the Hurstville Local Environmental Plan 2012 (HLEP 2012) as it applies to 84D Roberts Avenue, Mortdale. The Planning Proposal is submitted to Georges River Council in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 and the Department of Planning and Environment's 'A guide to preparing planning proposals' dated October 2012.

The objective of the Planning Proposal is to enable the current uses on the subject site as a retail premises, as well as the additional use of a child care centre and bulky goods premises to be permissible with consent under the HLEP 2012.

PROPOSED AMENDMENTS TO THE HURSTVILLE LOCAL ENVIRONMENTAL PLAN 2012

This Planning Proposal seeks to permit the uses of retail premises, bulky goods premises and child care centres on the site by way of a Schedule 1 Amendment to the HLEP 2012 as it relates to 84D Roberts Avenue, Mortdale (Lot 21 DP 542051).

PLANNING ASSESSMENT

The Planning Proposal has been assessed against relevant state and local planning considerations and positioned within the context locality.

This planning proposal includes the following:

- Description and analysis of the site and local context;
- Consideration of previous strategic planning for Mortdale and the existing planning framework;
- Objectives and intended outcomes of the Planning Proposal;
- Explanation of the provisions of the proposed amendment to the HLEP 2012;
- Justification of the Planning Proposal; and
- Consideration of the community consultation likely to be associated with the Planning Proposal.

The Planning Proposal offers significant benefits and opportunities to the local community including:

- The protection of an existing local shopping centre that meets the needs of surrounding residents;
- The protection of local employment generated from the existing shopping centre; and
- The provision of a child care centre, an important community facility to service the expected increase in demand for child care facilities within the area

For these reasons, it is recommended that the Planning Proposal is endorsed by Council to enable a gateway determination by the Department of Planning and Environment.

1. SITE AND CONTEXT

1.1. THE SITE AND EXISTING DEVELOPMENT

This Planning Proposal is made in relation to a single allotment located at 84D Roberts Avenue, Mortdale which is formally identified as Lot 21 in DP 542051. The site measures approximately 11,170sqm in area and is outlined below in **Figure 1** and **Figure 2**. The site features are described in **Table 1**.

Figure 1 – Aerial Image Of The Subject Site



Source: Google Earth

Figure 2 – Site Cadastre



Source: Google Earth

Table 1 – Site Details

Feature	Details
Site Layout and Built Form	The site includes one building with three levels, located on the eastern boundary. This building is a shopping centre known as Mortdale Plaza.
Uses	<p>The site is currently occupied by the following tenants:</p> <ul style="list-style-type: none"> • Woolworths (supermarket) • Diana Sadig (Chemist) • The Brasserie Club (Café) • BSW Liquor (Liquor Shop) • Crunch (Fitness Club) • Commonwealth Bank (ATM) <p>Additionally, one tenancy is currently vacant and has been previously approved for a Bulky Goods Premises.</p>

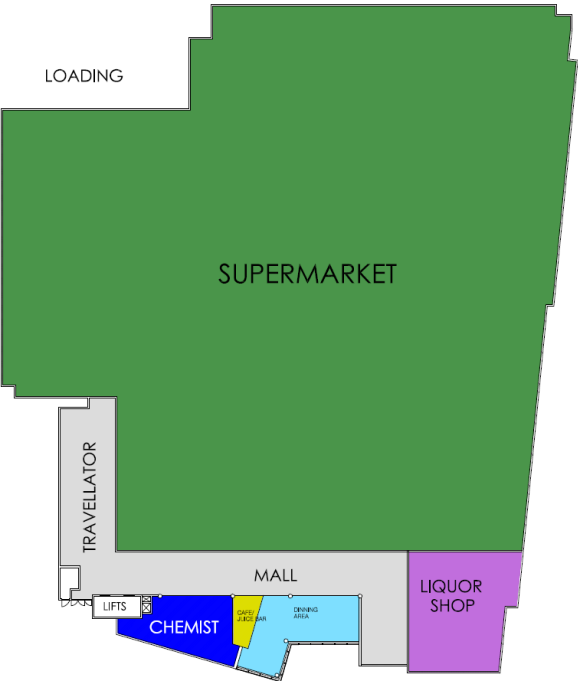
Landscape	The site is sparsely vegetated with the exception of trees on the western part of the site.
Vehicle Access	A driveway is located on Roberts Avenue, where vehicles access onsite parking.
Flood Risk	This site is not flood affected.
Utility Services	All services are currently available to the site.

