

PLANNING PROPOSAL

For rezoning from R3 Medium Density Residential to
R2 Low Density Residential of

**Land Zoned R3 Medium Density
Residential in Peakhurst**

Prepared for:
Hurstville Council
Civic Centre MacMahon Street
HURSTVILLE NSW 2220

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1.0 INTRODUCTION

This Planning Proposal has been prepared for Hurstville City Council by Gary Shields & Associates Pty Ltd – (hereafter referred to as GSA Planning). GSA Planning has expertise in Urban Design, Environmental & Traffic Planning.

The Planning Proposal is to amend the Hurstville Local Environmental Plan (LEP) 2012, by rezoning an area in Peakhurst from R3 Medium Density Residential to R2 Low Density Residential. The subject area is land bound by Forest Road, Bonds Road, Trafalgar Street, Gover Street, Lawrence Street, Peakhurst Park and Jaques Avenue, Peakhurst (see Section 2.0).

This Planning Proposal is the result of community representations made to Council and a resolution by Council on 5 February 2014. It is intended to amend the zoning and development standards by way of an amendment to the mapping accompanying Hurstville LEP 2012. There is no requirement to amend the written instrument as a result of the Planning Proposal.

This Planning Proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the relevant Department of Planning Guidelines, including 'A Guide to Preparing Local Environmental Plans' and 'A Guide to Preparing Planning Proposals'.

There is substantial background to the Planning Proposal, which is outlined in Section 3.0 of this report. In preparing this proposal, community consultation has been undertaken with longstanding land owners, residents and developers that have recently acquired properties. The Planning Proposal can be justified on the basis of the following five (5) points:

1. The subject area has had a long history of being designated for Low Density Residential and the existing built form and road network would suggest that a R2 Low Density Residential zone is still appropriate;
2. Medium Density is more appropriately located within walking distance of nodal points and the subject area is outside the designated walking catchment area of the Riverwood rail station;
3. The R2 Low Density Residential zone permits a wide range of residential uses that reflect the general character of the locality and provide for a density that is likely to be more compatible with the existing road network;
4. There are areas within the Hurstville LGA in close proximity to public transport nodal points that are better suited to medium and high residential zoning, in particular, the Hurstville City Centre has the capacity to meet the demand for medium density for Hurstville;
5. The Planning Proposal is consistent with the Draft Metropolitan Strategy, the South Sub-Regional Strategy, and also the Local Urban Planning Strategy.

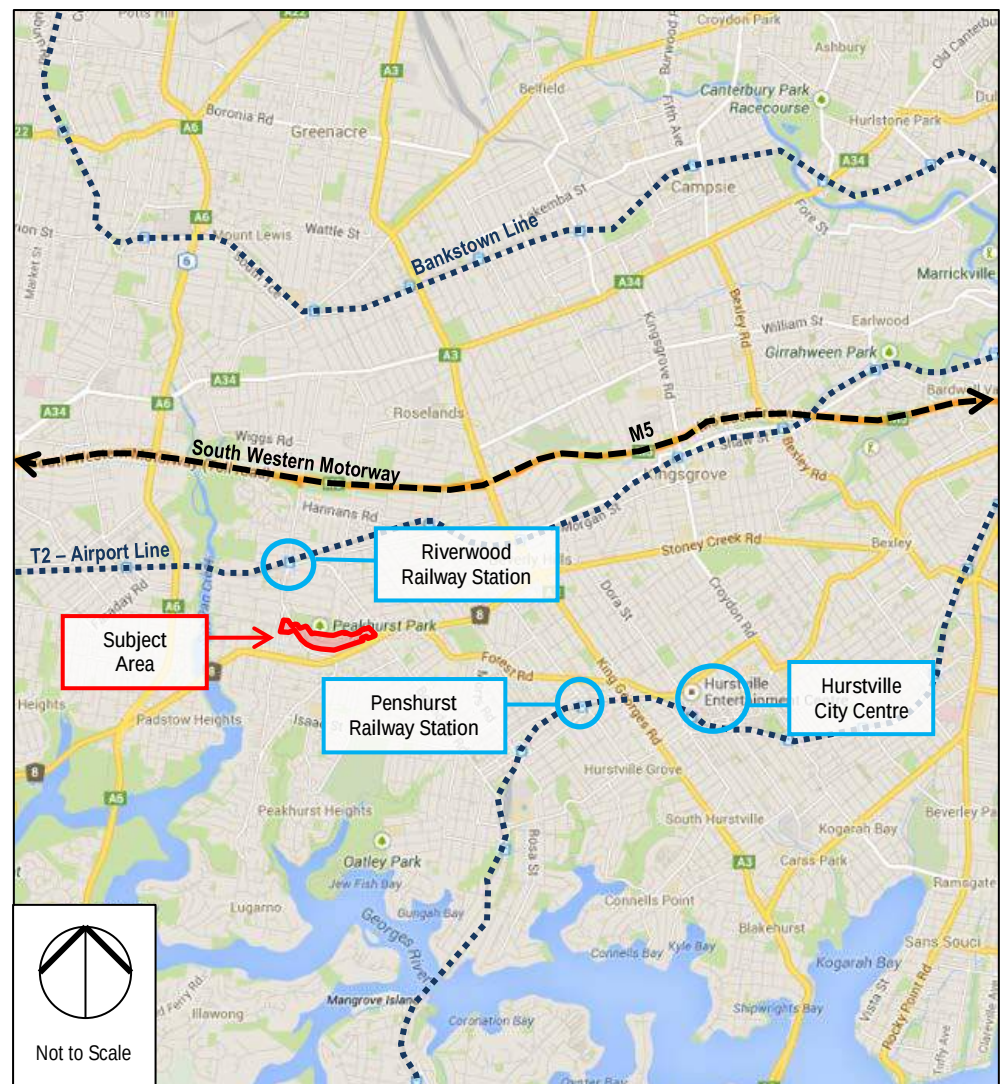
This Planning Proposal comprises eight (8) sections. Following this introduction, Section 2.0 identifies the subject area and the surrounds, Section 3.0 introduces the Planning Proposal; Section 4.0 provides a summary of the background to the Planning Proposal, Section 5.0 contains the justification for the Planning Proposal in accordance with the Department of Planning Guidelines, Section 6.0 provides an overview of the community consultation; Section 7.0 provides an indicative timeline; and Section 8.0 concludes the report.

2.0 THE SUBJECT AREA AND SURROUNDS

This section provides a description of the following: Context; The Subject Area; Land Use Survey; The Surrounds; Road Network and Parking; and Public Transport Infrastructure.

2.1 Context

The subject area is within an established urban area of the Sydney Metropolitan Region, located approximately 21km south west of the Sydney CBD and approximately 5km west of the Hurstville City Centre (see Figure 1). The subject area is located within the Hurstville Local Government Area (LGA) and is located approximately 500m to 1.5km from Riverwood Railway Station.



Source: Google Maps, June 2014

Figure 1: Subject Area Context

2.2 The Subject Area

This Planning Proposal relates to an area that is generally bound by Belmore Road, Jacques Avenue, Forest Road, Bonds Road, Pearce Reserve and Peakhurst Park, Peakhurst (subject area). For the most part, the subject area is located to the north of Forest Road and Jacques Avenue, to the south of Peakhurst Park, to the west of Bonds Road and to the east of Belmore Road (see Figure 2 below and Figure 3 on the following page).

The subject area is irregular in shape and the topography falls to the north. The subject area has an overall area of approximately 21.5 hectares and the mapping data indicates that the subject area comprises approximately 252 Torrens Title allotments (See Figure 4 on the following page).

