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File Reference: KLEP NCP

2 June 2016

Ms Karen Armstrong
Director – Sydney Region East
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Armstrong,

Amended Planning Proposal for the New City Plan (Kogarah LEP 2012 – Amendment No 2) for the Kogarah Bay and Blakehurst Wards of the Georges River LGA (former Kogarah Council LGA)

Council, at its meeting on 4 April 2016 considered a report on the submissions received during the exhibition of the Planning Proposal for the New City Plan, which proposes to amend Kogarah Local Environmental Plan 2012.

The New City Plan is a Planning Proposal that has been prepared and exhibited and identifies additional housing opportunities to meet the needs of the current and future residents of the Kogarah Bay and Blakehurst Wards of the Georges River Council Local Government Area (formerly the Kogarah LGA).

The Planning Proposal for the New City Plan aims to achieve a number of key objectives with align with the Directions identified in *A Plan for Growing Sydney*, including:

- Providing opportunities for the future redevelopment of land for dual occupancy development, multi-unit residential development and shop-top housing which:
 - is in close proximity to transport nodes and commercial centres;
 - encourages the use of public transport;
 - provides for diversity and choice in housing across the LGA; and
 - is consistent with the with the Directions and Actions in *A Plan for Growing Sydney*
- Key actions to promote increased housing choice, including:
 - (i) Rezoning land in and around centres to increase residential development capacity.
 - (ii) Introduce the R4 – High Density Residential zone and associated land use tables in areas close to the Kogarah and Hurstville Town Centres to allow increased residential development.
 - (iii) Provide increased development potential (height and floor space ratio) in areas to

encourage a range of residential development.

- (iv) Introduce principal development standards (height of buildings and floor space ratio) for land across the LGA.
- (v) Provide greater flexibility for dual occupancy development in the R2 – Low Density zone.
- (vi) Provide greater flexibility for the subdivision of land in the R2 – Low Density zone.
- (vii) Delete the E4 – Environmental Living zone and associated land use tables.
- (viii) Introduce a local provision to permit seniors housing in the form of self-contained dwellings on large sites in the R2 – Low Density zone.

- Achieving the outcomes of the *Kogarah Employment Lands and Economic Development Strategy* through the review of height and floor space ratio requirements for existing commercial zones and the introduction of a B6 – Enterprise Corridor zone and associated land use table for sites along the Princes Highway.

Council, at an Extraordinary Council meeting on 4 April 2016 considered two (2) reports on the Planning Proposal for the New City Plan. Presentation of the New City Plan in two separate reports was done to ensure a quorum of Councillors and to meet the requirements of the *Local Government Act* and the *Local Government Amendment (Councillor Misconduct and Poor Performance) Act 2015*, which commenced on 13 November 2015. A copy of the reports and resolutions of Council is included in the Annexures to the Planning Proposal.

The Planning Proposal for the New City Plan has been amended to respond to the issues raised by the community during the exhibition of the Planning Proposal and to Council's resolutions. Attached for your consideration is the following information:

- Copies of the relevant Council reports and Resolutions of Council; and
- A copy of the amended Planning Proposal and its associated Annexures, which has been amended to include a review of all of the submissions, changes resolved by Council on 4 April 2016 as well as relevant minor changes and a statement of consistency with the s117 Directions and consideration of the relevant SEPPs; and
- Draft maps, as amended, prepared in accordance with the Department's requirements.

Please contact Council's Coordinator Strategic Planning, Rita Vella on 9330 9437 or email rita.vella@georgesriver.nsw.gov.au should you wish to discuss any aspect of the proposal or require any additional information.

Yours sincerely



Rod Logan

Director – Planning & Environmental Services

**GEORGES
RIVER
COUNCIL**

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Language Assistance

语言援助

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