Figure 3 – The Site as Viewed from Roberts Avenue

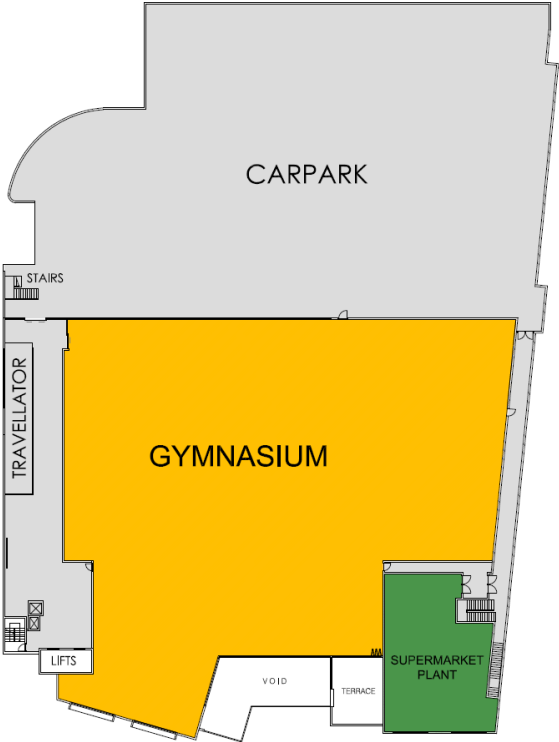


Source: Google Earth

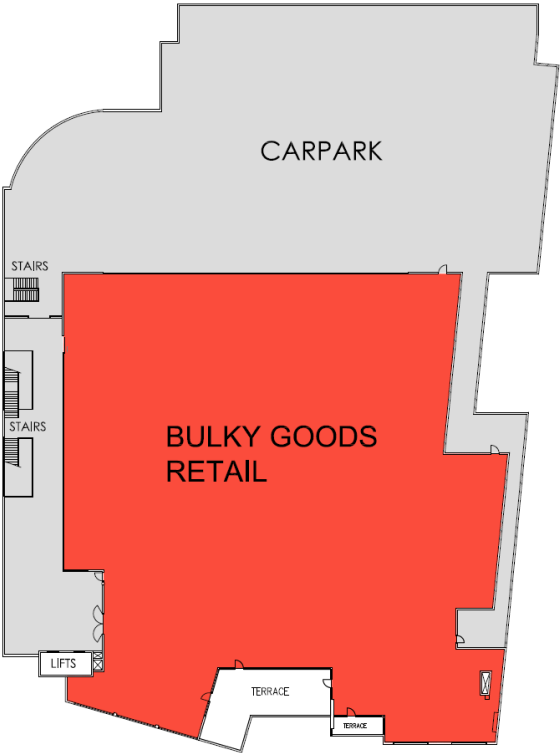
Figure 4 – Existing Floor Plans



Picture 1 – Ground Level
Source: Mortdale Plaza



Picture 2 – Level 1
Source: Mortdale Plaza



Picture 3 – Level 2
Source: Mortdale Plaza

1.2. SURROUNDING LAND USE CONTEXT

The site is at the interface of light industrial, residential, and recreational land uses. Land immediately surrounding the site to the north, east, and west is characterised by light industrial uses. Further to the east, south, and west of the site are single dwelling houses. The primary interfaces of the site are described below in **Table 2** and in **Figure 5**.

Table 2 – Surrounding Land Uses

Aspect	Land Uses
North	Light industrial warehouses are located to the north of the site.
East	Light industrial warehouses are located immediately to the east of the site. A series of single dwelling houses begin approximately 200m east of the site.
South	Immediately to the south-west of the site is St George Masonic Club. The site is bound to the south by Roberts Avenue. Beyond Roberts Avenue is a series of single dwelling houses and Hurstville Golf Club.
West	Land immediately to the west of the site is landscaped. Beyond this are light industrial warehouses.

