

Summary table of oral submissions received by the Georges River Local Planning Panel at meeting dated 25 and 26 June 2020

Date	First Name	Last Name	Topic:	Notes of Verbal Address by Speakers
25/06/2020	Justin	Douglas	Local Housing Strategy	• LEP doesn't consider people with disabilities (eg. accessible housing standards). • LEP removes their access to public transport, jobs and services. • Inconsistent with GSC Regional Plan and South District Plan. • Word 'disability' only appears twice in PP. • Council putting more development around train stations and not enough train services for people with disabilities. • Requests the Panel to ask Council to re-evaluate the LEP.
25/06/2020	Dr Sharyn	Cullis	FSPA	• Speaks on behalf of Georges River Environmental Alliance. • Objects to removal of properties from FSPA. • Inconsistency with LSPS and legislation. • Attachment 4 – lacking... and Jewfish Point mentioned 4 times. • Character localities in Foreshore Strategic Directions Paper shouldn't determine FSPA. • No justification for removing Jewish Point from FSPA. • Need to consider headlands in FSPA. • No biodiversity studies undertaken which should be considered. • Supports increased landscaping provisions (Option 1) but not sufficient – due to interpretation. • MP petition – over 2000 signatures. • John – boundary of existing FSPA – well founded or arbitrary? • Sharyn – existing boundary based on view of river and surrounding bushlands from vantage points. Existing boundary protects Myles Dunphy Reserve and bat population, and wetlands. • Paul – views on including former Kogarah LGA in FSPA. • Sharyn – Paper – western foreshore = steep and highly susceptible to change. Eastern foreshore = more gentle and easier to redevelop. Eastern foreshore – bushlands on top of headland (eg. Connells Point headland) = justification to be included in FSPA.
25/06/2020	Helen	Danaskos	Kingsgrove - Acquisition	• Objects to Monaro Ave acquisition for open space. • Existing parks in LGA could be expanded that would have more benefit (eg. Mollets Reserve or Binder Reserve). • Table 7 in report – should show breakdown of open space by suburb to provide more accuracy. • Look at Hurstville or Beverly Hills for parks. • Developers should provide open space in their developments. • What does Council intend to do with the park? • More than 800m away from the centre. • Increased traffic and safety concerns, incl peak hr traffic on Stoney Cr Rd and McGregor St – pedestrian safety concerns and McGregor St is narrow. • Reduce on street parking for residents and impact on visitors to find parking. • Lack of justification – no population increase, maintenance can access park, no public surveillance issues. • Park is hidden away from strangers. • Affecting property owners whose properties identified for acquisition – elderly and disabled.
25/06/2020	Yvonne	Bitar	Heritage item	• 1988 – Council's heritage consultant identified properties for heritage listing and noted cracking on her property. • Asked Council and heritage consultant to remove listing of heritage item. • DAs approved in street. • Structure of house is compromised. • Inclusion of setting further inhibits her land and contradicts historical documents. • Should not have to provide any updated structural reports. • Requests 19 Arcadia St be removed as heritage item. • Michael – how will heritage listing impact you and the building? • Yvonne – wallpaper covered the cracks. House was never stable. Does not have proper foundations
25/06/2020	Megan	Argent		• Option 3 for FSPA – is a must. • Health and biodiversity of waterways. • Removal of properties from FSPA – impact on environment. • 3.25 E&P Act – • Fails to address 3.33 Act • PP needs to identify env and social impacts – p.10 • PP – Threatened species and habitats – impact on flying fox and powerful owl population. • No biodiversity impact assessment but LEP impacts biodiversity. • State Gov biodiversity mapping (eg. Bionet) – need to determine what triggers Biodiversity Act. • Biodiversity study should have been undertaken to inform LEP. • Tree habitats will be destroyed eg. hollows for powerful owls. • 20% landscaping requirement not sufficient to protect tree canopy and habitats. • Impact on remnant native vegetation. • Nowhere to plant trees in area to replace those lost or offset fee – doesn't benefit the area. • Impact on Salt Pan Creek – ecological health impacted by stormwater runoff. • Tree canopy on east side of Ogilvy St will be lost. • LEP does not address climate change and will contribute to it.
25/06/2020	Lesley	Gyton	FSPA	• Removal of properties from FSPA - Attempt to increase population. • Dual occ DA stats from Council don't give true picture of what is happening – need to look at what happens when you get rows of dual occs. • Dual occs are not low cost housing. • Dual occs look the same and have pocket of high density (eg. Johnstone St and Gundagah Rd). • Impact on traffic, parking, traffic noise and narrow streets. • Dual occs need to be spread more widely across LGA and limitations on where they are built. • String of dual occs on main access to Lugarno – Forest Rd. • Need cars to access Lugarno and bus services are insufficient. • FSPA – not just about river views but environment. • Concerned about tree canopy and replacing tall trees. • Bushfires in Lugarno not mentioned. • Annette – what street are you located on? • Lesley – Brewer Street, Lugarno.
25/06/2020	Joel	Cabides	Kingsgrove - Acquisition	Refers to Patrick Holland to make submission on his behalf.

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25/06/2020	Patrick	Holland	Kingsgrove - Acquisition	Aware of recommendation relating to Monaro Avenue. Joel is owner and occupier of 17 Monaro Avenue for the past 6 years, is disabled, the house has been substantially modified to enable his needs, has 24hr care. Inadequacy of community consultation process due to COVID. Only became aware on 22nd of April, concerned regarding the relocation process due to his current circumstances. Attended the webinar - commends Council, and Council officer for understanding of Joel's position. However, lack of planning justification and evidence for the proposed rezoning. Being able to park in McGregor Street is insufficient. Will have impact on Council's limited budget. There hasn't been any preliminary consultation. Land owners would suffer hardship as result of acquisition process. Recommendation is supported, but unclear if the existing R2 zoning will be retained. Need to be made clear that there will be no acquisitions. Requests targeted letters to Monaro Avenue owners.