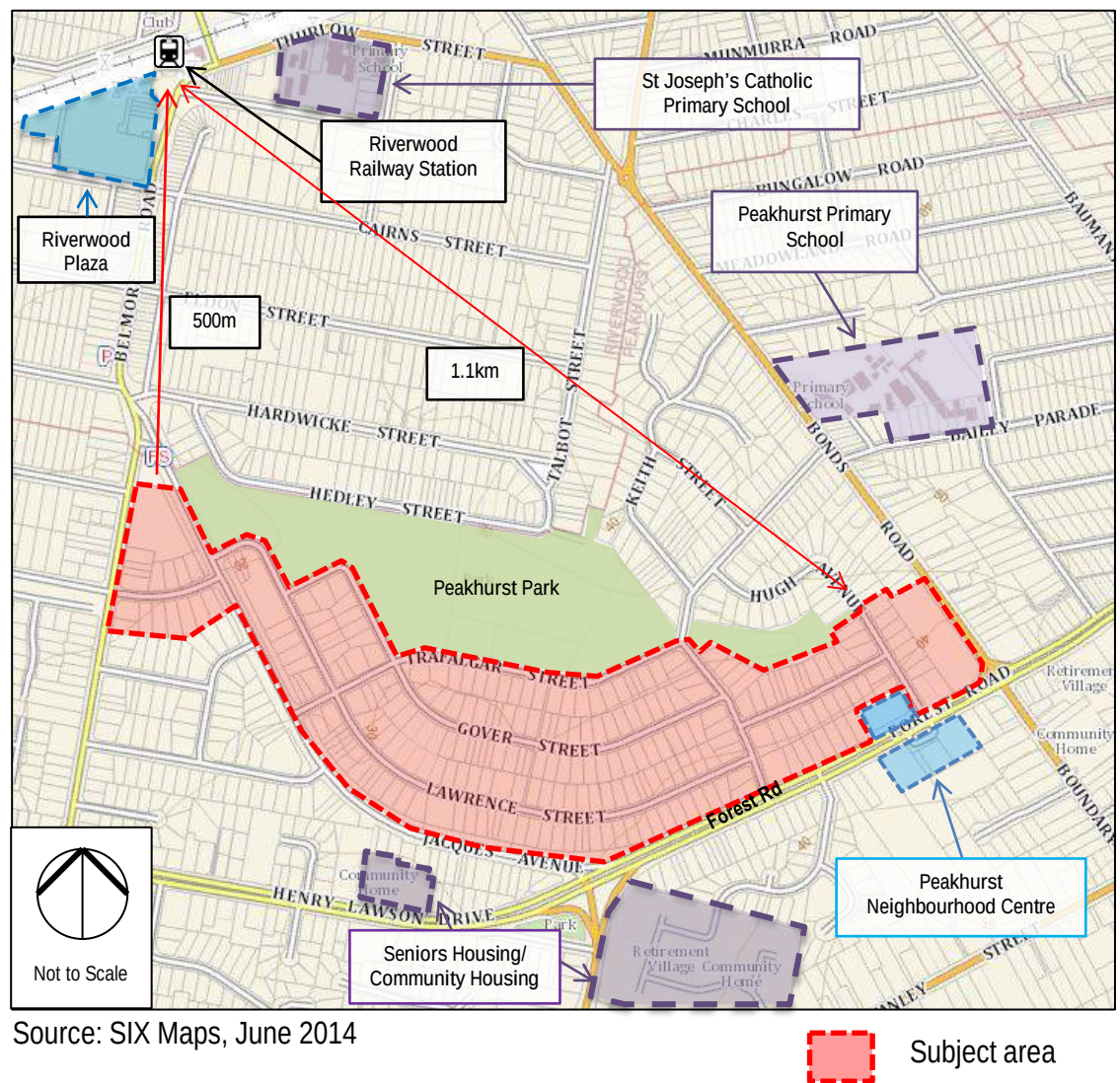
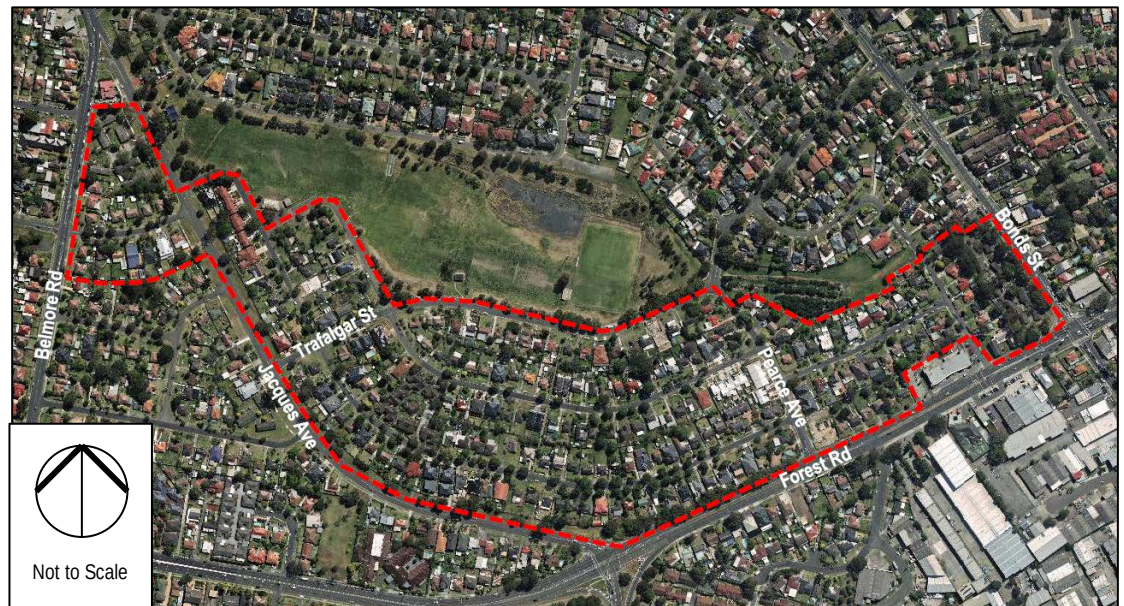


Figure 2: The Subject Area



(Source: SIX Maps, June 2014)

 Subject area

Figure 3: Aerial Location Plan



(Source: SIX Maps, June 2014)

 Subject area

Figure 4: Cadastral Plan of the Subject Area:

2.3 Land Use Survey

A land use survey of the subject area was conducted by GSA Planning on 5 May 2014. The aim of this survey was to collect information on each property within the subject area and to collate a photographic portfolio of the existing built form. The survey provided an understanding of the context of the locality and the existing character of the area. The data collected has been included as an annexure to this planning proposal (see Annexure A).

Each property was photographed and information was recorded on character of the building(s) on each allotment. This information included, but was not limited to, the following:

- Property address,
- Height in storeys;
- Street frontage width;
- Condition of the building; and
- The style and construction of the building.

There are 252 Torrens title allotments and a total of 245 residential allotments. The remaining seven (7) allotments include (5) for non-residential uses and two (2) that are currently vacant. The residential allotments are described in the following paragraphs.

Residential Land Use

The 245 residential allotments comprise a total of 390 dwellings. Detached dwelling houses and semi-detached dwellings are the dominant land use and account for approximately 56.4% of all dwellings. Multi dwelling housing developments account for approximately 24.3% of all dwellings and the two (2) residential flat developments comprise a total of 75 units or 19.3% of all dwellings. A summary of the residential uses is contained in the following table (see Table 1).

TABLE 1 - LAND USE SURVEY DATA		
Residential Land Uses	No. of Allotments	No. Dwellings/Units
Dwelling Houses	174 (71%)	174 (44.6%)
Semi-Detached Dwellings	46 (18.7%)	46 (11.8)
Multi Dwelling Housing	23 (9.4%)	95 (24.3%)
Residential Flat Buildings	2 (0.9%)	75 (19.3%)
TOTAL	245	390

Height in Storeys

Of the 245 residential allotments, the overwhelming majority of these comprise single storey buildings (167 or 68%). The remaining 78 lots (32%) comprise two (2) storey buildings (see Figure 5 on the following page). No three (3) storey buildings were identified within the subject area.

Condition of Buildings

Of the 245 residential allotments, approximately 53% of these comprise buildings that were considered to be in 'good' condition; 32% (28%) in 'fair' condition; and 15% were considered to be in a less than fair condition. Specifically, the contemporary buildings were found to be in good condition, whilst some of the older housing stock appeared in need of maintenance.



Figure 5: Height of Buildings in Storeys

2.3.1 Character of the Subject Area

The subject area is predominantly characterised by single storey dwelling houses on relatively large lots (see Photographs 1, 2 and 3). These are setback from the street and largely comprise deep soil landscaping within the front setback. Single storey interwar bungalows are evident throughout the suburb. Concentrations of this dwelling style were observed along Hugh Avenue and sections of Gover Street, Lawrence Street and Trafalgar Street. A collection of face brick interwar bungalows front Richards Avenue (see Photograph 4).



Photograph 1: Example of dwelling house fronting Hugh Avenue.



Photograph 2: Example of dwelling houses fronting Peake Parade.



Photograph 3: Example of dwelling house fronting Gover Street.



Photograph 4: Example of dwelling houses fronting Richards Avenue.

There are several examples of contemporary one (1) and two (2) storey dwelling houses and semi-detached dwellings within the subject area (See Photographs 5 and 6).



Photograph 5: Example of contemporary dwelling house fronting Lawrence Street.



Photograph 6: Contemporary semi-detached dwellings fronting Gover Street.

Multi-dwelling residential developments are also evident. These would appear to be concentrated on Pearce Avenue and toward the western end of Trafalgar Avenue (See Photographs 7 and 8).



Photograph 7: Example of multi dwelling housing fronting Lawrence Street.



Photograph 8: Example of multi dwelling housing fronting Pearce Avenue.

In addition to the above, a two (2) storey residential flat building (c 1960s/1970s), comprising 38 units fronts Jaques Avenue (see Photograph 9). On the eastern boundary, fronting Bonds Road are a series of (2) storey residential flat buildings, comprising a total of 37 units (see Photograph 10).



Photograph 9: Two (2) storey residential flat building fronting Jaques Avenue.



Photograph 10: Two (2) storey residential flat building fronting Bonds Road.

At the time of the subject area inspection, two (2) developments were under construction. These included a two (2) storey residential flat building comprising 10 units nearing completion at No.1 Gover Street and a residential building at No. 31 Lawrence Street (see Photographs 11 and 12).



Photograph 11: Two (2) storey residential flat building under construction at No. 1 Gover Street.



Photograph 12: Property under construction at No. 31 Lawrence Street.

The commercial uses identified on the subject area include a childcare centre, health consulting rooms and a car wash (see Photographs 13, 14 and 15). In addition, a Place of Worship, notably St Mary and St Joseph's Coptic Orthodox Church is located at the corner of Hugh Avenue and Forest Road (see Photograph 16).



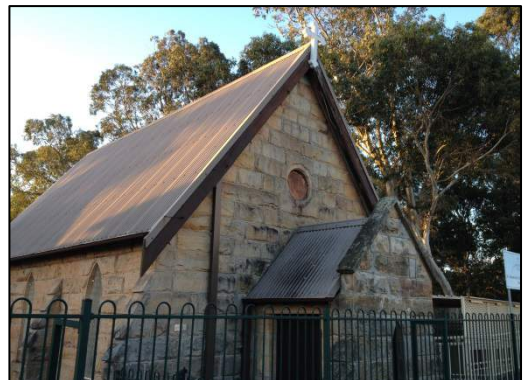
Photograph 13: Child care centre fronting Trafalgar Street..



Photograph 14: Peakhurst Family Medical Practice fronting Pearce Avenue.



Photograph 15: Car wash fronting Forest Road.



Photograph 16: St Mary and St Joseph's Coptic Orthodox Church fronting Forest Road.

Land ownership data, provided by Council on 1 May 2014 would suggest that Housing NSW is a significant landowner in the area, owning over a quarter of the properties within the subject area.

In summary, based on our observations the subject area is mainly characterised by one (1) storey dwelling houses. Some two (2) storey semi-detached and multi dwelling housing developments are spread throughout. Older style residential flat buildings have been constructed at the eastern and northwest boundaries of the subject area.