Figure 5 – Surrounding Development



Picture 4 – St. George Masonic Club as Viewed from Roberts Avenue

Source: Google Earth



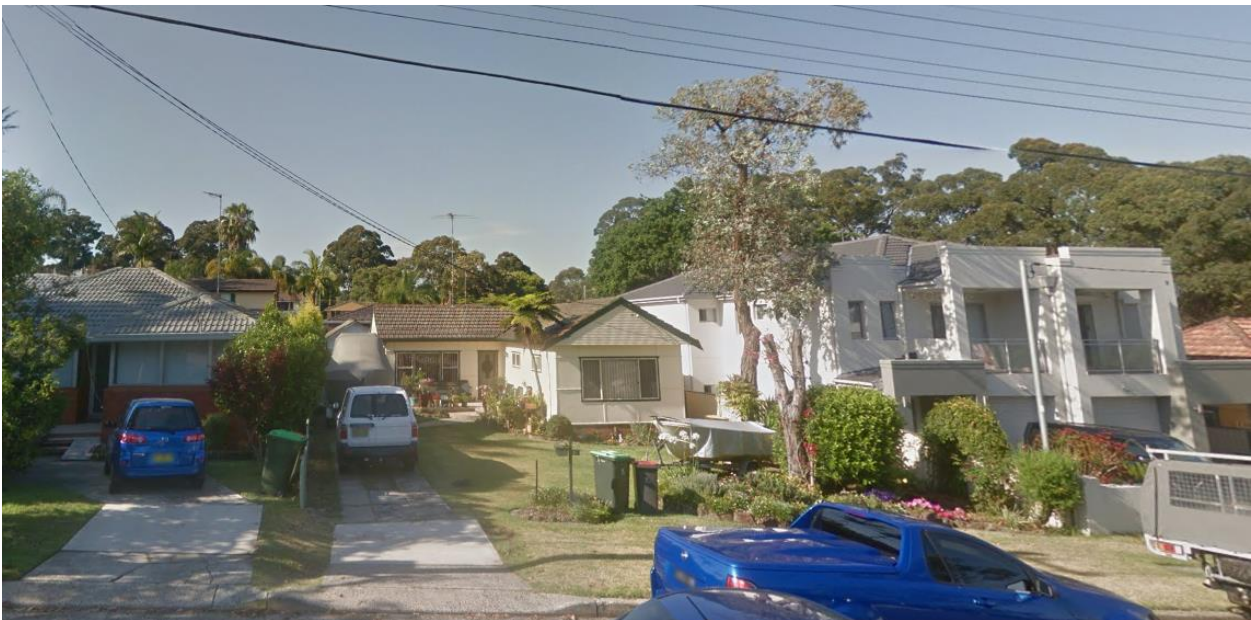
Picture 5 – Light Industrial Land Uses as Viewed from Roberts Avenue

Source: Google Earth



Picture 6 – Hurstville Golf Club as Viewed from Roberts Avenue

Source: Google Earth



Picture 7 – Low Density Residential Dwellings as Viewed from Roberts Avenue

Source: Google Earth

1.3. DEVELOPMENT HISTORY

In 2009 under Development Application 08/DA-411 the former Hurstville City Council approved the development of the site for a supermarket, retail bulky goods showroom, a gymnasium and offices with a three level basement car park. At this time the site was zoned for light industrial purposes and supermarkets were generally not permitted in the zone unless in the opinion of Council under Clause 16 of the Local Environmental Plan, the retail use was considered to be appropriately located in the industrial zone.

2. LOCAL PLANNING CONTROLS

2.1. HURSTVILLE LOCAL ENVIRONMENTAL PLAN 2012

The *Hurstville Local Environmental Plan 2012* (HLEP 2012) is the Local Environmental Planning Instrument applying to the site.

2.1.1. Land Use Zoning

The existing zoning of the site is IN2 Light Industrial as shown in **Figure 6**. Key planning controls for the IN2 zone are summarised in **Table 3**. The lots adjoining the site are zoned IN2 Light Industrial. Surrounding lots are zoned IN2 Light Industrial, R2 Low Density Residential, and RE1 Public Recreation.