25/06/2020	Oliver	McGeachie	23 Dalcassia St and 22 Bond Street, Hurstville	Representing the Salvation Army, Council support is critical to ensuring financial sustainability to continue to provide services to the community. Need for affordable housing is greater than ever. Located at the northern edge of the Hurstville Strategic Centre and within close proximity to public transport and other infrastructure. Proposed rezoning from SP2 to R4 is supported but greater height and FSR is sought because the proposed height and FSR does not allow redevelopment opportunities. Recommends FSR 3:1 and height of 23m as per submission lodged. This will provide additional housing and consistent with various Council policies. Future LEP is uncertain and spot rezoning is too costly for a charity. These development standards should be included in LEP 2020.
25/06/2020	Susan and Peter	Kaim	FSPA	Opposed to the reduction of the FSPA. Lives in Ogilvy Street in Peakhurst in a bush setting with a river. There are a number of mature Angophoras which will be cut down and cause displacement to wildlife e.g. black cockatoos, lorikeets, blue tongue lizards, etc. Birds use the canopy in this area to transition. No amount of new trees planted will replace the mature Angophoras in the area. It will be a great loss to the St George area for this suburb to lose the bush setting. Ogilvy Street is too narrow for more development. What plans does Council have to accommodate more people and cars? Shouldn't cram more people into Sydney as there is insufficient infrastructure. The equity between Hurstville and Kogarah shouldn't be done at the cost of loss of biodiversity. Biodiversity study needs to be done first. Apartment development in Peakhurst (around Peakhurst Park) has done well because they're low scale. This area will not recover from reducing the FSPA and resulting overdevelopment.
25/06/2020	Esther	Fung	Kingsgrove - Acquisition	Lived in Monaro Avenue for over 45 years, deferred acquisition should be removed completely. The Reserve is a small park. Monaro Avenue already has traffic congestion. High density housing is not a good idea for this area. Council is not transparent enough about planning decisions. The money and time spent on acquiring these properties should be spent on upgrading the Reserve.
25/06/2020	Gary	Schoer	FSPA	Requests Council to postpone reducing FSPA and only consider after biodiversity study is completed. The destructive path proposed does not have social licence to proceed. This must be communicated to the NSW Government. The LEP should not be made until the biodiversity study is completed. The brochure mail out contains objective "to protect and enhance the natural environment" - this statement is false and misleading as it seems improving the natural environment will be the key, especially with regards to "extending the FSPA". Found out that near 2,000 lots will be removed from the FSPA. Kogarah is only having foreshore protection reinstated after the horse as bolted and liberal developments have already occurred. Minimum landscaping requirement is misleading as it doesn't mention the lot size decreases for dual occupancies. Objects to decrease in FSPA and addition on the Kogarah side is not an improvement. How does Council ensure a development is environmentally sustainable if density is increased? 17 mature trees were removed from 32 Mimosa Street which led to loss of biodiversity as it is situated next to Myles Dunphy Reserve. The way that Council tries to rationalise Hurstville and Kogarah areas is secondary to the protection of the foreshore areas. There are 85 species of birds visible from their area.
25/06/2020	Anna	Li	Culwulla Street - Acquisition	Speaking on behalf of owners of 28 Culwulla Street (for 13 years). Objects to the proposed open space acquisition. South Hurstville doesn't need more housing, especially medium density housing. Council's already met the quota for housing. Plan for more open space is redundant as there are already 5 parks within 5 minutes walking distance with minimal usage by the community. The acquisition of homes for more open space is against the interest of the community. The park will be located too closely to King Georges Road, which is too dangerous for the elderly and children. Owners recently finished upgrading the house and the house is their retirement plan. Also accommodates immobile elderly grandmother, which includes ramps and custom features, therefore difficult to relocate. Surrounding residents do not support higher density and proposed open space in close proximity to King Georges Road. Council has not conducted any preliminary consultation. Disappointed that the proposal is still going ahead with the proposal and not listening to community's wishes. It will de-value properties.
25/06/2020	Robert	Shedden	FSPA	General objection to overdevelopment, especially in the Oatley area. This is negatively impact the character of the area and the conservation of biodiversity. Objects to the removal of properties from the FSPA. The character classifications are too arbitrary and hard to understand where they came from and how they're applied. The removal of the properties from the FSPA that are visible from the river (e.g. Marine Drive) is inconsistent with the aim of protecting and enhancing the natural environment. Removing properties from the FSPA (especially ones with a view to the River) does not achieve equity as the ones that remain have to suffer. Who will bare the cost of the design excellence peer review? Questions whether it's worthwhile making these changes when only 3-4 new developments will be built each year. Considerations regarding landscaping are welcomed but they will not help in reducing tree canopy loss. Prefers FSPA Option 3. Not sure where Council's view is regarding reducing redevelopment potential. There should be a 4th option, to increase landscaping requirements and allow certain properties to be removed from the FSPA. There is a large portion in Oatley West (e.g. Mulga Road and Gungah Bay Road to Boundary Road) which should be removed from the FSPA because they have no view to and from the river.