2.4 The Surrounds

Development to the North

To the north of the subject area is Peakhurst Park and the north most boundary of the subject area is Peakhurst Fire Station (see Photographs 17 and 18 on the following page). Further to the north, beyond Peakhurst Park is the suburb of Riverwood, which is largely characterised by low-density residential development.

Riverwood Railway Station is located approximately 500m to 1.5km north of the subject area and comprises a mix of retail and commercial uses. The station is accessible via an entrance from Belmore Road (see Photograph 19). A number of three (3) storey residential flat buildings have been constructed within close proximity of this railway station (see Photograph 20).



Photograph 17: Peakhurst Park, looking northeast from Trafalgar Street.



Photograph 18: Peakhurst Fire Station fronting Jacques Avenue.



Photograph 19: Riverwood Railway Station, looking southwest from Belmore Road.



Photograph 20: Example of a three (3) storey residential flat building fronting Littleton Street.

Development to the East

To the east of the subject area, on the opposite side of Bonds Road, is low density residential development of a similar bulk and scale to that which characterises the subject area (see Photographs 21 and 22). Further to the east, a similar pattern of residential development continues. Peakhurst Primary School is located to the northeast, approximately 50m from the subject area.



Photograph 21: Bonds Road, looking north.



Photograph 22: Bonds Road, looking southeast.

Development to the Southeast

To the southeast of the subject area, is a two (2) storey commercial building and Forest Road (see Photographs 23 and 24). On the southeast side of Forest Road, is the Peakhurst Neighbourhood Centre, which comprises a Mitre 10 store, IGA Supermarket, the Cake Palace and the Peakhurst Inn (see Photographs 25 – 26 below and Photographs 27 and 28 on the following page). Further to the southeast is a light industrial area comprising warehousing, small scale industries and commercial operators.



Photograph 23: Two (2) storey commercial building fronting Forest Road.



Photograph 24: Forest Road, looking southwest.



Photograph 25: Mitre 10, on the south side of Forest Road.



Photograph 26: IGA, on the south side of Forest Road.



Photograph 27: The Cake Palace, on the south side of Forest Road.



Photograph 28: The Peakhurst Inn, on the south side of Forest Road.

Development to the South

To the south of the subject area, on the opposite side of Jacques Avenue are low density residential developments, predominantly comprising dwelling houses (see Photograph 29). Further to the south is a community housing facility (see Photograph 30).



Photograph 29: Jacques Avenue, looking south from the Trafalgar Street intersection.



Photograph 30: Peakhurst Lodge, at Nos. 14-20 Henry Lawson Drive.

Development to the West

To the west of the subject area, on the opposite side of Belmore Road are low density residential developments. These predominantly comprise single storey dwelling houses however some multi dwelling housing is evident in this area.

In summary, the immediate surrounds predominantly comprises low density residential development, comprising one (1) storey dwelling houses. Some two (2) storey semi-detached, attached and multi dwelling developments are evident in the surrounding area. A small scale Neighbourhood Commercial Centre abuts the subject area to the southeast.

2.5 Road Network and Parking

A review of the existing traffic and parking situation (Traffic Study) was conducted by Council's Traffic Engineering Section in October 2013. The review states; inter alia:

"All the roads within the study area are two-way local streets under the care and control of Hurstville City Council. The posted speed limit on all streets within the study area is 50km/h."

The average dimensions and functional classification of roads within the subject area are outlined in Table 1.

TABLE 1: DETAIL OF ROADS WITHIN SUBJECT AREA				
Street Name	Functional Classification	Length (m)	Width of Road Reserve (m)	Carriageway Width (m)
Hugh Avenue	Collector	158	15.4	7.4
Trafalgar Street between Jacques Ave & Gover St	Collector	146	15.1	8.0
Trafalgar Street between Gover St & Pearce Ave	Local	390	17.6	12.3
Peake Parade	Local	206	15.4	7.4
Pearce Avenue	Collector	270	15.4	7.4
Lawrence Street	Local	890	15.4	7.4
Gover Street	Local	703	15	7.5
Richards Avenue	Local	122	15.4	7.4
Jacques Avenue	Collector	Western boundary of the subject area		
Belmore Road	Regional	Western boundary of the subject area		
Bonds Road	Regional	Eastern boundary of the subject area		
Forest Road	State	Southern boundary of the subject area		

Source: Hurstville City Council, 2013

The majority of the roads within the subject area comprise local roads. At 7.4m – 7.5m in width, there are considered relatively narrow.

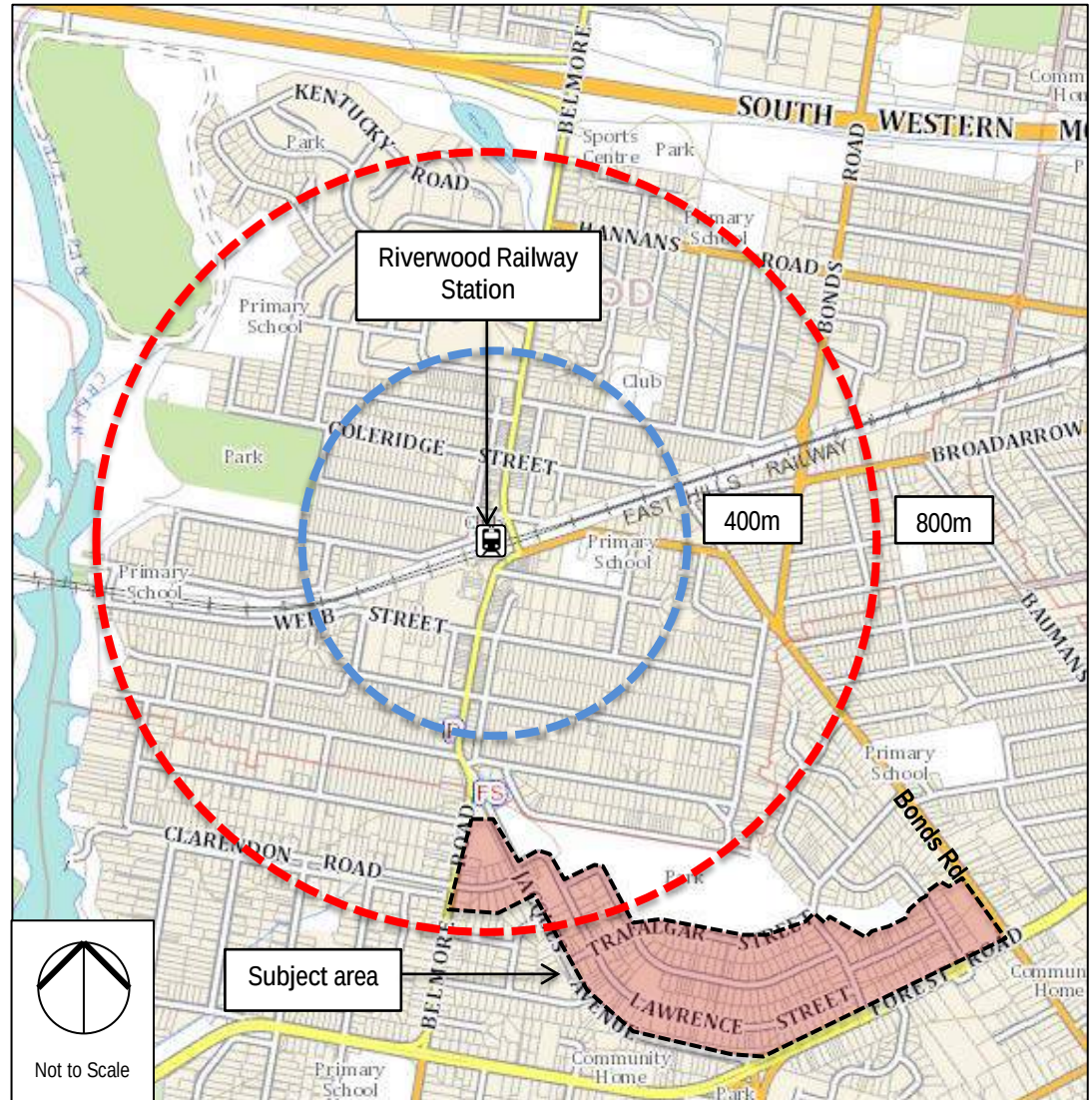
On street parking within the subject area is currently untimed. On the northern side of Trafalgar Street, northern/western sides of Gover Street and northern side of Lawrence Street, adjacent to Peakhurst Park is restricted to 90-degree angle parking.

In summary, the majority of roads within the subject area are local roads under the care and control of Hurstville City Council. From the data provided, it would appear that the road carriageways throughout the subject area are relatively narrow. Parking within the subject area is currently untimed.

2.6 Public Transport Infrastructure

Rail Services

With the exception of the northwest portion, the majority of the subject area is located outside an 800m walkable catchment of Riverwood Railway Station (see Figure 6). It is unlikely that many patrons would walk to this station, as the subject area is located approximately 500m to 1.5km from the entrance.