Figure 6 – HLEP 2012 Zoning Map

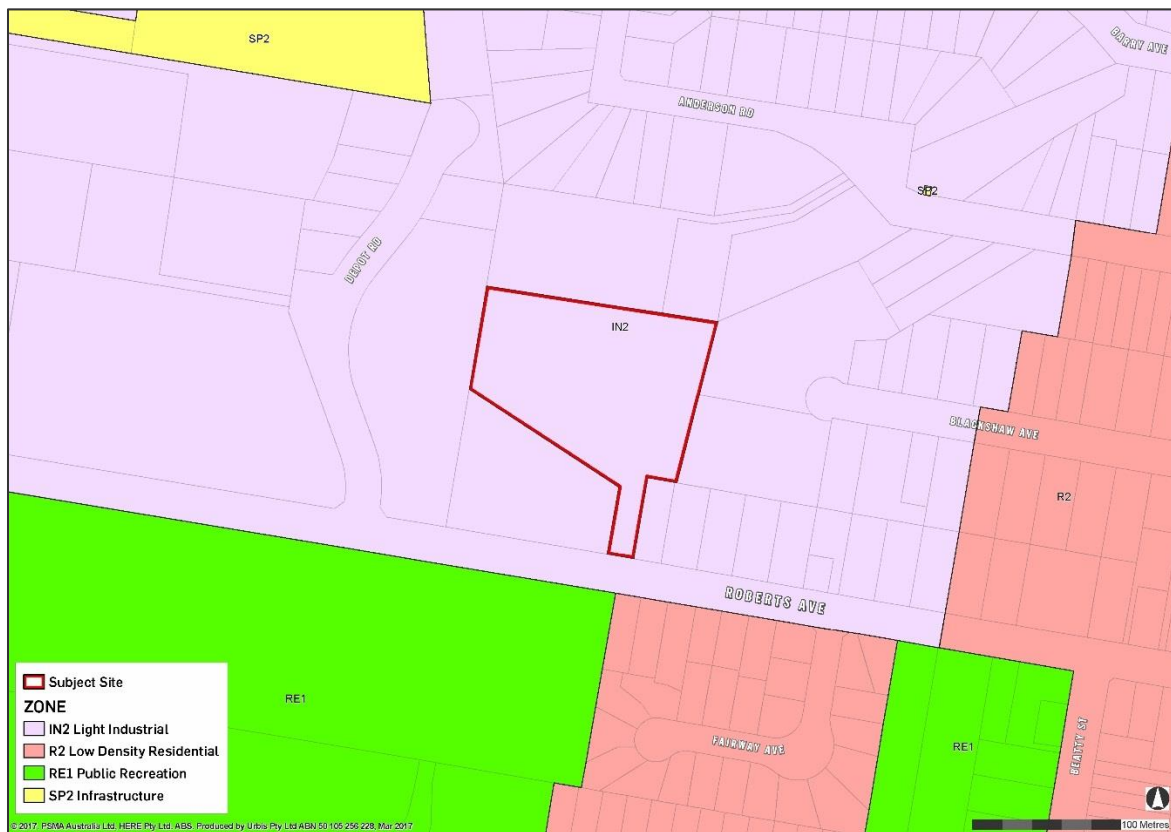


Table 3 – IN2 Zoning Controls

Control	IN2 Light Industrial
1. Zone Objectives	<ul style="list-style-type: none"> To provide a wide range of light industrial, warehouse and related land uses. To encourage employment opportunities and to support the viability of centres. To minimise any adverse effect of industry on other land uses. To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.

Control	IN2 Light Industrial
	<ul style="list-style-type: none"> • To support and protect industrial land for industrial uses. • To enable industrial development which does not pollute or adversely affect adjoining land, air or water. • To ensure industrial development creates areas that are pleasant to work in, safe and efficient in terms of transportation, land utilisation and service distribution.
2. Permissible Development Without Consent	Home occupations
3. Permissible Development With Consent	Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Places of public worship; Plant nurseries; Roads; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water recycling facilities; Any other development not specified in item 2 or 4
4. Prohibited Development	Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Information and education facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Rural industries; Sewage treatment plants; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wholesale supplies.

2.1.2. Height of Buildings

The site has a building height control of 10m, as shown in **Figure 7**.

Figure 7 – HLEP 2012 Height of Building Map



2.1.3. Floor Space Ratio

A floor space ratio of 1:1 applies to the site, as showing in **Figure 8**.

Figure 8 – HLEP 2012 FSR Map



2.2. HURSTVILLE DEVELOPMENT CONTROL PLAN NO.1 2007

The Hurstville Development Control Plan No.1 2007 (HDCP 2007) was adopted by Council on 28 March 2007, and applies to all land in the former Hurstville Local Government Area, excluding land identified as the Hurstville City Centre. The HDCP 2007 details specific controls that govern building form, such as site coverage and landscaping, building materials and finishes, parking requirements, and dwelling mix. This proposal is not in conjunction with development uplift, and is only concerned with land use.

3. PLANNING PROPOSAL

This planning proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* with consideration of the Department of Planning and Environment's 'A guide to preparing planning proposals' dated October 2012.

Accordingly, the planning proposal is addressed in the following four parts:

Part 1: A statement of the objectives or intended outcomes of the proposed amendment;

Part 2: An explanation of the provisions that are to be included in the proposed amendment;

Part 3: The justification for those objectives, outcomes and the process for their implementation; and

Part 4: Details of community consultation that is to be undertaken for the planning proposal.