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25/06/2020	Debbie	Andrew	FSPA	• Marine Drive, Oatley. • Objects to removal of properties from FSPA. • Impacts on native vegetation and habitats for native fauna and general amenity. • Retain existing Hurstville LGA FSPA and add former Kogarah LGA properties. • Biodiversity study and assessment not undertaken to inform LEP when DPIE have info available. • Threatened species and ecological communities affected by removal of FSPA. • PP states no threatened species will be affected – incorrect. • Agenda report to LPP doesn't include impact on ecological communities and concerns of the community. • Need to include biodiversity map for areas not currently protected – refers to EES submission. • Lose native vegetation cover and habitats – impacting flying fox, powerful owl and other fauna. • In addition to loss from bushfires. • LEP fails to address environmental qualities of LGA. • Requests LEP be put on hold until biodiversity study completed. • Paul – read submission – create environmental protection zones (eg. E3 and E4 zones in Sutherland). • Debbie – yes. • Paul – should the status quo remain in place – re FSPA? • Debbie – yes. FSPA needs to include all areas of significant vegetation, not just scenic. OEH mapping includes significant vegetation over former Hurstville LGA – may include remnant ecological communities. • Paul – should there be no change to the FSPA? • Debbie – no change to what exists but add lots in former Kogarah LGA. • Michael – you mentioned LEP inconsistent with EES submission. Can't see where EES has raised concerns regarding FSPA. • Debbie – EES talks about measures to protect biodiversity. FSPA has acted as a defacto for environmental planning but doesn't acknowledge value of native vegetation. Measures need to be in place to protect biodiversity. • John – do you see FSPA and environmental protection zones separate issue and purpose?
25/06/2020	Lesley	May	FSPA	• Mother lives in Lugarno. • Concerns residents must have access to skills and technology with exhibition during COVID – couldn't find Attachment 11 and didn't even try webinar. Discriminates against elderly. • Additional landscaping could be in shaded areas where plants won't grow. • Trees in bushfire zone can be removed without Council permission if within 10m of house. • Impacts on environmental values and property values. • Traffic and parking issues with steep roads from Forest Rd into cul-de-sacs. • Limited on-street parking. • Increase in no. dwellings and vehicles in bushfire area will increase danger in emergency situations – only access to Forest Rd via narrow, steep roads. • Should not increase population density in Lugarno. • Impact lifestyle and wildlife.
25/06/2020	Genevieve	Watson	FSPA	• Lives in Mortdale Heights – proposed to be removed from FSPA. • Impacts on Dairy Creek and wetlands – pollution. • Reduction in land size and increase in no. of buildings with dual occs introduced. • Dairy Creek supported wildlife until 2006 and since then haven't seen any wildlife. Dramatic decrease in range of birdlife and water dragons in last 2yrs. • Creek has been constantly heavily polluted. • Existing parking problems in eg. Cromdale. • More cars in the area. • Increasing no. of boats and caravans parked in the street, reducing amount of on-street parking. • Removal of tree canopy and increase in hard surfaces, creating more runoff and greater impact to Dairy Creek. • Loss of amenity from overshadowing.
25/06/2020	Melina	Amerasinghe	FSPA	• Leafy, garden suburb with trees. • Member of Oatley Flora and Fauna. • Removal of properties from FSPA. • Increase housing density and building footprint and reduce landscaping. • Loss habitat and vegetation and general amenity. • Increase traffic congestion and stormwater runoff. • Option 1 has not been on public exhibition. • Support Option 3 – retain FSPA and include Kogarah properties. • Would like Option 3 with elements of Option 1 – include increase in landscaping requirement. • Leave tree alone as can take years for trees to grow. • Tree offset – loophole. • Option 1 does not address community concern regarding removal of properties from FSPA. • FSPA is arbitrary – not based on evidence. • EES submission – LEP should include LGA-wide biodiversity study. • Defer LEP until LGA-wide biodiversity study has been done. • Precautionary principle – retain existing FSPA. • Other areas (eg. Narwee and Riverwood) that would benefit from revitalisation rather than amending the FSPA.
25/06/2020	Joseph	Kwok	Rezoning of The Esplanade/Mall block from R2 to R3	• The Esplanade/The Mall block – rezoned from low density to high density. • Traffic from school esp during peak hrs. • Increase in population = safety issues for school students. • Infrastructure in area is not sufficient. • Inconvenience to residents – no train station/public transport. • Result in increase in traffic. • Reconsider rezoning.
25/06/2020	Regina	Hall-Jones	FSPA	• Affected by FSPA changes. • Habitat loss and impact on flora and fauna. • Impact on neighbourhood and future generations. • Annette – what street are you on? • Regina – Cliff Ave, Peakhurst Heights

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25/06/2020	Chris	Hoycard	FSPA	- Lives in 24 Blanche St, Oatley. - FSPA doesn't consider planning in other areas (eg. development in Oatley – house demolished for townhouses). - Insufficient infrastructure for previous amendments to LEP, let alone this draft LEP. - LEP doesn't consider what changes have been made by previous LEPs – cumulative impacts (eg. traffic, schools, sporting fields etc). - Removal of FSPA will add to development already occurring. - Groups of residents may sell to developers. - Population increase could be dramatic. - Green, leafy, low density, family suburb – not a high density suburb. No reduction in house prices with increase in developments
25/06/2020	Kathryn	Landsberry		1. Rezoning of properties in 3 areas in Blakehurst from R3 to R4 – request to retain R3 zone - o Connells Pt Rd and Tavistock Rd and The Esplanade – □ Recognise controls are similar (height) but inappropriate area to be upzoned to R4. □ Not within 800m of station. - o Princes Hwy (nr Banyala St and up from Todd Park) □ Not enough transition. □ Same issues as identified above. - o Wyuna Pde East, Oatley □ Same issues as identified above eg. transition issues. 2. FSPA - o Support Option 3 – wasn't aware of how many properties were proposed to be removed from FSPA when considered by Council. - o Landscaping should be increased to 30% (not 25%). 3. Open space acquisition at 11-21 Monaro Ave - o Don't support compulsory acquisition of properties for any capacity – Impact on people's lives. - o Support voluntary acquisition. - o Support Option 2. • Paul – what foreshore studies were undertaken by Kogarah Council? • Cr – need to take question on notice. Should have dug heels in more and should extend FSPA. • Paul – disconnect between east and west side of LGA (Hurstville vs Kogarah) – i.e. vegetation. Is FSPA map sufficient? • Cr – good to introduce FSPA into Kogarah but need to have study to determine extension any further. Crs didn't have same level of engagement as they have previously (eg. FSPA and rezoning from R3 to R4). Not enough time to prepare LEP. • Paul – odd that majority of FSPA submissions from Hurstville rather than Kogarah. • Cr – Hurstville properties removed.
