

REPORT TO GEORGES RIVER COUNCIL

LPP MEETING OF THURSDAY, 25 JUNE 2020

LPP Report No		Development Application No	PP2019/0004
Site Address & Ward Locality	Addendum Report to Outcomes of Public Exhibition and Finalisation of Georges River Local Environmental Plan 2020 - PP2019/0004 SELECT A WARD		
Proposed Development	Principal LEP for the Georges River Local Government Area		
Owners	N/A		
Applicant	Georges River Council		
Planner/Architect	N/A		
Date Of Lodgement	N/A		
Submissions	1,153 community submissions to the Planning Proposal		
Cost of Works	N/A		
Local Planning Panel Criteria	Delegated planning proposal authority pursuant to Section 378 of the Local Government Act 1993		
List of all relevant s.4.15 matters (formerly s79C(1)(a))	N/A – Planning Proposal		
List all documents submitted with this report for the Panel's consideration	Report on Outcomes of Public Exhibition and Finalisation of Georges River Local Environmental Plan 2020 - PP2019/0004		
Report prepared by	Coordinator Strategic Planning		

Amended Recommendation	(a) That the Local Planning Panel notes the submissions received during the public exhibition of the Planning Proposal (PP2019/0004) for the <i>Georges River Local Environmental Plan 2020</i>. (b) That the Local Planning Panel endorses the following variations to the Planning Proposal as detailed in Attachment 18 of the Outcomes of Public Exhibition and Finalisation of Georges River Local Environmental Plan 2020 - PP2019/0004 report in response to the issues raised by submissions received during public exhibition in accordance with Section 3.35 of the <i>Environmental Planning and Assessment Act 1979</i>: - Additions to Clause 1.2 Aims of Plan; - Amendments to the objectives of the R2 Low Density Residential zone; - Amendments to the objectives of the R3 Medium Density Residential zone; - Addition to the objectives of the IN2 Light Industrial zone; - Amendments to Clause 5.1 Relevant acquisition authority and the associated Land Reservation Acquisition Map;
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| | <ul style="list-style-type: none"> f. Amendments to Clause 6.6 Riparian lands and waterways; g. Amendments to Clause 6.7 Foreshore scenic protection area; h. Amendments to Clause 6.11 Design excellence; i. Amendments to Clause 6.13 Landscaped areas in certain residential and environmental protection zones; j. Addition of new local provision – Clause 6.19 Tree protection and landscaping in Zones R2 and R3; and k. Additions to Schedule 1 Additional permitted uses. <p>(c) That the Local Planning Panel endorses the following variations to the Planning Proposal as detailed in this Addendum report in accordance with Section 3.35 of the <i>Environmental Planning and Assessment Act 1979</i>:</p> <ul style="list-style-type: none"> a. Amendment to the Height of Buildings Map for 33 Dora Street, Hurstville from 15 metres to 30 metres; b. Amendment to the Floor Space Ratio Map for 360-362 Forest Road and 34 MacMahon Street, Hurstville from 3.5:1 to 6:1. c. Amendment to the Floor Space Ratio Map for 12-16 and 26 Princes Highway, 60B Gray Street and 5 Rocky Point Road, Kogarah from no FSR to 2:1. d. Amendment to the Lot Size for Dual Occupancy Development Map for 333-339 and 357-365 Stoney Creek Road, Kingsgrove from a 650sqm minimum lot size for dual occupancy development to no minimum lot size. <p>(d) That the Local Planning Panel endorses the amended Planning Proposal to be forwarded to the Department of Planning, Industry and Environment for gazettal in accordance with Section 3.36 of the <i>Environmental Planning and Assessment Act 1979</i>.</p> <p>(e) That the Local Planning Panel endorses the General Manager or delegate to make minor modifications to any numerical, typographical, interpretation and formatting errors, if required, in the finalisation of the Planning Proposal.</p> <p>(f) That all persons who made a submission to the Planning Proposal and owners of the properties affected by the mapping errors in the Addendum report be advised of the Local Planning Panel's decision.</p> |
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Executive Summary

1. A report has been prepared for the Georges River Local Planning Panel ("LPP") on the Outcomes of Public Exhibition and Finalisation of Georges River Local Environmental Plan 2020 - PP2019/0004 (LPP027-20).
2. Subsequent to the preparation of the report, four mapping errors have been identified through the review of the Height of Buildings Map, Floor Space Ratio Map and Lot Size

for Dual Occupancy Development Map for the draft *Georges River Local Environmental Plan 2020* (“GRLEP 2020”).