Source: SIX Maps 2014

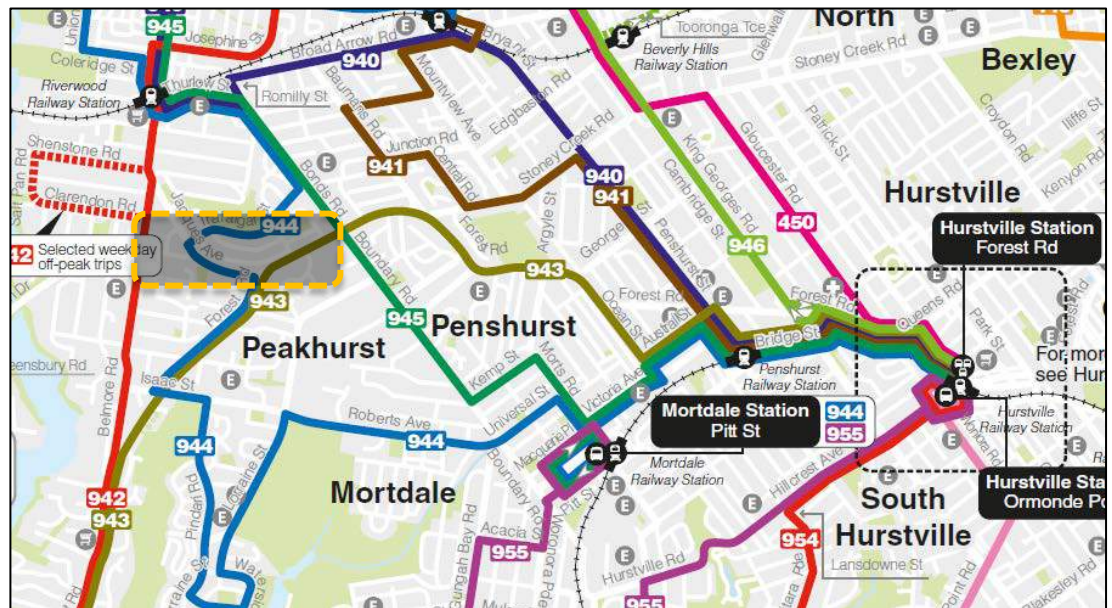
 Subject area

Figure 6: Indicative Railway Station Walkable Catchment

Bus Services

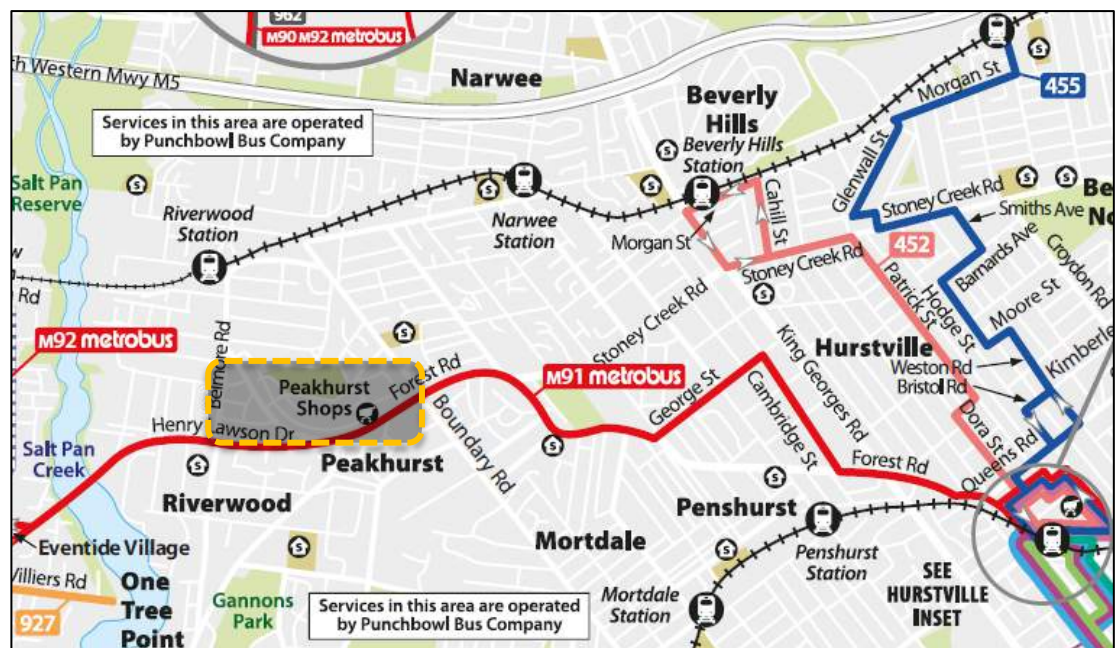
The subject area is moderately serviced via bus services, with proximity and access to these services varying across the subject area (see Figures 7 and 8).

To the west of the subject area, Route 942 travels along Belmore Road and provides access to Riverwood. Route 944 traverses the subject area and provides access to Hurstville City Centre and Bankstown. Route 945 travels along Bonds Road and provides access to both the Hurstville City Centre and Bankstown. These services generally depart with a frequency of 15 minutes during peak periods and 30 minutes during off-peak periods.



Approximate Location of Subject Area

Figure 7: Local Bus Routes



Approximate Location of Subject Area

Figure 8: Metrobus Services

Bus services also operate along Forest Road and include Route 943 and M91 (Metrobus). In an easterly direction these services terminate at Hurstville City Centre, while in a westerly direction Routes 943 and M91 terminate at Lugarno and Parramatta respectively.

Route 943 generally departs with a frequency of 20 minutes during peak periods and 30 minutes during off-peak periods. Route M91 departs with a 10 minute frequency during peak periods, every 15 minutes during the weekday off-peak, and 20 minutes in the evening and on weekends.

In summary, it is our opinion that the level of public transport infrastructure to the subject area is moderate. It is unlikely that many residents would walk to Riverwood Railway Station on the grounds that the overall majority of the subject area is located outside an 800m catchment of reasonable walking distance from this station. Proximity and access to bus services varies across the subject area.

3.0 THE PLANNING PROPOSAL

This section details the Objective and Intended Outcomes of the Planning Proposal and provides an Explanation of the Proposed and Existing Provisions.

3.1 OBJECTIVE AND INTENDED OUTCOMES

The objective of the Planning Proposal is to amend the Hurstville LEP 2012 to rezone the subject area from R3 Medium Density Residential to R2 Low Density Residential. The intended outcomes of the Planning Proposal are as follows:

1. Amend the zoning of the subject area from R3 Medium Density Residential to R2 Low Density Residential;
2. Amend the floor space ratio (FSR) applying to the subject area to 0.6:1; and
3. Amend the height of buildings development standard to 9m.

The proposed amendment is consistent with Council's resolution on 5 February 2014, which was the result of numerous representations from landowners and residents who had expressed concerns about the suitability of the subject area for medium density housing. These amendments are also consistent with Council's long standing position for the area and are comparable to the development controls that have historically applied to the subject area. Residents and Council were of the opinion that the most appropriate zoning for the subject area is R2 Low Density Residential.

3.2 Proposed Zoning and Development Standards

It is proposed to zone the subject area R2 Low Density Residential (see Figure 9 on Page 16). The objectives of the R2 Zone are stated, inter alia:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To encourage development of sites for a range of housing types, where such development does not compromise the amenity of the surrounding area, or the natural or cultural heritage of the area.
- To ensure that a high level of residential amenity is achieved and maintained.
- To encourage greater visual amenity through maintaining and enhancing landscaping as a major element in the residential environment.
- To provide for a range of home business activities where such activities are not likely to adversely affect the surrounding residential amenity.

A diverse range of residential uses are permissible in the R2 Low Density Residential zone. Uses that are permitted with consent include:

Animal boarding or training establishments; Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Multi dwelling housing; Places of public worship; Recreation areas; Recreation facilities (indoor); Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Water recycling facilities; Water reticulation systems.

Proposed Floor Space Ratio

The proposed FSR that would apply to the subject area as a result of the Planning Proposal is 0.6:1 (refer Annexure B). The proposed FSR is consistent with other R2 Low Density Residential zoned land in the Hurstville LGA and is comparable to the FSR controls that previously applied to the subject area prior to the gazettal of the Hurstville LEP 2012.

This amendment is to be achieved via amending the mapping to apply an 'F' to the subject area