25/06/2020	Anthony	Martin	FSPA	• Objects to FSPA changes. • Water quality deteriorated at Oatley Park. • Annette – reference to river from Lugarno to the train bridge – are you referring to Salt Pan Creek? • Anthony – train bridge refers to Oatley-Como bridge.
25/06/2020	Gavina	Cossa	Culwulla Street from R2 to R3	Lives in Culwulla Street, since 1970s. Opposed due to limited community consultation as elderly people who are not computer-literate are not fully informed, likewise with non-English speaking residents. Council websites are not user friendly. The LEP process is too fast-tracked and wishes for the LPP to push back against the State Government deadlines due to COVID pandemic. Feels like being disregarded and not given enough time to process all the information provided. A comment was made regarding the area has met the housing targets. Culwulla Street already has duplexes. There are new apartments in adjoining streets. There are plenty of housing choice (i.e. townhouses and villas) on the other / IGA side of King Georges Road, there is no need for more. Strongly opposed to any upzoning in the area. King Georges Road and Woniora Road are already affected by severe traffic congestion. Would like to know when the Traffic Study was completed. King Georges Road is a clearway on weekends so customers can't stop to visit the shops. Have to leave home a lot earlier to get to work due to traffic. Culwulla Street is a bypass for traffic on King Georges Road. Parking is already a concern with increased duplexes. The proposed acquisition is only a token gesture which will be overshadowed by nearby apartments. Strongly opposed to the open space acquisition. What would happen if Council doesn't meet the 30 June deadline? We've met our housing target and 99.99% of residents all oppose to the plan. Requests LPP's support to oppose the LEP.
25/06/2020	Michael	Rowe	Places of Public Worship	Speaking on behalf of the Anglican Church Property Trust. 12 churches in the LGA, including 7 in the R2 zone. These churches serve the community. The proposed LEP poses a threat to the churches by restricting the establishment of new churches in the R2 zones and restrict expansions. Equates to 8% of submissions received, which represents the community's concern. The Anglican Church is not aware of any noise and impacts made by their churches, but it would be unfair for other similar denominations to be restricted by a blanket prohibition which overlooks the positive impacts on the community. Existing use rights is not sufficient to allow expansion into adjoining properties. Better planning outcome to build on more lots as opposed to an overdeveloped single lot. Only Georges River Council and Cumberland Council are prohibiting PoPW in the R2 zone. Forcing them out of local areas will force people to drive, which is counterintuitive. Car parking is something to be regulated by local controls. These reasons are not strong enough to make a policy change. Appreciate that Anglican Church properties are included in Schedule 1. There is 1 additional property in Sans Souci that should be included in Schedule 1. Unreasonable for Council to expect PPs to be lodged if they want to expand. Anglican Churches only have a maximum capacity of 150 people, which is appropriate for the R2 zone. A better policy is better to impose capacity limit instead. Existing Anglican Churches in the LGA do not have active plans for development or expansion. Unhelpful to use the SILEP definition of PoPW to regulate development. Not aware of LEPs that limit capacity of churches (haven't conducted review), but present in DCPs e.g. Parramatta.

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25/06/2020	Rodney	Wyse	FSPA	Rebecca Davis is speaking on behalf of Rodney Wyse - 5 Raymond Street, Oatley. Seeking information regarding the proposed FSPA changes. The outcomes appear to be more revenue for Council and higher density, which is not a positive outcome. The responses provided was generic and want to know what streets will be removed, the number of properties, etc. Want to know what streets will be able to do duplexes as the report doesn't state that. Disappointed that the proposal has not been reconsidered due to COVID. Higher density isn't the only consideration that should be looked at. Why does Council have to proceed with making the changes? The consistency is not an improvement for the resident's local area. Opposed to additional dual occupancies. The draft LEP only meets 2 objectives. Wants Council to look at bespoke controls for the community and rethink the way about how people live. Needs to be more community minded. Requests outcomes of this meeting to be published.
25/06/2020	Phil	Henderson	Kingsgrove - Acquisition	Concerned about Option 2 because it sounds like if Council cannot find additional open space then the proposed acquisition will be placed back on the agenda for LEP 2022. Do recognise the need for more open space. Would like to propose an alternative option to contain 3 base points: - 1. Council can undertake voluntary acquisition on the basis that Council will give advanced notice in the neighbourhood like a DA to enable objections to be considered from the local community. The RE1 zone will enable anyone to come and visit what used to be a private dwelling. There are concerns about privacy, noise, anti-social behaviour, traffic and parking impacts. Strongly feel that Council still needs to consult with the community and respect the wishes of the community. 2. There should be no forced acquisitions. 3. Peter Low Reserve should never be changed i.e. no expansion. A clause needs to be inserted to enable the protection of the Reserve as it is. People don't want the park to be opened up. Its uniqueness is one of its strongest features. There are 5 parks that are within 300m of the Kingsgrove Local Centre, but only 1 is located within the Georges River LGA (others located in Bayside and Canterbury-Bankstown LGAs). It's strange that the proposed housing growth is in the corner of the LGA and assumes Bayside will be involved in the discussion. New residents will not walk 1km to Peter Low Reserve, and should examine the other parks instead. Most of the predicated housing growth in LSPS 2040 is in the Hurstville and Mortdale Wards, which has the least amount of open space. The statistics of open space is misleading because the calculations are being distorted by the density of the Hurstville City Centre. Bottom line is that everyone has access to a park in the Hurstville Ward within 800m. Have seen people come from both north and south ends of New England Drive, probably 300-500m.
