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Our Reference:



PCU55037

KOGARAH
CITY COUNCIL



12 August, 2014

Mr Lee Mulvey
Director Metropolitan Delivery (CBD)
Department of Planning & Infrastructure
GPO BOX 39
SYNEY NSW 2001



Dear Mr Mulvey,

Kogarah LEP 2012 – LEP Amendment No 2 – New City Plan for Kogarah LGA

Council resolved at its meeting on the 28 July 2014 to prepare a Planning Proposal which amends Kogarah Local Environmental Plan (LEP) 2012.

Kogarah Local Environmental Plan 2012 (KLEP 2012) represented a conversion of the Kogarah LEP 1998 to the Department of Planning's Standard Instrument LEP and was gazetted in January 2013. That Plan was not a review of the statutory planning controls as it was a conversion of the existing plan to the new Standard Instrument LEP format. At the time of preparing Kogarah LEP 2012 there was no strategic review of zonings and development standards (height, floor space ratio, minimum allotment sizes etc.) and no strategic review of policy relating to employment lands or housing was undertaken.

Council has now completed the relevant background studies to undertake a strategic review of Kogarah LEP 2012. This Planning Proposal aims to implement the recommendations of the recent studies and Council strategies that have been undertaken, which include the following:

- Kogarah 2031 Housing Strategy
- Kogarah Employment Lands and Economic Development Strategy
- Open Space Review

The proposed amendments have been prepared in response to the outcomes of the abovementioned Strategies and provide options for additional housing and employment opportunities across the City to meet the future needs of our community. The Planning Proposal proposes to amend zonings and land use tables, introduce height and floor space ratio controls (principal development standards) and review and amend the associated maps.

The Council's resolution is as follows:

- a) *That the recommendations and amendments as included in the body of the report and associated Annexures attached to the report be incorporated into a draft Planning Proposal to amend Kogarah Local Environmental Plan (LEP) 2012 in accordance with*

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the provisions of Section 55 of the Environmental Planning & Assessment Act 1979, as amended.

- b) *That the draft Planning Proposal be submitted to the Department of Planning and Environment to issue a Gateway determination under Section 56 that would allow Council to proceed to public exhibition and formal government agency consultation.*
- c) *That in accordance with the requirements of the Local Government Act 1993, the following properties be reclassified from community to operational land:*
 - a) *No. 1A Stuart Street, Blakehurst (Lot 2, DP794233),*
 - b) *No. 21A Queens Road, Connells Point (Lot E, DP 373733)*
 - c) *No. 8A Wyong Street, Oatley (LOT: 15 DP: 746853)*
- d) *That the Engagement Strategy included in the body of the report be included in the draft Planning Proposal.*
- e) *That the following notation be applied to all properties on the section 149 Planning Certificate, effective from 29 July 2014:*

Council has prepared a draft Planning Proposal to amend Kogarah Local Environmental Plan 2012 for the whole Kogarah Local Government Area. The draft Planning Proposal will reflect the recommendations made in the report to Council on 28 July 2014. The draft Planning Proposal includes amendment of zoning, land use and development standards that, if implemented, may change development potential of individual properties. The draft Planning Proposal will be publicly exhibited once it has been approved for exhibition by the NSW Department of Planning and Environment. For further information on the amendments to Kogarah Local Environmental Plan 2012 please refer to Council's website www.kogarah.nsw.gov.au

A Planning Proposal has been prepared in accordance with the requirements of s55 of the Environmental Planning & Assessment Act (the Act) and the Department of Planning's *Guide to Preparing Planning Proposals*. In accordance with s56 of the Act, the Planning Proposal and associated annexures is enclosed for consideration by the LEP Review Panel.

If you require any further information regarding the above, please do not hesitate to contact Council's Co-ordinator Strategic Planning, Ms Rita Vella on 9330 9437 or at rita.vella@kogarah.nsw.gov.au

Yours faithfully



Rod Logan

Director – Planning & Environmental Services

Enclosures:

1. Planning Proposal – Amendment to Kogarah LEP 2012 – A New City Plan for Kogarah
2. Kogarah 2031 Housing Strategy
3. Kogarah Employment Lands and Economic Development Strategy
4. Open Space Review
5. Kogarah City Council Ordinary Meeting of 28 July 2014 Report and Minutes