Discussion for each of the above parts is outlined in the following sections.

4. OBJECTIVES AND INTENDED OUTCOMES

4.1. OBJECTIVES

The key objective of this Planning Proposal is to obtain the necessary amendment to the HLEP 2012 to facilitate the continued use of 84D Roberts Avenue, Mortdale for retail premises, as well as permitting the use of a child care centre and bulky goods premises.

This Planning Proposal seeks to amend schedule 1 of the HLEP 2012 to permit the uses of retail premises, , bulky goods premises and child care centres at 84D Roberts Avenue, Mortdale.

4.2. INTENDED OUTCOMES

The success of this Planning Proposal will allow for the continuation of existing uses on the site pursuant the 2009 development consent, so that existing employment within the shopping centre is protected and the centre remains economically viable. Additionally, a child care centre is intended to use space within the existing structure on the site to provide a community service that is increasing in demand.

5. EXPLANATION OF PROVISIONS

5.1. OVERVIEW

This proposal is to permit the uses of retail premises, bulky goods premises and child care centres by way of an amendment to the HLEP 2012. An explanation of the proposed written provisions is provided within the following sub-sections

5.2. SCHEDULE 1 AMENDMENT TO THE HURSTVILLE LOCAL ENVIRONMENTAL PLAN 2012.

The objectives of this Planning Proposal can be achieved through the inclusion of the following amendment to Schedule 1 of the HLEP 2012:

Use of Land at 84D Roberts Avenue, Mortdale.

1. This clause applies to land at 84D Roberts Avenue, Mortdale being Lot 21 DP 542051.
2. The uses of retail premises, bulky goods premises, and child care centres are permitted with development consent.

The proposed amendment to the Schedule 1 of HLEP 2012 to permit retail premises, bulky goods premises and child care centres is considered appropriate, having regard to the following matters:

- The proposal is consistent with state and local government strategic planning initiatives, recognising the need for local employment and social infrastructure such as child care centres.
- The proposal will provide appropriate planning frameworks to allow the site to contribute to the protection of existing employment.
- The proposal will provide appropriate planning frameworks to enhance the liveability of the Mortdale area by increasing the access to essential services for residents of the area.
- The proposal will allow for the increase in the provision of child care places within Mortdale.
- The proposal will not result in unreasonable impacts to adjoining properties or the public domain as it is not in conjunction with plans for development uplift, and changes in use will be minor.
- The proposal is ultimately considered to be in the public interest.

5.3. BUILT FORM

The proposed amendment to the HLEP 2012 does not propose any changes to built form provisions and is concerning land use only.

6. JUSTIFICATION OF REZONING PROPOSAL

6.1. SECTION A – THE NEED FOR A PLANNING PROPOSAL

Q1. Is the planning proposal a result of any strategic study or report?

The Planning Proposal is not the direct result of a strategic study or report. The proposed amendment to the HLEP 2012 relating to uses on the site does however align with a number of state and regional strategic studies and reports including A Plan For Growing Sydney and the Draft District Plan which are discussed in **Section 6.2** of this report.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The site is lawfully operating with the uses of retail premises in accordance with 08/DA-411 and has been approved for use as a bulky goods premises. The HLEP 2012 had the effect of prohibiting these uses, and prohibits the use of a child care centre. Due to the site's current zoning, development for the purpose of the above uses is not permissible on any part of the site. Therefore, an amendment to the HLEP 2012 which permits these uses is considered the most appropriate development pathway to achieve the objectives of the proposal.

The proposed Schedule 1 amendment is considered the best means of achieving permissibility for the existing uses and for a child care centre on the site and constitutes best planning practise by removing unnecessary existing use rights situations in land use planning.

Overall, it is considered that the proposal will enable the operator to continue existing operations. The proposal will also contribute to utilising the established physical and social infrastructure which currently services the site and adjacent urban areas, whilst contributing to local employment.

Given these considerations, a Planning Proposal is the best way of achieving the objectives of the concept design. Alternative approaches are considered inadequate for the following reasons:

- **Existing Use Rights:** whilst retail premises currently operate on site, existing use rights will not permit the use of a child care facility. Additionally, this approach will not protect the viability of the shopping centre in the event of long transitions between tenancies and does not provide for long term investment certainty for the centre.
- **Application of Clause 5.3 of the HLEP 2012:** Clause 5.3 of the HLEP2012 permits flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site. Whilst child care centres are permissible within the adjacent R2 Low Density Residential Zone, and retail premises are not. Additionally, the flexibility is limited to a maximum distance of 10m which is inadequate for the proposal.
- **Application of Division 10 of the State Environmental Planning Policy (Infrastructure) 2007:** Division 10 in the SEPP (Infrastructure) provides greater flexibility in the location of health services facilities by permitting these uses in prescribed zones with or without consent. The IN2 Light Industrial zone is not a prescribed zone where health services facilities are permitted. As such, this approach would not achieve the intended outcomes.