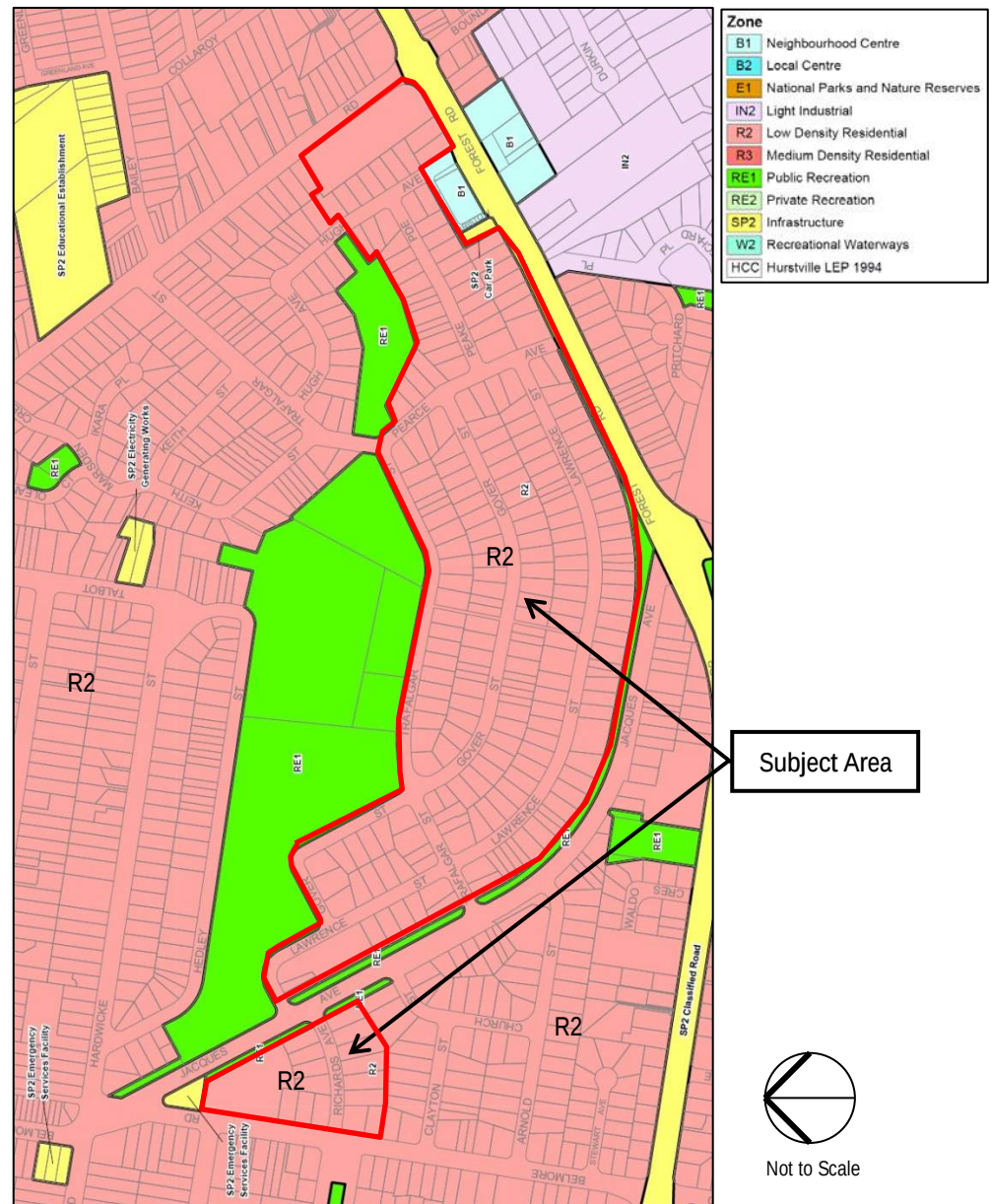


Figure 9: Proposed Zoning of the Subject Area

Proposed Height of Buildings

The proposed building height for the subject area is 9m (refer Annexure B). This building height is consistent with the height for land zoned R2 Low Density Residential in the Hurstville LGA and is the same as the height limit in the immediate surrounds. The proposed height is consistent to the height control that applied to the subject area prior to the gazettal of the Hurstville LEP 2012.

Similarly this amendment is to be enacted via amending the mapping to apply a 'J' designation to the subject area.

3.3 Existing Zoning and Development Standards

The subject area is currently zoned R3 Medium Density Residential under the Hurstville LEP 2012 (see Figure 10 on the following page). The predominant zoning in the surrounding area is R2 Low Density Residential. The objectives of the R3 Medium Density Residential zone are stated, inter alia:

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that a high level of residential amenity is achieved and maintained.
- To provide for a range of home business activities, where such activities are not likely to adversely affect the surrounding residential amenity.

Uses that are permitted in the R3 Medium Density Residential zone with consent include:

Animal boarding or training establishments; Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Multi dwelling housing; Neighbourhood shops; Places of public worship
Recreation areas; Recreation facilities (indoor); Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Water recycling facilities; Water reticulation systems

Existing Floor Space Ratio

The majority of the subject area is currently identified as having an floor space ratio (FSR) of 1.0:1 and designated as area 'N' (refer Annexure B). The northwest portion of the subject area is currently identified as having an FSR of 1.2:1 and is designated as area 'P'. With the exception of the commercial and light industrial areas to the southwest, the majority of land within the surrounding area has an FSR of 0.6:1.

Existing Height of Buildings

A maximum building height of 12m relates to the subject area and is designated as area 'M' (refer Annexure B). With the exception of the commercial and light industrial areas to the southwest, the majority of land within the surrounding area has a maximum building height of 9m.

In summary, the objective of this Planning Proposal is to amend the Hurstville LEP 2012 to rezone the subject site from R3 Medium Density Residential to R2 Low Density Residential, in accordance with Council's resolution dated 5 February 2014. This is consistent with the long term planning controls for the subject area. Associated with the rezoning is the application of Development Standards that are consistent with the R2 Low Density Residential zone in the Hurstville LEP 2012. These standards are comparable to the controls applied to the site prior to the gazettal of the Hurstville LEP 2012.

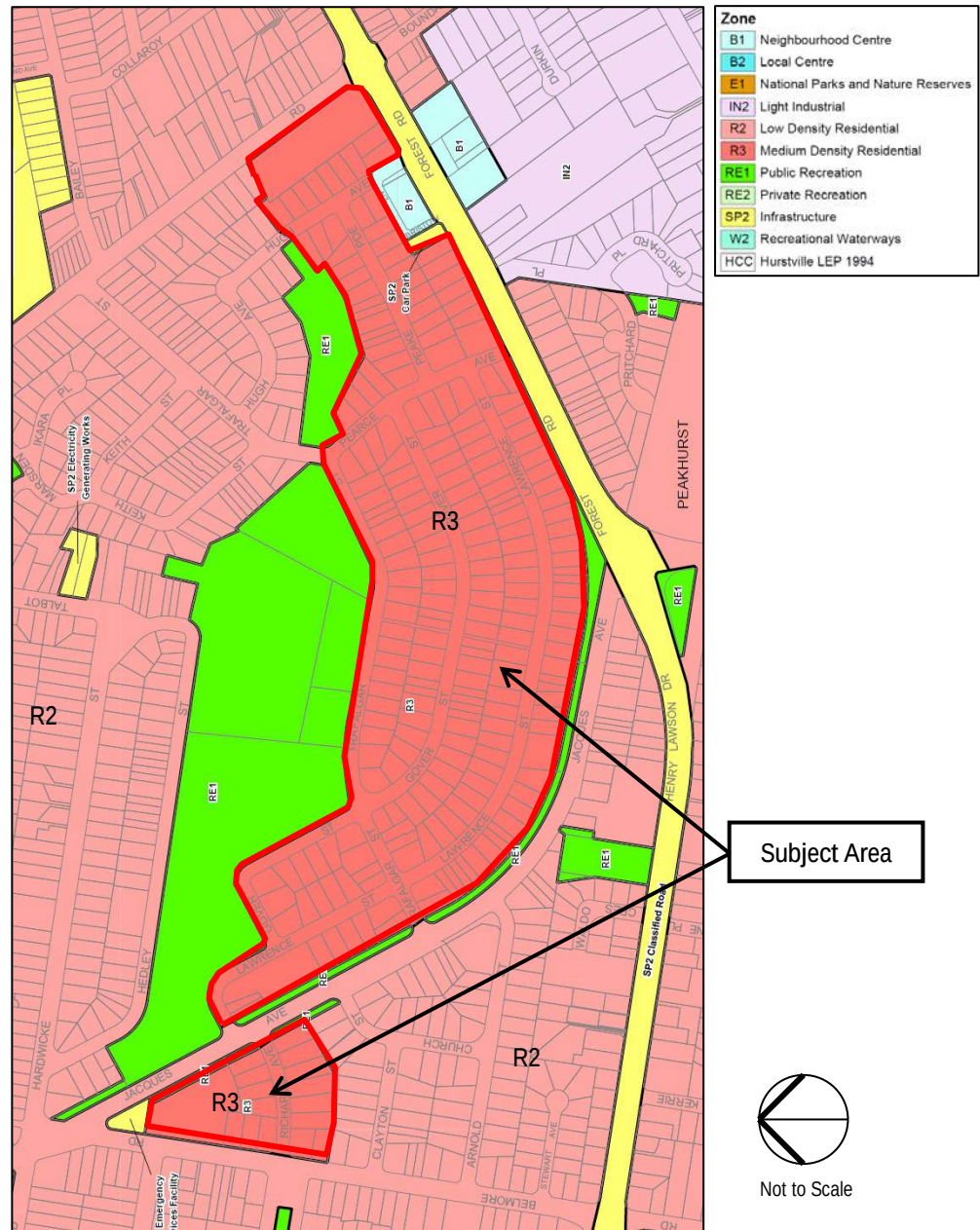


Figure 10: Current Zoning of the Subject Area

4.0 BACKGROUND TO THE PLANNING PROPOSAL

The subject area has had a long history of being zoned for low density residential and Council has been consistent in endeavouring to maintain that low density zone.

In 1994, the Hurstville LEP 1994 zoned all of the residential areas as No. 2 (Residential zone), which permitted a wide range of dwelling types. To restrict the density in the zone, Council designated the subject area as “Development Area C”, which restricted the height limit to 2 storeys and 9 metres and provided an FSR of 0.55:1 for single dwelling houses.

On 23 July 2008 Council resolved to prepare the Draft LEP for the Hurstville LGA. In the preparation of this LEP, Council developed a discussion paper to identify the areas that might be suitable for R3 Medium Density Residential. The subject site was one of the areas being considered. On 28 July 2010 Council endorsed the discussion paper for public exhibition. Six sites, including the subject area were identified as having potential for R3 Medium Density Residential.

On 29 September 2010 Council resolved that the subject area should be zoned R2 Low Density Residential following a review of the submissions received on the discussion paper. On 24 November 2010 Council received a report to endorse the draft LEP for public exhibition and resolved to forward it to the Department of Planning accompanied by a request that it be endorsed for public exhibition with the land zoned R2 Low Density Residential.

The Draft LEP was forwarded to the Department of Planning and Environment (DoPE) requesting a Section 65 Certificate. Again, the subject area was designated R2 Medium Density Residential. Notwithstanding Council's intention to retain a low density zoning for the subject area, on 18 July 2011 the DoPE issued a Section 65 Certificate, which designated the subject area as a R3 Medium Density Residential zone.

Following public exhibition of the Draft LEP, with the subject area designated as R3 Medium Density Residential, a total of 17 objections and 1 letter of support of the proposed R3 zoning were received by Council. The objections can be summarised as follows:

1. **Traffic, parking and road safety** – these concerns related to the increase in traffic resulting from the higher density and the inability of the existing road network to cater for those traffic increases;
2. **Residential amenity** – these concerns related primarily to overshadowing, reduced landscaping and noise impacts;
3. **Residential character** – concerns were raised about the impact on the existing streetscape and the loss of the friendly atmosphere and quietness of the area;
4. **Overdevelopment** – concerns related to greater densities and negative impacts on the surrounding locality;
5. **Social impacts and safety security** – these concerns related to an increase in anti-social behaviour and damage to local reserves;

6. **Rationale for increased density** – these submissions queried the rationale for increasing density in the subject area given its distance away from the railway station;
7. **Public transport** – concerns related to the inability of the available public transport to cater for a R3 Medium Density Residential zone.