3. It is recommended that the LPP endorses the following recommended amendments to the draft GRLEP 2020 and forwards the amended Planning Proposal to the Department of Planning, Industry and Environment (“DPIE”) for finalisation:
 - a) Additions to Clause 1.2 Aims of Plan;
 - b) Amendments to the objectives of the R2 Low Density Residential zone;
 - c) Amendments to the objectives of the R3 Medium Density Residential zone;
 - d) Addition to the objectives of the IN2 Light Industrial zone;
 - e) Amendments to Clause 5.1 Relevant acquisition authority and the associated Land Reservation Acquisition Map;
 - f) Amendments to Clause 6.6 Riparian lands and waterways;
 - g) Amendments to Clause 6.7 Foreshore scenic protection area;
 - h) Amendments to Clause 6.11 Design excellence;
 - i) Amendments to Clause 6.13 Landscaped areas in certain residential and environmental protection zones;
 - j) Addition of new local provision – Clause 6.19 Tree protection and landscaping in Zones R2 and R3;
 - k) Additions to Schedule 1 Additional permitted uses;
 - l) Amendment to the Height of Buildings Map for 33 Dora Street, Hurstville from 15 metres to 30 metres;
 - m) Amendment to the Floor Space Ratio Map for 360-362 Forest Road and 34 MacMahon Street, Hurstville from 3.5:1 to 6:1;
 - n) Amendment to the Floor Space Ratio Map for 12-16 and 26 Princes Highway, 60B Gray Street and 5 Rocky Point Road, Kogarah from no FSR to 2:1; and
 - o) Amendment to the Lot Size for Dual Occupancy Development Map for 333-339 and 357-365 Stoney Creek Road, Kingsgrove from a 650sqm minimum lot size for dual occupancy development to no minimum lot size.

Report in Full

4. Following a review of the maps for the finalisation of the draft GRLEP 2020, four mapping errors have been identified in the Height of Buildings Map, Floor Space Ratio Map and Lot Size for Dual Occupancy Development Map.
5. The heights, floor space ratios (“FSRs”) and minimum lot size for dual occupancy developments in four areas of the Georges River Local Government Area (“LGA”) were inadvertently amended in the exhibited maps of the draft GRLEP 2020.

33 Dora Street, Hurstville

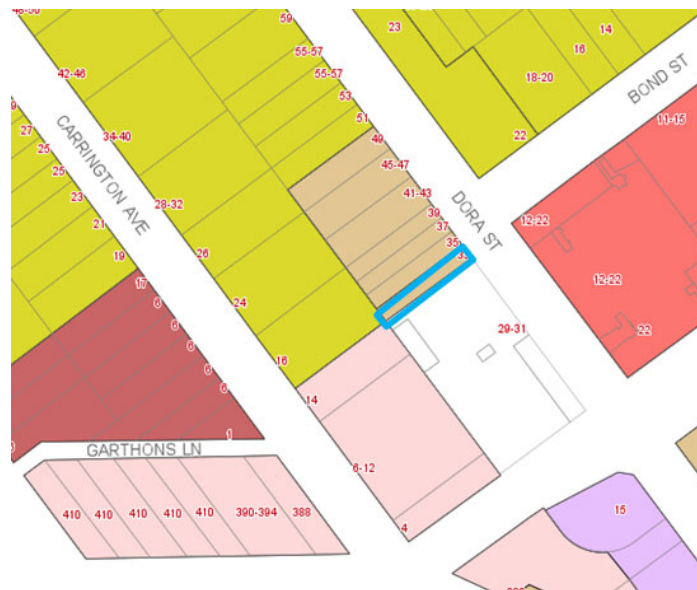
6. The Height of Buildings Map in the *Hurstville Local Environmental Plan 2012* (“HLEP 2012”) indicates a maximum permissible height of 30 metres for 33 Dora Street, Hurstville as shown in **Figure 1** below.

Figure 1 – Extract of the existing HLEP 2012 Height of Buildings Map for 33 Dora Street, Hurstville



7. The Height of Buildings Map exhibited for the draft GRLEP 2020 indicated a maximum permissible height of 15 metres for the site as shown in **Figure 2** below.

Figure 2 – Extract of the exhibited draft GRLEP 2020 Height of Buildings Map for 33 Dora Street, Hurstville



8. During the preparation of the maps for the exhibition of the draft GRLEP 2020, the Height of Buildings Map was amended for the subject site to rectify an existing anomaly as the adjoining sites at 35-49 Dora Street also have a maximum FSR of 3:1 but a height of 15 metres.
9. The development controls in the Hurstville City Centre under the existing HLEP 2012 have been translated into the draft GRLEP 2020 with the intent that they be reviewed in a holistic manner in LEP 2022, which will focus on jobs and activation in the LGA, including in the Hurstville City Centre.