Without amendments to the existing zoning of the HLEP 2012, there will be future issues regarding the viability of the shopping centre.

6.2. SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The site, while not specifically identified in NSW state planning strategies, is within the area of Mortdale and the context of the wider Hurstville locality.

The following paragraphs outline the relevance of the various state strategies that apply to Mortdale and Hurstville in a planning sense.

A Plan For Growing Sydney

A Plan for Growing Sydney was adopted in December 2014. The plan positively encourages well designed, higher density development within walking distance of public transport infrastructure with a key focus on urban renewal in appropriate areas. **Table 4** below provides an assessment of the Planning Proposal against the relevant actions identified by the Metro Plan.

Table 4 – Assessment of The Planning Proposal Against Relevant Objectives of A Plan For Growing Sydney

Action	Planning Proposal
Plan for expansion of health facilities to service Sydney's growing population.	The proposal supports the continuation of a that is existing within the shopping centre. This will ensure that residents within the locality continue to have access to health facilities.
Undertake long-term planning for social infrastructure to support growing communities.	The proposal will enable the provision of a child care centre in a prominent location near residents. As explored in Table 7 , demand is increasing for child care facilities in the locality of the site.
Accelerate housing supply and local housing choices.	The proposal seeks to amend the existing planning controls to facilitate the continuation of the shopping centre. This option as opposed to relocating the shopping centre will ensure that residential allotments will not be removed from the market, consequently reducing the market supply of dwellings. In doing this the proposal will not adversely impact on the acceleration of housing supply or local housing choices.
Support urban renewal by directing local infrastructure to centres where there is growth.	The NSW Government has identified that the provision of social infrastructure such as child care centres will make a significant contribution to making vibrant local centres. Permitting the use of a child care centre on the site will contribute to further vibrancy to this local shopping centre.

The strategy identifies the Georges River LGA as being within the South Subregion. **Table 5** below provides a summary of the relevant South Subregional priorities and how they are satisfied by the proposal:

Table 5 – Assessment of The Planning Proposal Against Relevant Priorities of The South Region

Priority	Planning Proposal
Accelerate housing supply, choice and affordability and build great places to live.	<p>The proposal will enhance the liveability of the Mortdale area by protecting access to essential services such as and increasing the access to others including child care centres.</p> <p>The proposed provisions will give confidence to the landowner and operator to continue to invest and improve the operations into the future. This investment will contribute towards making Mortdale a great place to live.</p>

Priority	Planning Proposal
Retain a commercial core in Hurstville as required, for long-term employment growth; and provide capacity for additional mixed-use development in Hurstville including offices, retail, services and housing.	Whilst the site is not in the Hurstville core, it is in the wider locality and will contribute to employment in the area. The objectives associated with mixed-use development are achieved with this proposal as it ensures that local services, employment and housing are near one another.

Draft Greater Sydney Region Plan

The draft Greater Sydney Region Plan was released for public comment in October 2017 with notification to conclude on December 15 2017. **Table 6** below provides an assessment of the Planning Proposal against the relevant objectives of the plan.

Table 6 – Assessment of the Planning Proposal Against Relevant Objectives of the Draft Greater Sydney Region Plan

Action	Planning Proposal
Objective 12 Great places that bring people together	The planning proposal has been proposed to legalise existing uses on the site to allow for future investment on the site. This security will ensure that the Mortdale Plaza can continue to develop as a great place that brings people together.
Objective 22 Investment and business activity in centres	The proposed development will allow for continued investment into an existing centre and is in keeping with objective 22.
Objective 23 Industrial and urban services land is planned, protected and managed	The proposed development does not seek to rezone industrial land but rather allow for the existing land uses to be considered

Draft South District Plan

The Revised Draft South District Plan was released for public comment in October 2017 with notification to conclude on December 15 2017. **Table 7** below provides an assessment of the Planning Proposal and concept design against the relevant objectives of the district plan.