On 12 April 2012, after considering the submissions received, Council resolved to pursue the R2 Low Density Residential zone. The resolution stated, inter alia:

The draft LEP 2011 Land Zoning Maps, Height of Building Maps and Floor Space Ratio Maps for the R3 Medium Density Residential Area in Peakhurst, as conditioned in the Department of Planning and Infrastructure's section 65(2) Certificate (18 July 2011), be amended to include the area in the R2 Low Density Residential zone with a maximum building height of 9m and a floor space ratio of 0.6:1, in accordance with Council's resolution dated 24 November 2010 and forwarded to the Department of Planning and Infrastructure at that time.

The Draft LEP was forwarded to the DoPE requesting that the subject area be zoned R2 Low Density Residential. Notwithstanding Council's consistent approach to the Low Density zone, and the responses received from the community, on 7 December 2012 the LEP 2012 was gazetted with the subject area zoned R3 Medium Density Density, with a maximum height of 12 metres and a FSR of 1.0:1 and 1.2:1.

4.1 COMMUNITY AND DOP RESPONSE

Following the gazettal of the LEP 2012 and the zoning the subject area as R3 Medium Density Residential, a number of representations were received from land owners expressing concern at the suitability of the zoning.

On 14 September 2013, the Executive Director Planning Operations at DoPE, Mr Neil McGaffin, carried out a site inspection of the subject area with local residents. At the time, Mr McGaffin expressed sympathy for an R2 Low Density Residential zone.

On 16 October 2013, a notice of motion to Council noted Mr McGaffin's agreement with the R2 Low Density Residential zone. The report stated, inter alia:

On Saturday 14 September Mr Neil McGaffin, Executive Director Planning Operations, walked the rezoned streets of Peakhurst. After listening to the residents express their concerns about the issues that would be caused by the building of three storey unit blocks in this quiet residential area – street congestion with regard to parking and thoroughfare of traffic, not fitting with current streetscape, more pressure on existing infrastructure (which is already overburdened) to name but a few, Mr McGaffin agreed the rezoning of the area from R2 to R3 was inappropriate. He subsequently advised the residents to make a submission to HCC to override the changes made by the Planning Department as part of the 2012 LEP.

At that meeting on 16 October 2013, Council resolved to inter alia:

Advise the Department of Planning and Infrastructure that it supports the representations made by residents opposing the change of zoning for certain land in Peakhurst to R3 Medium Density Residential and seek confirmation that the Minister for Planning will support a change back to R2 Low Density Residential through a Planning Proposal.

On 10 December 2013 the Minister for Planning and Infrastructure advised Council that if it choose to submit a Planning Proposal to rezone the land to low density residential, the proposal would need to demonstrate the planning merit for changing the current zoning.

4.2 Planning Proposal Resolution

On 5 February 2014, Council resolved to prepare a Planning Proposal to amend the Hurstville LEP 2012 by changing the zoning of the land currently zoned R3 Medium Density Residential to R2 Low Density Residential stating inter alia:

THAT Council resolve to prepare a Planning Proposal under Section 55 of the Environmental Planning and Assessment Act 1979 to amend Hurstville Local Environmental Plan 2012 by changing the zoning of land currently zoned R3 Medium Density Residential to R2 Low Density Residential and bounded by Forest Road, Bonds Road, Trafalgar Street, Gover Street, Lawrence Street, Peakhurst Park and Jacques Avenue, Peakhurst.

THAT Council commission external professional planning advice to prepare a comprehensive evidenced based Planning Proposal for the above amendment to zoning.

THAT Council forward the Planning Proposal to the Minister for a Gateway Determination under Section 56 of the Environmental Planning and Assessment Act 1979 when completed.

THAT Council resolve that the Planning Proposal be placed on public exhibition in accordance with the Gateway Determination, if approved by the NSW Department Planning and Infrastructure.

Following a competitive tender, Council engaged GSA Planning to prepare this Planning Proposal for the proposed amendment to the zoning in the Hurstville LEP 2012.

5.0 JUSTIFICATION FOR PLANNING PROPOSAL

This Section of the Planning Proposal sets out the case for amending the Hurstville LEP 2012. The DoPE Guide to Preparing Planning Proposals outlines the overarching principles relating to the Justification section.

The Guide outlines that firstly, the level of justification should be proportionate to the impact of the Planning Proposal. Secondly it provides that not all questions in the guide may be relevant and those not relevant need not be addressed. Lastly, it outlines that the level of justification in the Planning Proposal should be sufficient to allow a Gateway determination to be made with confidence that the LEP can be completed within a reasonable timeframe.

In our opinion, the five (5) key points that justify the rezoning the subject land to R2 Low Density Residential include:

1. The subject area has had a long history of being designated for Low Density Residential and the existing built form and road network would suggest that a R2 Low Density Residential zone is still appropriate;
2. Medium Density is more appropriately located within walking distance of nodal points and the subject area is outside the designated walking catchment area of the Riverwood rail station;
3. The R2 Low Density Residential zone permits a wide range of residential uses that reflect the general character of the locality and provide for a density that is likely to be more compatible with the existing road network;
4. There are areas within the Hurstville LGA in close proximity to public transport nodal points that are better suited to medium and high residential zoning, in particular, the Hurstville City Centre has the capacity to meet the demand for medium density for Hurstville; and
5. The Planning Proposal is consistent with the Draft Metropolitan Strategy, the South Sub-Regional Strategy, and also the Local Urban Planning Strategy.

These key points that justify the rezoning will now be considered in responding to each of the questions identified in the DoPE Guide.

5.1 QUESTIONS TO CONSIDER WHEN DEMONSTRATING THE JUSTIFICATION

Question 1 Is the Planning Proposal a result of any strategic study or report?

This Planning Proposal is the direct result of Council's resolution on 5 February 2014 to rezone the subject area from R3 Medium Density Residential to R2 Low Density Residential. This resolution has been prompted by Council's longstanding position on the subject area and numerous representations from owners and residents concerned with the R3 zone. The resolution states, inter alia:

Council resolve to prepare a Planning Proposal under Section 55 of the Environmental Planning and Assessment Act 1979 to amend Hurstville Local Environmental Plan 2012 by changing the zoning of land currently zoned R3 Medium Density Residential to R2 Low Density Residential and bounded by Forest Road, Bonds Road, Trafalgar Street, Gover Street, Lawrence Street, Peakhurst Park and Jacques Avenue, Peakhurst.

This resolution has prompted the preparation of this evidence based Planning Proposal.

Question 2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, the Planning Proposal is the only means of achieving the stated objective to rezone the subject area from R3 Medium Density Residential to R2 Low Density Residential, in accordance with Council's resolution. The intended outcomes are to rezone the subject area to R2 Low Density Residential, amend the FSR to 0.6:1; and amend the height of buildings standard to 9m.

There is no alternative method other than a Planning Proposal to achieve the rezoning of the subject area and alteration to development standards applying to the subject area. In this instance, the Planning Proposal utilises zones and development standards that already form part of the Hurstville LEP 2012 and the required amendments will relate only to mapping.

5.1.1 RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

Question 3 Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Metropolitan Strategy and exhibited draft strategies)?

Yes, in our opinion the proposal is consistent with the objectives of the Metropolitan Plan for Sydney 2036 (Metropolitan Plan 2036) and the Draft Metropolitan Strategy for Sydney to 2031 (draft Metropolitan Strategy 2031). The majority of the subject area is outside a centre identified in these state strategies and for the most part, located outside a reasonable 800m walkable catchment from Riverwood Railway Station.

The proposal is not likely to compromise the ability for Hurstville LGA to meet its new dwelling targets. The draft Hurstville City Centre LEP will facilitate an increase in the number of dwellings in and around the City Centre, which is likely to accommodate all of the Hurstville LGA dwelling targets. Accordingly, the reduction in density on the subject area is of minor significance and not likely to have an adverse impact on the provision of residential accommodation in the Hurstville LGA.

The R2 Low Density Residential zone permits a variety of residential accommodation types including dwelling houses, dual occupancies, multi dwelling housing, semi-detached dwellings and attached dwellings. As indicated, the land use survey revealed that the majority of existing housing stock within the study area comprises detached dwelling houses. A number of these were identified to be in a fair or lesser condition, which would suggest there is some potential for an increase in density through the redevelopment of these sites for multiple dwellings, dual occupancies or semi-detached dwellings.

The Hurstville Development Control Plan 1 (DCP 1) requires a site area of 315m² per dwelling for zoned R2 Low Density Residential. There are a number of allotments within the subject area that exceed 630m² and have redevelopment potential. Opportunities also exist for lot amalgamations and the redevelopment of these land parcels to achieve an appropriate increase in density.

In our opinion, the permissibility of these varying dwelling types will cater for existing and future housing needs in the area and will allow for an appropriate increase in density as sites are redeveloped.