25/06/2020	Michael	Conway	Halstead Street South Hurstville Industrial area	Lives in the street couple of doors up. Concerns overdevelopment of the Halstead Industrial Precinct. The nature of the light industrial use is incompatible with the residential vicinity. Opposes the increase in height as it will allow the full FSR to be utilised, therefore increasing density. Firsthand experience of the increased traffic by utility vehicles driving too fast at 5:30am to enter the Industrial Estate, especially reckless driving. Big trucks are parking in residential streets. Increasing density will exacerbate the problems. Unsure whether the increase in minimum lot size will increase or decrease density. There are 3 more undeveloped sites in the Halstead Industrial Precinct. Small Precinct, but enough to generate negative amenity impacts to the surrounding residents. Light uses like fine arts and design would be more suitable for this area. The LEP does not touch on parking. There is insufficient parking in the new industrial development as there are a lot of overspill onto surrounding streets.
25/06/2020	Tony	Davy	Culwulla Street - Acquisition	Immediately adjacent to R4 zone, which will overlook the Culwulla Street. Attended the targeted consultation for the Housing Investigation Areas. Opposes the acquisition of their property at 26 Culwulla Street as public open space. Why would Council acquire open space when there is no money?
25/06/2020	Wayne	Viglione	Short Street, Gray Street and Chapel Street, Kogarah ('the Precinct') from R3 to R4	Subject property is No.4 Short Street. Area is ripe for redevelopment - next to hospital and close to train station. More than 50% of the street block is being used for non-residential purposes. Neighbour at No.2 is putting together application for boarding houses. This is a great opportunity for a mixed use development (B4 zoning) with increased height and FSR, e.g. 8 storeys. The existing units need structural repair and all owners are looking to sell. Previously had a residents action group comprising of the private property owners in this area in 2017 which tried to rezone the block and produced a video.
25/06/2020	Monier	Saad	Kingsgrove - Acquisition	Requests the removal of deferring the proposed acquisition to a future LEP because acquisition through negotiation via open market should be sufficient. There shouldn't be any need to resort to compulsory acquisition. Properties on the other streets surrounding the Reserve should be explored instead as they will do the same. The original plan featured a car park on McGregor Street, which has been removed from the revised report. McGregor Street is short and narrow, which cannot accommodate parking on both sides of the street. There is no footpath, which is dangerous for children as they'll have to walk on the road. McGregor Street is a poor choice for a future car park. None of the properties on Monaro Avenue should be acquired now or into the future. Prefer seeing Council negotiate through private sale.
25/06/2020	Peter	Mahoney	Council violated Ministerial Direction 2.1 (Environment Protection) and many more	Lives within the area affected by the FSPA changes - 19A Yarran Road, Oatley. Panel should take note of a number of procedural breaches by Council. This LEP does not consider any of the existing flora and fauna studies or vegetation mapping. These studies should've been made available to residents. Also does not consider public transport. Violates the Ministerial Direction 2.1 - LEP falsely advertises the protection of the natural environment. Residents have not been made aware of the changes to the FSPA. Increasing tree canopy and biodiversity is false and not supported any studies. Council is infringing Ministerial Direction 4.4 - proposes upzoning in bushfire-affected areas by reducing the FSPA.

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26/06/2020	Jenny	Simpson	Objection to Local Housing Strategy and draft Inclusive Housing Strategy draft proposals.	Concern about the impacts on sustainability and the process of community consultation as impacted by COVID. There is concern that infrastructure in the area cannot handle the impacts, including medical care, aged care, education, disability care, amenity in the local community, services, as well as impacts to the ecosystem. Would be good to make sure that the areas where changes are proposed have enough capacity to accommodate these changes. Ratepayers shouldn't have to suffer, and ensure a good quality of life. Sustainability also relates to the provision of services in an area in an economic sense. The ratepayer shouldn't have to take on the increased costs of maintaining an area. Surprised that the draft documents were exhibited during COVID. State members in the area are representing the community to seek an extension. Not everyone has access to technology to engagement with the consultation process during these times
26/06/2020	Sonia Rita	Baxant	Environmental Issues, River protections, Tree Canopy	Lives in Oatley Park Avenue, which is the main road that runs into Oatley Park. Oatley Park is the jewel in the bushland crown in the LGA. Upset that 2,300 houses are being removed from the FSPA. These houses provide a transition zone from Oatley Park, with presence of native wildlife. The building block sizes allow mature trees and planting - should not be reduced to 450sqm. Wildlife habitat extends out into the streets adjoining the Park. It's a shortsighted decision to reduce the size of the lot sizes. The local creeks (Myles Dunphy) can accommodate kayaking. All the ridges look green from the River. The greenery will be lost. Kitchener Street overlooks Connells Point and the vista is too dense and full of houses with no trees. 700sqm lot size is not enough for the habitat to continue. Recommends adoption of Option 3 and retain the FSPA. Oatley Park Avenue is underthreat of being removed from the FSPA, which will lose all the mature trees. New housing should be located in Narwee because it's rundown and would welcome urban renewal, as well as Beverly Hills or anywhere outside of the FSPA.
26/06/2020	Stella	Magro	Places of Public Worship	Affected by PoPW DA in the local area. Having PoPW in a residential area (R2 zone) affects parking, traffic and privacy. PoPW should not be in residential areas and should be located in industrial zones, or not surrounded by housing. PoPW have impacts on parking, the foot traffic, car motors, etc. Each religion will always have a big gathering, especially events late at night. Not against the draft LEP. agree that PoPW shouldn't be in a R2 zone.