Table 7 – Assessment of the Planning Proposal Against Relevant Objectives of the Draft South District Plan

Priority	Planning Proposal
Planning Priority S3. Providing services and social infrastructure to meet people's changing needs	<p>The proposal seeks to allow the additional use of a child care centre on the site.</p> <p>With the expected increase in demand for child care facilities within the South District, the proposal provides an approach to incorporate this important facility into an existing accessible building.</p>
Planning Priority S6. Creating and renewing great places and local	The proposal protects the existing economic activity produced by the shopping centre. This will have positive effects on and

Priority	Planning Proposal
centres, and respecting the District's heritage	will support both the local centre and wider strategic centre of Hurstville.
Planning Priority S12 Delivering integrated land uses and transport planning and a 30 minute city	The proposal seeks to allow for the continuation of the retail premises on the site and allow for the additional use of a child care centre and bulky goods premises. This in turn supports the '30-minute' city concept, as it provides local employment and important local services close to residents.

Q4 Is the planning proposal consistent with a council's local strategy or other local strategic plan?

Relevant to this Planning Proposal are the Hurstville Community Strategic Plan 2025, the former Council's overarching strategic plan, and the former Hurstville City Council Discussion Papers, which informed the preparation of the HLEP 2012. These items are discussed below:

Hurstville Community Strategic Plan 2025

The former Hurstville City Council has endorsed the Hurstville Community Strategic Plan 2025 as the overarching strategy for Council's objectives and operations. Key issues addressed in the City Plan that are relevant to the proposal include:

- *Building and maintaining community facilities and services.*
- *Supporting and attracting local businesses and encouraging local employment.*

The proposal will allow for the provision of a child care centre within the existing plaza. This is essential to meet the community's growing needs for child care centres and in doing so will assist in satisfying the objective of this strategic plan in permitting the provision of more community facilities.

The proposal will protect existing local employment opportunities within the shopping plaza, whilst expanding the variety of these opportunities.

Hurstville Discussion Papers

The former Hurstville City Council did not undertake a comprehensive strategic planning process as part of the preparation of the HLEP 2012. Instead, Council prepared a series of 'discussion papers' relating to specific sectors and locations across the local government area which generally supported the retention of existing planning controls and their transition into the Standard Instrument LEP template.

The *Commercial and Industrial Land Discussion Paper* proposed the direct conversion of Zone 4 – Light Industrial to IN2 Light Industrial under the new Standard Instrument LEP. The following commentary is provided regarding Clause 16 of HLEP 1994 which allows for retail in certain circumstances:

The Hurstville LEP 1994 includes a clause (16(1) Development in industrial zones), which identifies a number of considerations Council must be satisfied of prior to granting consent for the purpose of shops (other than bulky goods salesrooms or showrooms) or for commercial purposes.

The types of shops that would be permissible within the Industrial Zone will be associated with industrial uses within the area and small neighbourhood shops which service the needs of the local workforce. As noted above development for the purposes of a neighbourhood shop will have a maximum retail floor area.

There was no further discussion regarding why this was amended, or specific examples provided where large format retail uses were undermining the integrity of the industrial zoned land in the LGA.

A review of minutes from the relevant Council meetings: Policy Planning Environment & Master Plan Implementation Committee Report (21/7/2010) and the Report on Submissions Received to Public Exhibition (12/04/2012), revealed no additional background or justification to these changes, nor any public submissions on these matters.

In summary, Clause 16 of the previous LEP was briefly considered in the LES for the new LEP, however only small sale retail was considered appropriate. This included retail ancillary to industrial uses and to service the workers, which were also subject to a maximum floor area (introduced in Clause 5.4). This proposal protects the existing uses that were approved under Clause 16.

Q5 Is the planning proposal consistent with applicable State Environmental Planning Policies?

The proposal is consistent with all relevant State Environmental Planning Policies (SEPPs) as addressed in below.

State Environmental Planning Policy No 55 – Remediation of Land

Clause 6 of SEPP 55 requires a planning proposal to consider potential contamination of a site. The existing development has received approval under DA 08/DA-411, indicating that the site is unlikely to be subject to further contamination. This planning proposal is for the purpose of permitting land uses only and is consistent with this SEPP.

State Environmental Planning Policy (Infrastructure) 2007

Division 10 in the SEPP (Infrastructure) provides greater flexibility in the location of health services facilities by permitting these uses in prescribed zones with or without consent. The IN2 Light Industrial zone is not a prescribed zone where health services facilities are permitted. As a result, this policy is not applicable to the proposal.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Planning Proposal is consistent with all relevant ministerial directions as assessed in **Table 8** below.