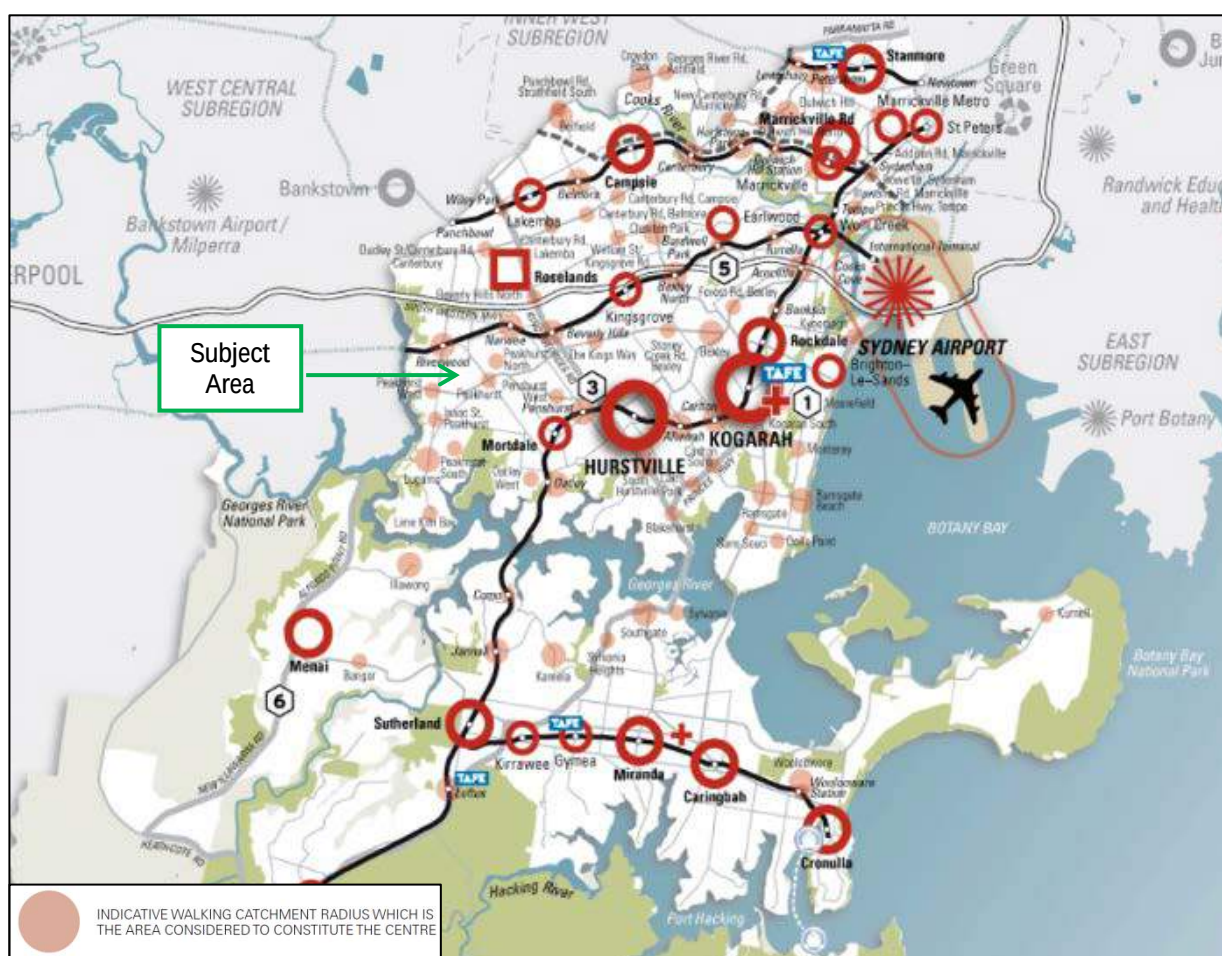
A detailed assessment of the proposal against the Metropolitan Plan 2036 and the draft Metropolitan Strategy 2031 has been included in the following sections.

Metropolitan Plan for Sydney 2036 - South Sub-Regional Plan

The Metropolitan Plan 2036 was released in December 2010. This plan identifies the subject area as being within the South Sub Region (see Figure 11).

The South Sub-Regional Plan identifies a number of key directions which relate to the subject area. In our opinion the relevant key directions are to “strengthen Hurstville’s commercial centre” and “identify and investigate renewal areas for the south”. In addition, the South Sub-Regional plan seeks to generate 29,000 new jobs and create 35,000 new dwellings, of which, 3,000 new jobs and 4,100 new dwellings are identified as being within the Hurstville LGA.

The South Sub-Regional Plan states that “Hurstville is a key retail and service centre as well as offering a mix of low, medium and high density housing choices.” The South Subregional Plan also “aims to encourage growth of employment and housing close to centres and existing infrastructure”.



Source: NSW Planning and Environment

Figure 11: Centres and Corridors in South Sub-Regional Plan

Response: The majority of the subject area is located outside of a 800m catchment of the Riverwood Centre, which is identified as a Small Village in the Metropolitan Plan 2036. In our opinion, the subject area is outside a reasonable walking distance of this centre and the respective railway station. Whilst bus services operate, their frequency and efficiency varies throughout the subject area. It is therefore likely that private motor vehicles are the primary means of travel for residents and visitors.

The subject area is not identified as a Major Centre or Town Centre in Metropolitan Plan 2036 and only a very minor area of the subject area, confined to the southeast is located within close proximity to the Peakhurst Neighbourhood Centre. This centre is a low order centre in the hierarchy and is not accessible via a railway station.

The proposal is not likely to compromise the ability of Hurstville LGA to meet their additional dwelling targets set in Metropolitan Plan 2036, which can be accommodated in and around the Hurstville City Centre and within other rail based centres in the Hurstville LGA. The centres in the Hurstville LGA, identified in the Sub-Regional Plan with rail as a nodal point include:

- Mortdale (Village);
- Penshurst (Small Village);
- Riverwood Centre (Small Village);
- Beverly Hills Centre (Small Village); and
- Narwee (Small Village).

The land around these centres is primarily zoned R3 Medium Density Residential or B2 Local Centre in the Hurstville LEP 2012. With immediate access to high frequency public transport, notably railway stations, these centres are considered more appropriate locations for medium density housing than the subject area.

To accommodate for an increase in the number of dwellings and employment opportunities in the Hurstville LGA, the LEP 2012 increased the building height and FSR standards in the Riverwood and Penshurst Centres. The LEP 2012 provides controls to sites within the Riverwood Centre an FSR of 2:1 or 3:1 and a maximum height of 18m or 24m. Similarly, sites within the Penshurst Centre are provided with an FSR of 2:1 or 3:1 and a maximum height of 15m or 19m.

Owing to the permissibility of 'shop top housing' in the B2 Local Centre and the relatively small scale of existing development, it is our opinion that sites within these centres are likely be redeveloped for mixed use in the future. The redevelopment of these sites with buildings of a height and scale permitted in the LEP 2012 will further assist the Hurstville LGA in meeting its housing targets.

In addition to the centres with rail access identified above, the draft Hurstville City Centre LEP 2014 will also facilitate an increase in the number of dwellings within Hurstville City Centre. The majority of the City Centre is proposed to be zoned Mixed Use, which provides opportunities for high density residential and commercial development. It is likely that the dwelling targets will be met within the Hurstville City Centre, without the need for additional residential development elsewhere in the LGA. This statement is supported by the report to Council on 10 December 2013, prepared by Strategic Planning Staff that states, inter alia:

The draft Hurstville LEP (Hurstville City Centre) 2014 provides increased dwelling and employment capacity which will satisfy the targets set in the draft South Subregional Strategy. Additional dwelling and employment capacity has been included in the Hurstville LEP 2012 (gazetted 7 December 2012) which applies to the remainder of the LGA to ensure a variety of employment and housing opportunities and the viability of the smaller local commercial centres in Hurstville.

As the draft South Sub-Regional Strategy provides similar dwelling and job targets as Metropolitan Plan 2036, the reduction in density on the subject areas is of minor significance and not likely to have an adverse impact on the provision of residential accommodation in the Hurstville LGA.

Finally, the proposal will not compromise the employment objectives or job creation targets as the land is currently zoned for residential. Similar to the current zoning, the R2 Low Density Residential zone permits small scale commercial uses, which include but are not limited to Child care centres and Health consulting rooms.

Draft Metropolitan Strategy for Sydney to 2031

The draft Metropolitan Strategy 2031 was released in March 2013 and identifies the subject area as being within the South Subregion (refer Annexure F). The relevant objectives of the draft Metropolitan Strategy 2031 and the sub-regional strategies will now be considered.

The draft Metropolitan Strategy 2031 is built around achieving five key outcomes for Sydney which are stated, inter alia:

- Balanced growth;
- A liveable city;
- Productivity and prosperity;
- Healthy and resilient environment; and
- Accessibility and connectivity.

To support a liveable Sydney, the relevant objectives identified in the draft Metropolitan Strategy 2031 that need to be considered include inter alia:

- Objective 2: Strengthen and grow Sydney's centres;
- Objective 5: Deliver new housing to meet Sydney's growth; and
- Objective 6: Deliver a mix of well-designed housing that meets the needs of Sydney's population.

Response: In our opinion, the planning proposal will not compromise these objectives as the subject area is not located within an identified centre. The permissible uses within the R2 Low Density Residential zone provides for dual occupancies, multi dwelling housing, semi-detached dwellings, attached dwellings and dwelling houses. As indicated, the land use survey suggests that there is some potential for the redevelopment of sites within the study area.

The draft Metropolitan Strategy 2031 divides the city into sub regions. The Hurstville LGA is contained within the South Sub-region. The draft Sub-Regional Strategy also deals with growth of jobs and housing, setting target for increases in both areas. Across the South Sub-region, there is a required increase of 43,000 jobs and 42,000 homes.

Response: As indicated, the draft City Centre LEP 2014 provides for increased dwelling and employment capacity which will satisfy the targets set in the draft South Subregional Strategy. It is unlikely that the proposal will compromise the achievement of these targets.

The Metropolitan priorities for the South Sub-Region considered relevant to this planning proposal include inter alia:

- Enhance the subregion's role in housing and jobs delivery through urban renewal around Major Centres and accessible local centres, while maintaining the values of Sydney's fringing bushland, coast and waterways.
- Facilitate re-development for more intense housing in appropriate existing areas, particularly in and around centres on the Strategic Transit Network which includes the Illawarra and Airport and East Hill Lines.

Response: In response to the Metropolitan priorities, the subject area is not located in or around an accessible local centre or a strategic transit network. The nearest local centre to the subject area is Riverwood, which is located on the Illawarra and Airport line, located approximately 500m and 1.5km to the north. The majority of the subject area is outside a reasonable 800m walking distance.