26/06/2020	Anne	Wagstaff	FSPA	The DPIE's Guide to preparing PPs states CI3.9 requires LSPS to be prepared to shape LEPs and local plans. The LEP is the legal instrument to deliver the LSPS. The PP is to demonstrate of how it will implement the LSPS. Note LSPS Action of expanding the FSPA across the LGA. There is a net loss of 1083 lots, which is a contraction of the FSPA, which is at odds with Council's LSPS. These figures were not present in the report presented to the LPP last February. Asks Mr Brockhoff and Mr Leavey when they were first aware of these numbers, which are very key to the community's campaign and concern. - Mr Brockhoff: cannot provide a specific date. These figures were not provided in any of the Council reporting. The LPP and the community has been deceived. - Mr Leavey: we were not deceived as was aware of the changes. The numbers of properties added and removed were not critical to the planning intent. The community has been deceived because these numbers were not provided. These numbers demonstrate it's a contraction of the FSPA, it's a key figure. The message received from the GM - the rationale does not derive from any numerical count. - Mr Brockhoff: how would you see as the first way to give protection to the FSPA? Recommends not reducing FSPA - gives protection to residents and the environment. Just leave it alone. Should expand to Kogarah. The shortfall of 2,000 dwellings by 2036 - reducing the FSPA is an easy target to get additional dwellings. The Housing Strategy hasn't been adopted. Council's excuse regarding funding agreement is flawed. The Foreshore Scenic Directions Paper
26/06/2020	Kim	Wagstaff	FSPA	Representing the Oatley Flora and Fauna Society, 300 members and established in 1950s. The balance of the lots remaining in the FSPA is reduce, which is a contraction and not expansion. Contradicts South District Plan which requires increasing tree canopy cover and delivering Green Grids. Council's PP states it won't affect biodiversity and critical habitats. Threatened species and ecological communities are present from public information available. The existing FSPA protects biodiversity by limiting the extent of existing development that can occur. The proposed FSPA has been modified to include biodiversity aspects - which contradicts Council's claims that the FSPA is not a biodiversity clause. Council has rejected EES request for biodiversity clause and states mapping will be done after biodiversity study is completed. The issue is that if FSPA is reduced, biodiversity would've already been depleted by the time the study will be completed. Recommends proceeding with Option 3 to retain the existing FSPA, and make no changes until biodiversity is conducted. The biodiversity study should be LGA-wide, and not just limited to parks and the foreshore. The 25% landscaped requirement is still not adequate for tree planting. There is no control to improve canopy cover. Recommends increasing the landscaped area requirement to 30% in the FSPA for dual occupancies. Refers to the new Greener Places Guidelines, which requires more trees and habitats. The LEP should be deferred due to the State Government's newly requirements.
26/06/2020	Matthew	Allison	FSPA	Resident of Lloyd Street, Oatley. Bush regeneration professional for 30 years. Remnant trees will be lost if the FSPA is reduced, e.g. Blackbutts, Red Gums, Ironbark, etc. The local environment was the reasons for purchasing in this area. The bush reserve in this LGA has been rehabilitated. Only 0.5% of ironbarks remain of the previous population. Trees in the FSPA make up a green web connectivity. The bigger housing footprints are cause remnant trees to be removed. Granny flats also caused the removal of even more trees. By allowing dual occupancies will significantly reduce the ability for houses to accommodate trees. Excavation also affects tree root zones. Reducing the FSPA is a recipe for disaster. Supports Option 3 to retain existing FSPA and extend FSPA to Kogarah. Will there be more health benefits in squeezing people into a finite space? - Ms Ruhatos: will Clause 6.19 be beneficial? Yes will be beneficial because there's a lot at stake as excavation will change drainage patterns and remnant trees are likely to be killed

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26/06/2020	Julie	Deady	Kingsgrove - Acquisition	Lives on Monaro Avenue but not affected by acquisition. Satisfied that the LPP has conducted site visits. This PP does not have merit. The acquisitions were all conditional on the unknown future. \$10mil will be wasted. Peter Low Reserve is over 1.1km away from the Kingsgrove Local Centre. The draft Greener Places Policy states parks should be 200m from homes and 400m of schools and workplaces. High density should be within 200m of high quality open space. There are a number of parks much closer to Kingsgrove in adjoining Councils. GRC should work with the other Councils to improve those other parks. Council's claim to require 36ha is false, as it refers to active playing fields. There's no need to increase the park's footprint to make it more welcome. Opening up Peter Low Reserve will cause more parking but no traffic was done. McGregor Street is narrow and not suitable for more cars. Council has not notified the community of the rezoning. This disadvantages residents during COVID as they are not familiar with English and technology. Recommends removing all references to Peter Low Reserve and the acquisition of the 6 homes on Monaro Avenue. DA-style notification is required for purchasing of properties. Prefers combination of Option 2 and Option 3.
26/06/2020	Vince	Badalati	Kingsgrove - Acquisition	• Support recommendation in LPP report to not proceed with acquisition of 6 properties in Monaro Ave. • Peter Low Reserve can be opened up based on voluntary basis by owners around park or Council wait until properties come onto the market and they can purchase. • Land acquisition should be last option that should be looked at. • Other ways of acquiring properties. • Better signage around park would open it up. • Council needs to improve the facilities within the park – it is a fairly bare park with just a playground area – eg. adventure playground and walking track and other ideas from community to improve the park so more people can use it. • Paul – referred to concept plans for Peter Low Reserve which contains ideas for upgrading the park. • Vince – important that the community be consulted on the concepts as they may have ideas. • Michael – request comments regarding supply of open space in Ward and how to provide more space. • Vince – Beverly Hills Park provides 2-3 football fields. Industrial area on other side of railway line where landowners are trying to sell their properties could be made into a park. Thomas St is fairly wide and open and something could be done there to improve facilities. Near Patrick St – open space not used much and facilities could be improved for the community.