10. Accordingly, it is recommended that the exhibited Height of Buildings Map be amended to reinstate the existing 30 metre maximum permissible height limit for 33 Dora Street, Hurstville prior to being forwarded to the DPIE for gazettal as shown in **Figure 3** below.

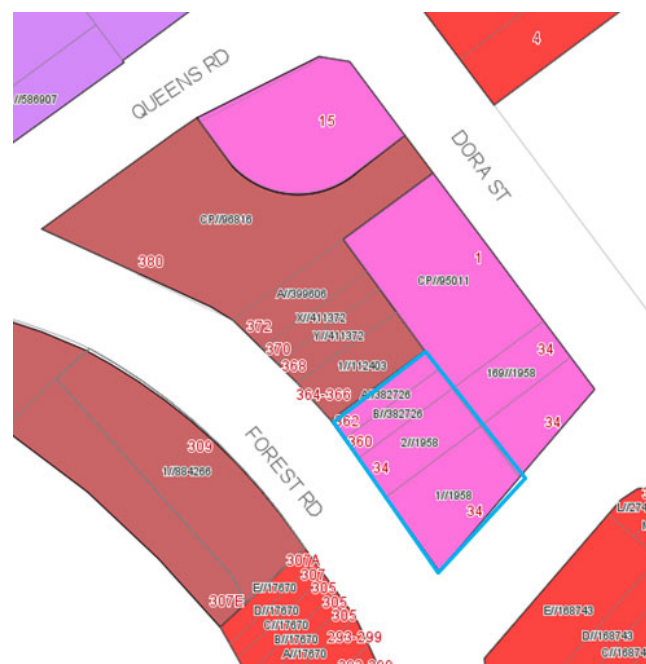
Figure 3 – Extract of the amended proposed draft GRLEP 2020 Height of Buildings Map for 33 Dora Street, Hurstville



360-362 Forest Road and 34 MacMahon Street, Hurstville

11. The Floor Space Ratio Map in the HLEP 2012 indicates a maximum permissible FSR of 6:1 for 360-362 Forest Road and 34 MacMahon Street, Hurstville as shown in **Figure 4** below.

Figure 4 – Extract of the existing HLEP 2012 Floor Space Ratio Map for 360-362 Forest Road and 34 MacMahon Street, Hurstville



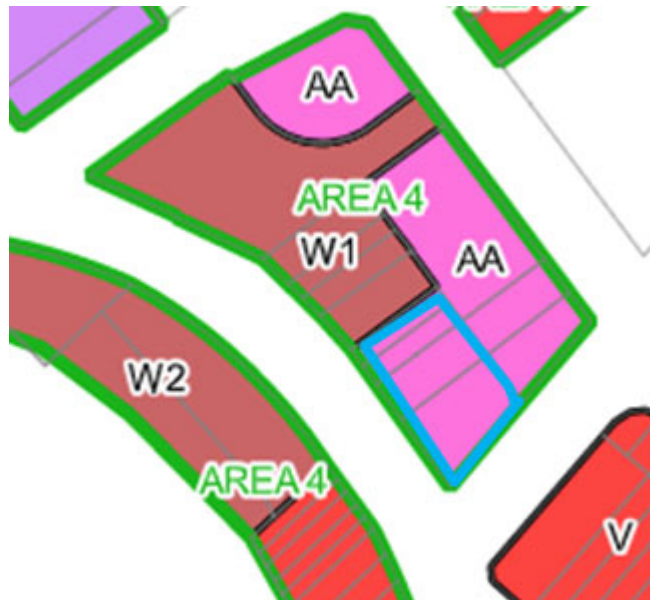
12. The Floor Space Ratio Map exhibited for the draft GRLEP 2020 indicated a maximum permissible FSR of 3.5:1 for the site as shown in **Figure 5** below.

Figure 5 – Extract of the exhibited draft GRLEP 2020 Floor Space Ratio Map for 360-362 Forest Road and 34 MacMahon Street, Hurstville



13. The inadvertent mapping error was identified in a review of the maps for the finalisation of the draft GRLEP 2020 and it is recommended that the exhibited Floor Space Ratio Map be amended to reinstate the existing 6:1 FSR for the sites prior to being forwarded to the DPIE for gazettal as shown in **Figure 6** below.