Table 8 – Compliance of the Planning Proposal with Relevant Section 117 Directions

S.117 Direction	Assessment
1.1 Business and Industrial Zones	<p>This proposal protects the employment that stems from the existing shopping centre, as well as expanding the variety of employment opportunities by permitting the use of a child care centre.</p> <p>This proposal will result in the site continuing to being used for purposes that are not industrial, but will not result in the reduction of available industrial land. The existing uses were considered appropriate in the approval of 08/DA-411 and will not adversely affect local employment opportunities.</p>
3.5 Development Near Licensed Aerodromes	This proposal does not include a change to the existing built form. It is to permit uses only.
6.1 Approval and Referral Requirements	This proposal does not include provisions for referrals or concurrences of future development applications.
6.2 Reserving Land for Public Purposes	This proposal does not affect land for public purposes.
7.1 Implementation of A Plan for Growing Sydney	The proposal is consistent with the objectives of A Plan For Growing Sydney, as assessed in Table 4 above.

6.3. SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

This Planning Proposal will not result in development uplift on the site, and is to permit uses only. Therefore, the proposal will not have a negative impact on critical habitat or threatened species, populations or communities, as the existing development was approved in 2009.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

As this proposal is not in conjunction with additional development on the site, there are no predicted environmental effects as a result of its success. The uses proposed have been approved in a previous development application and are existing. The additional use of a child care centre will not result in any adverse affects to the natural or built environment.

Q9. Has the planning proposal adequately addressed any social and economic effects?

The proposed development is considered to generate the following positive social and economic effects:

- Contributes to the protection of an important local shopping centre by ensuring it remains economically viable in a manor consistent with the existing approval for the site.
- Contributes to the protection of employment within the existing shopping centre.
- Contributes to the protection of important local services, close to a residential area.
- Enhances the social infrastructure of the Mortdale area and meeting the needs of residents through the provision of a childcare centre.
- Enhances the liveability and vibrancy of the Mortdale area.

6.4. SECTION D – STATE AND COMMONWEALTH INTERESTS

Q10. Is there adequate public infrastructure for the planning proposal?

The existing infrastructure accommodates the existing development on the site. This proposal is to permit existing and additional uses only and is not in conjunction with plans for development uplift. Accordingly, it is not anticipated that it will place unnecessary additional demands on public infrastructure.

Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

No consultation with State or Commonwealth authorities has been carried out to date on the Planning Proposal. It is acknowledged that Georges River Council will consult with relevant public authorities following the Gateway determination

7. COMMUNITY CONSULTATION

Section 57 of the *Environmental Planning and Assessment Act 1979* requires a Planning Proposal to be publicly exhibited for community consultation. It is anticipated that the proposal would be exhibited for a period of 14 or 28 days dependent on the outcome of the gateway determination. This exhibition would be conducted in accordance with Council's policies for community consultation.

The proponent is willing to engage with Council following the lodgement of this Planning Proposal. This would include briefing councillors and Council staff to inform the process and to provide for a better understanding of the proposal prior to it being considered for gateway determination.

8. CONCLUSION

This Planning Proposal has been prepared to initiate an amendment to the *Hurstville Local Environmental Plan 2012* as it relates to land at 84D Roberts Avenue, Mortdale. The proposal will ensure the appropriate planning framework is in place to ensure the viability of the existing shopping centre on the site.

The Planning Proposal is made in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Infrastructure's 'A guide to preparing planning proposals' dated October 2012. Specifically, the proposal seeks to insert retail premises, bulky goods premises and child care centres as permissible land uses on Lot 21 DP 542051 under Schedule 1 of the *Hurstville Local Environmental Plan 2012*.

This Planning Proposal has thoroughly assessed the proposed uses and considered the site in the local planning context. The proposal offers significant benefits and opportunities to the local and wider community including:

- The proposal is consistent with state and local government strategic planning initiatives, recognising the need for local employment options and social infrastructure such as child care centres.
- The proposal will provide the appropriate planning frameworks to ensure the viability of the site, and consequently protect existing employment generated from the site.
- The proposal will provide appropriate planning frameworks to enhance the liveability of Mortdale by increasing access to essential services, including child care.
- The proposal will increase the vibrancy of Mortdale by contributing to the existing centre.
- The proposal will allow for the future increase in the provision of child care places within Mortdale, a service that is projected to increase in demand.
- The proposal is not in conjunction with any changes to the built form, or significant changes in land use, and as such will not result in any adverse effects to adjoining properties or the public domain.

For these reasons, it is recommended that the Planning Proposal is endorsed by Council to enable a gateway determination by the Department of Planning and Environment.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.



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