26/06/2020	James	Deli		• Objects to changes to FSPA. • Poor level of governance from Council in making plan and during exhibition – also referred to having to call yesterday to confirm speaking time. • Disagrees that flora and fauna would be impacted. • Incompatible land uses in bushfire areas = danger to humans. • No reference to biodiversity studies of former Hurstville and Kogarah Councils. Council refused to release these studies. • Ministerial direction – env protection – plan is inconsistent. • FSPA remote from urban centres and bus routes. • Haven't addressed public transport issues. • Crs and public not informed no. of properties to be removed from FSPA. • Requests Option 3. • Requests a public hearing – inadequate info available, inability to answer questions at webinar, inaccurate mapping and staff not visiting areas and info only available online. • MP Coure says Council has met housing targets and Council failed to explain why trying to increase housing and reduce FSPA. • Michael – bushfire concerns and incompatible uses – referring to dual occs?
26/06/2020	Amy	Vaughan	143-149 Boundary Road and 689 Forest Road	• On behalf of 143-149 Boundary Rd and 689 Forest Rd. • Don't agree with changes to Peakhurst area in LEP. • Consistent with Council plan (eg. LSPS, economic strategy, ELS). • Request to extend Peakhurst B1 centre. • Only residential landholdings within Peakhurst area. • Rezone site in LEP 2020. • Wider public benefit – boost local economy and provide employment. • Peakhurst north had increase in residential density so expansion to Peakhurst local centre is needed – can't wait to LEP 2022. • Notes changes to IN2 zone in LEP 2020. • Proponent has prepared studies incl role of Peakhurst. • PP route would require VPA imposed on her client
26/06/2020	Graham	Lalchere	FSPA	• Values trees and biodiversity – objects to removal of properties from FSPA. • Requests Option 3 with Option 1. • Have Council planners visited the area involved? • Who is Council planning for – existing or future residents or developers? • Refers to report – “leads to greater development potential” = benefit developers. • Option 1 contravenes Tree Management Policy – Clause 6.19 doesn't refer to mature trees (unlike Tree Management Policy). • Dual occs won't allow enough planting and compliance with TPZ requirement in Clause 6.19 won't be possible. • Owls and other animals impacted when trees removed – habitat and food source. • Refers to report – “gradual take-up rate of dual occs” – doesn't agree with statement and eventual result will be devastating. • Request LEP be postponed until biodiversity study completed

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26/06/2020	Vicki	Bolling	FSPA	• Objects to removal of properties in FSPA but supports inclusion of Kogarah. • Favours Option 3. • Loss of tree canopy already occurring. • Lugarno, Oatley and Peakhurst – larger developments being built and on steeper slopes = increased runoff. • Trees being removed aren't being replaced – no room on properties. • DA requirements not complied with. • Planting rules need to be more rigorously enforced. • Removing FSPA is not enhancing the environment. • Know Council wants to increase tree canopy and protect flora and fauna. • Mature trees with habitats are not being replaced. • LEP states “retain status quo when can be maintained” – FSPA can be retained. • LEP states “enhance and protect environment” – removing FSPA doesn't do that. • Scenery/views being destroyed with large developments – don't want to see these developments in Hurstville or Kogarah. • Although adding properties in Kogarah – still net loss with removal of Hurstville. • Need to increase tree cover. • 40m protection zone is too small and should be measured from MHW. • Don't know how many people will build dual occs – cumulative loss in trees – “death by a thousand cuts”.
26/06/2020	Alex	Lin	Kingsgrove - Acquisition	• Resident of 21 Monaro Ave – proposed for acquisition. • Acknowledge Option in report to remove acquisition but concerned that there is a possible future rezoning and acquisition of the 6 properties proposed in LEP 2020. • All the residents are against the acquisition and rezoning. • Request Monaro Ave acquisition be removed completely – not Option 3 – not abandoning all open space acquisitions, only want to abandon Monaro Ave acquisitions. • Referred to online petition – over 1300 signatures in support to remove acquisition from LEP.
26/06/2020	Zach	Zavareh	FSPA	Resident of Marine Drive, Oatley West - will qualify for dual occupancy, support the proposed FSPA changes, in favour of the changes. Attended the webinars, spoke to the Strategic Planning team. Believe the changes will enhance the area. Understand there are traffic and biodiversity concerns, and the removal of 2,380 lots but only 742 lots will be eligible. Like to have the option to develop dual occupancies. The proposed LEP will enhance the area. There will be a minimal number of dual occupancy developments as existing houses are \$2-3mil dollars. Younger brother lives in western Sydney but commutes to St George area for work. Dual occupancy will give opportunity for family to move closer.
26/06/2020	David	Penglase	Rezoning of Esplanade/Mall Block	Lives at 9 Esplanade, South Hurstville and represents owners of 10 and 11 Esplanade. Community objected to the original rezoning from R2 to R3 as part of the Kogarah New City Plan. Council resolved for this block to remain as low density and removed the proposed rezoning, also supported by State and Federal member. The DPIE proceeded with rezoning without notification. This was a procedural breach by DPIE. In reality, the proposed R4 zoning will be a significant inconsistency with the original R2 zoning. This is also inconsistent with Council's objectives to establish a hierarchy of zones. Requests a rezoning back to R2, or at the very least remain as R3. Requests LPP to visit the street block to experience the traffic congestion. Was told at the webinar that Council doesn't have mechanism to downzone land. This is the most optimal opportunity to rezone back to R2.
26/06/2020	Kim	Hinchey	Kingsgrove - Acquisition	Owner of 15 Monaro Avenue (one of the properties proposed for acquisition) - does not feel like acquisition is feasible due to costs associated. The objectives of the LSPS is to increase open space around high density areas, which is inconsistent with the location of the Reserve. The park is already used by local schools. Acquiring these properties will not increase the capacity of the park.