Figure 6 – Extract of the amended proposed draft GRLEP 2020 Floor Space Ratio Map for 360-362 Forest Road and 34 MacMahon Street, Hurstville



12-16 and 26 Princes Highway, 60B Gray Street and 5 Rocky Point Road, Kogarah

14. The Floor Space Ratio Map in the *Kogarah Local Environmental Plan 2012* ("KLEP 2012") indicates a maximum permissible FSR of 2:1 for 12-16 and 26 Princes Highway, 60B Gray Street and 5 Rocky Point Road, Kogarah as shown in **Figure 7** below.

Figure 7 – Extract of the existing KLEP 2012 Floor Space Ratio Map for 12-16 and 26 Princes Highway, 60B Gray Street and 5 Rocky Point Road, Kogarah

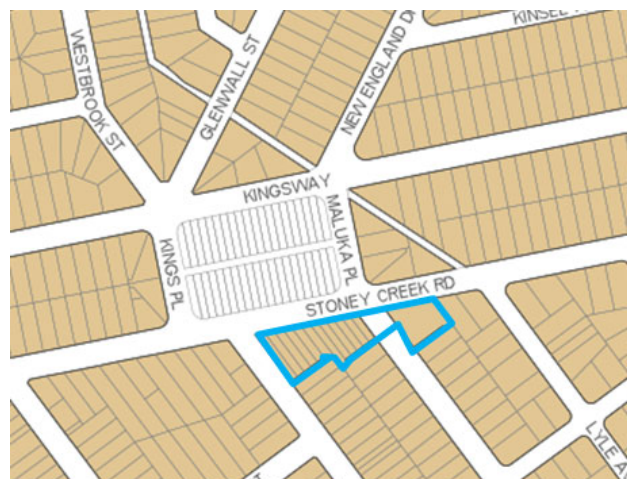




333-339 and 357-365 Stoney Creek Road, Kingsgrove

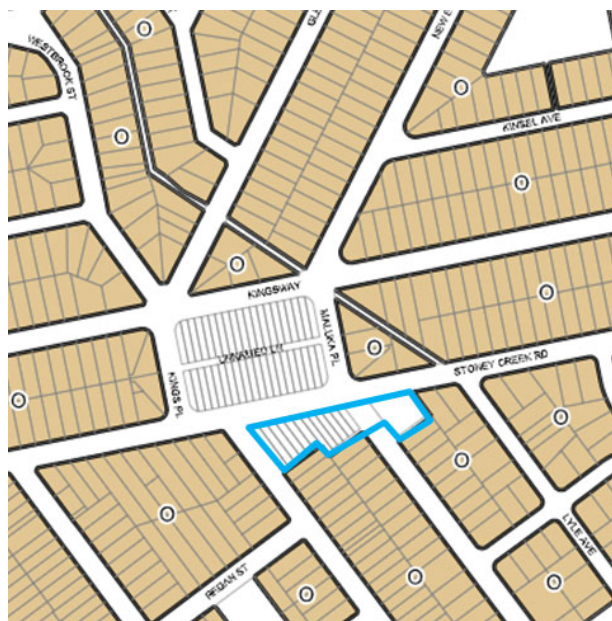
17. The HLEP 2012 does not contain a Lot Size for Dual Occupancy Development Map.
18. The Lot Size for Dual Occupancy Development Map exhibited for the draft GRLEP 2020 indicated a 650sqm minimum lot size for dual occupancy development for 333-339 and 357-365 Stoney Creek Road, Kingsgrove as shown in **Figure 10** below.

Figure 10 – Extract of the exhibited draft GRLEP 2020 Lot Size for Dual Occupancy Development Map for 333-339 and 357-365 Stoney Creek Road, Kingsgrove



19. The site is proposed to be zoned B2 Local Centre in which dual occupancies are prohibited. Accordingly, there should be no minimum lot size for dual occupancies control for the site.
20. The inadvertent mapping error was identified in a review of the maps for the finalisation of the draft GRLEP 2020 and it is recommended that the exhibited Lot Size for Dual Occupancy Development Map be amended to remove the minimum lot size for dual occupancies for the sites on Stoney Creek Road, Kingsgrove prior to being forwarded to the DPIE for gazettal as shown in **Figure 11** below.

Figure 11 – Extract of the amended proposed draft GRLEP 2020 Lot Size for Dual Occupancy Development Map for 333-339 and 357-365 Stoney Creek Road, Kingsgrove



Next Steps

21. The owners of the properties affected by the mapping errors will be advised of the LPP's decision.