26/06/2020	Leesha	Payor		The previous Kogarah LEP had over 2,000 submissions, which had upzoned multiple areas and removed foreshore protection. The area to the south of King Georges Road was upzoned as part of the Kogarah LEP and should not have proceeded. There shouldn't be any incompatible uses in these areas. Objects to the permissibility of entertainment facilities at Jubilee Park, LPP to consider S44 of the LG Act to defer any changes to permissible uses until the PoM is prepared. The former Kogarah did not conduct any biodiversity studies to inform the removal of the previous E4 zone. It was unprecedented and was inconsistent with the Coastal Management Act. The E4 zones should be reinstated entirely. E1, E2 and E3 zones should be introduced in the area of the FSPA. The reduction of the FSPA should not occur until a biodiversity and an Aboriginal heritage study has been conducted. Sutherland's LEP 2015 was supported by an environment strategy.
26/06/2020	Margaret or David	Talakovski	Places of Public Worship	• Supports LEP – prohibition of POPW in R2 zones. • Traffic and safety of residents and experiencing existing parking issues – schools in the area and Ethel Lane traffic issues. • Lives at 89 Botany St. • Refers to POPW court case – traffic impacts. • Impacts people's lives – shift workers and parking. • Paul – advised David that phone number will be deleted from the recording.
26/06/2020	Peter	Kostantakis	Rezoning of The Esplanade/Mall block in South Hurstville to R4	• Lives on The Esplanade. • Zoning of street – 2016 – amendments to Kogarah LEP – street more suited to R3 and 9m – retains position that street should be R3. • Insufficient consultation as State Gov ignored Council's and local MP's decision – rezoned to R4 and 12m. • Requests LPP consider 2016 decision and revise to R3 and take it up with State Gov. • Insufficient consultation due to COVID-19.

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26/06/2020	Adrian	Polhill	FSPA	• Objects to removal of properties from FSPA. • Quotes from FAQ trees and vegetation – re. community comments during consultation on LSPS and importance of trees specified in FAQ – draft exhibited LEP contradicts this. • Impacts on trees, vegetation and fauna. • 143 Kyle Pde – saw removal of trees – which will occur elsewhere when FSPA reduced. • Put the environment first and think of future generations. • Supports Option 3 with amendments informed by a biodiversity study and greener places policy. • Annette – do you have a view why less interest in FSPA matter from former Kogarah LGA than Hurstville LGA? • Adrian – don't know but residents from both sides of former LGAs are interested. • Annette – your property is not within proposed expansion of FSPA. Are your views representative of others in the area? • Adrian – yes. • Paul – mapping of Kyle Bay of FSPA – sufficient or should be expanded? • Adrian – Option 3 to extend FSPA to former Kogarah is beneficial. Believe the FSPA in Kogarah should be expanded. • Paul – expanded based on further studies? • Adrian – yes. • Adrian – when will LPP make decision and will it be made public? What recourse does the public have if LPP decision is against the public's opinion? • Paul – hopeful make decision today or early next week with decision published on website within 24hrs of decision. Recourse is a matter for public to consider.
26/06/2020	Bernard	Dedy	Kingsgrove - Acquisition	• Objects to acquisition of Monaro Ave properties. • Community consultation concerns – COVID-19 on public meetings. • No prior consultation with community. • Only 6 affected property owners were notified. • Concerns raised by community: - o Fails to address District Plan green grid and high density housing near open space. - o Physical limitations – slope. - o High cost of property acquisition. • Option 2 fails to address concerns of community = ongoing uncertainty for community with potential future acquisition. • Suggests inclusion of additional option that addresses community needs for open space and community concerns – retain para 143 of Option 2 and remove para 144 and 145. • Investigate other 27 parks in Hurstville Ward with proper consultation. • Paul – requested that Bernard email his speech to Council
26/06/2020	Chris	Stavropoulos	Kingsgrove - Acquisition	• Lives at 6 Monaro Ave. • Requests Monaro Ave acquisition be withdrawn not deferred. • Proposal is not community driven – not addressing community need. • Peter Low Reserve is serving local community well in current form and doesn't need to be expanded. • 166 submissions received regarding this matter with 164 objecting. • 1120 signatures on online petition. • Expensive proposal with little community benefit. More worthwhile ways to spend \$8-10 million in LGA. • Some of the benefits identified by Council are not sustainable eg. accessways are already visible from street and safety is not an issue (no stats provided). • Emotional and financial impacts on families whose properties identified for acquisition. • Deferring proposal is not right or fair. • Need to defer proposals until after COVID-19 is over as world will change post-COVID. • Everyone knows where Peter Low Reserve is – can go on Google Maps. Don't need to acquire 6 properties to make it visible to the public. • Opening small local park is meaningless
26/06/2020	Andrew or Gillian	Baker	FSPA	• Objects to reduction of FSPA. • Lives at Jewfish Point on Marine Drive. • Blocks where he lives are inappropriate for more development – steep blocks and narrow roads. • Development leads to loss of trees – change nature of area with high density development. • Area is quiet, private and green – character will change. • Can't understand why bottom of hill included in FSPA but not the middle or the top of the hill. • Paul – your submission is that the status quo be maintained? • Andrew – yes, whole of Jewfish Point should be in FSPA.
26/06/2020	Susie	Dracopoulos	Kingsgrove - Acquisition	• Objects to Monaro Ave acquisition. • Parents own one of the properties proposed for acquisition. • Parents – English not first language – not consulted and shocked by news house will be taking away from them. • Deferring acquisition is distressing to them as uncertainty of having to move – parents in their 80s. • 3 pathways to park and road access when green keeper accesses to mow the lawn. • Park is well known to the community. • Wants acquisition completely removed and not just deferred. • Heard in webinar that there were no plans for the park and Council were proposing to acquire – spend money without a plan for the park