In our opinion the subject area is not readily accessible via the strategic transit network identified in the Draft Metropolitan Strategy 2031. The majority of residential land within the surrounding area is provided with a similar level of public transport infrastructure and has been appropriately zoned R2 Low Density Residential. Accordingly, in light of public transport infrastructure available and the surrounding low density residential zoning, the subject area is considered an inappropriate location for the R3 Medium Residential zone.

Question 4 Is the Planning Proposal consistent with a Council's local strategy or other local strategic plan?

Hurstville Community Strategic Plan 2021

Yes, the Hurstville Community Strategic Plan 2021 (Strategic Plan) aims to set clear strategic directions and provides a blueprint for building the future of Hurstville LGA. The Strategic Plan was adopted by Council on 22 June 2011 and came into effect on 1 July 2011.

The issues and relevant strategies have been classified to align with the Quadruple Bottom Line, which includes 'Four Pillars'. These include inter alia:

- **Social and Cultural Development:** Creating a diverse, harmonious and inclusive City that provides a range of social, cultural, educational and leisure opportunities.
- **Environmental Sustainability:** Protecting and improving the City's natural and built environments and cultural assets for the health, well-being and benefit of current and future residents.
- **Economic Prosperity:** Increasing Hurstville's level of income and capital, and distributing this wealth to the community in the form of local facilities, services and jobs.
- **Civic Leadership:** A highly effective, efficient and accountable organisation which engages with the community to provide responsive and relevant services.

The Strategic Plan identifies that by 2031, Hurstville LGA will have 4,100 additional dwellings and 3,000 new jobs, in accordance with the targets set in the Metropolitan Strategy 2036. The number of dwellings within the Hurstville LGA, at the time of publication is recorded at 28,791.

Response: The planning proposal has been assessed and has been found to be consistent with the applicable State strategies. Importantly, it is not likely to compromise the achievement of the housing and employment targets, as discussed in Section 5.1.1 of this report.

The proposal supports the 'four pillars' in the Strategic Plan. Council has consistently argued for a low density zoning on the subject site and has actively responded to the residents by resolving to prepare this Planning Proposal. In preparing the proposal, community consultation has been undertaken. Furthermore, the proposal will protect the character of the area by encouraging appropriate development of a bulk and scale similar to the existing built form.

Additionally, the housing and employment targets set in the Strategic Plan are reviewed on a quarterly basis. As of September 2013, the number of dwellings within the Hurstville LGA was 30,318. This represents an increase of 1,527 dwellings from 2011 and indicates that the Hurstville LGA is on track to meet its dwelling targets. As indicated, two railway lines traverse the Hurstville LGA and a number of local centres have been developed around the respective railway stations. These have the capacity to accommodate an appropriate increase in density. In addition, the Hurstville City Centre has the potential for additional residential accommodation.

Question 5 Is the Planning Proposal consistent with the applicable State Environmental Planning Policies?

Consideration has been given to the State Environmental Planning Policies (SEPPs) that apply to the subject area. A full assessment of which SEPPs apply to the subject area is contained at Annexure C.

The majority of the SEPPs which are applicable relate to matters that would be considered as part of a development application for the subject area. The Ministerial Directions (s.117s) require consideration of some SEPPs as part of the Planning Proposal. Consideration of the s.117 directions is attached as Annexure D.

In our opinion, the Planning Proposal is consistent with the relevant SEPPs that apply to the subject area.

Question 6 Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 Directions)?

The proposal is consistent with the relevant ministerial directions that apply to the subject area. The relevant s.117 Directions include:

- 2.1 Environment Protection Zones;
- 2.3 Heritage Conservation;
- 2.4 Recreation Vehicle Areas;
- 3.1 Residential Zones;
- 3.2 Caravan Parks and Manufactured Home Estates;
- 3.3 Home Occupations;
- 3.4 Integrating Land Use and transport;
- 6.1 Approval and Referral Requirements;
- 6.2 Reserving Land for Public Purposes;
- 6.3 Subject area Specific Provisions; and,
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036.

An assessment of the proposal against the relevant s.117 directions has been undertaken and is attached as Annexure D. The conclusion from this assessment is that the proposal is consistent with the relevant s.117 directions that apply to the subject area.

In summary, the proposal is considered to be consistent with the State and Local strategies and is unlikely to compromise the Hurstville LGA from meeting their new dwelling and job creation targets. As identified by Council, these targets will be met through the planning provisions proposed in the Hurstville City Centre. Opportunities for medium density housing will continue to exist in close proximity to railway stations, particularly within the Riverwood and Penshurst Centres. As indicated, there is scope for the redevelopment of sites within the study area for multiple units, dual occupancies or semi-detached dwellings. Importantly, it is our opinion that the Planning Proposal is consistent with the relevant SEPPs and s.117 directions that apply.

5.1.2 ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

Question 7 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?

No. The subject area is within an established urban area and is not identified as having any ecological significance. On this basis, it is unlikely that any critical habitats, threatened species, populations, ecological communities or their habitats would be impacted.

If required, an assessment of the environmental impacts of any future development of the subject area would be undertaken at development application stage in accordance with the relevant provisions of the EP&A Act.

Question 8 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

There are not likely to be any environmental impacts as a result of the proposal. Any issues associated with the subject area are likely to be minor and manageable at the DA stage.

As outlined, the subject area is located within an existing urban area that predominately comprises a mix of low density residential development, including dwelling houses, semi-detached dwellings and multi dwelling housing. The proposal will retain the residential character of the area any development application would be assessed against the objectives for the R2 Low Density Residential zone which emphasise the importance of maintaining residential amenity.

At 9m and 0.6:1, the proposed Building Height and FSR Development Standards will provide for a bulk and scale that is comparable to the surrounding area. These standards will assist in protecting the amenity of existing and future residents.

In addition to the development standards, environmental built form issues will be dealt with by way of the DCP 2012.

In summary, the objectives for the R2 Low Density Residential zone emphasise the need to ensure a high level of residential amenity is achieved and maintained. In our opinion the reduction in bulk and scale is likely to assist in the preservation of high levels of amenity for existing and future residents. Finally, applications for development will be addressed at DA stage and are likely to be minor and manageable.

Question 9 Has the Planning Proposal adequately addressed any social and economic effects?

No identified items of Aboriginal cultural heritage are identified in or around the subject area. The Hurstville LEP 2012 identifies St Mary and St Joseph's Coptic Orthodox Church on the Statutory Heritage List. This is located at Nos. 800 - 802 Forest Road and is described as Lot 1 in DP 196789 and Lot 376 in DP 36537 As the heritage item is within an existing urban area that is currently zoned for residential, it is our opinion that the Planning Proposal will not adversely impact the cultural heritage values of this item.

In our opinion the Planning Proposal is unlikely to adversely affect the existing retail centres as the residential use of the subject area is to be retained. The subject area predominantly comprises single dwelling houses which have the potential to be redeveloped for semi-detached, attached and multi-unit housing under the R2 Low Density Residential zone. It is our opinion that redevelopment of this nature will provide for an appropriate increase in density. Accordingly, it is unlikely the existing retail centres would be adversely affected.

In summary, the subject area is within an established urban area and is not identified as having any ecological significance. The R2 Low Density Residential zone and the DCP 2012 provides for the protection of high level of residential amenity. As the proposal is for residential, it is unlikely that any items of cultural heritage significance would be affected.

5.1.3 STATE AND COMMONWEALTH INTERESTS

Question 10 Is there adequate public infrastructure for the Planning Proposal? Yes. The proposal is within an existing urban area and is currently zoned for residential. The subject area is provided with electricity, telephone connections and water and sewer capability.

In respect of public transport infrastructure, the majority of the subject area is located outside an 800m a reasonable walkable distance from Riverwood Railway Station. It is therefore unlikely that many patrons would walk to this station from the subject area.

The subject area is characteristic of a low density residential area in that bus services are the primary means of public transport. The subject area is moderately served by bus routes; however access varies throughout subject area. With the exception of the Metrobus Route that runs along Forest Road, bus services depart on average every 30 minutes during off-peak and every 15 minutes during peak.

It is evident from the visiting the subject area that the primary means of travel is by car. The overwhelming majority of dwellings are provided with parking provision for two (2) or more vehicles, reducing the overall demand for on street parking. In contrast, the DCP 2012 requires that residential flat buildings provide one space per one (1) or two (2) bedroom unit and two (2) spaces for a three (3) bedroom unit. It is our opinion that this parking provision is inadequate for residential flat buildings in an area with moderate public transport access, such as the subject area. Consequently, residents and their visitors are likely to utilise on street parking.

At 7.5 metres, the road carriage widths in the subject area are relatively narrow and in our opinion, likely to be more compatible with an R2 Low Density Residential zone. Due to the width of the road reserves, there are limited opportunities for road widening in the subject area. It may also be difficult to use Section 94 contributions to upgrade the road network so that it could safely accommodate both an increase in traffic generation and on street parking. Accordingly, having reviewed the existing road network, in our opinion an R2 Low Density Residential Zone is the most appropriate zoning for the subject area.

Accordingly, the R2 Low Density Residential zone, which provides for low density residential development is considered the most appropriate zoning for the subject area, particularly given the availability of public transport and the road carriageway width.

Question 11 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

The proposal will be referred to relevant State and Commonwealth authorities as part of the public exhibition period and in accordance with any Gateway determination. It is our opinion that the proposal is not likely to adversely impact on the interest of any State or Commonwealth authority.

Executive Director Planning Operations at DoPE, Mr Neil McGaffin, has carried out a site inspection of the subject area with local residents. At the time, Mr McGaffin expressed sympathy for a R2 Low Density Residential zone and agreed that the rezoning of the area from R2 Low Density Residential to R3 Medium Density Residential was inappropriate.

In addition, the Minister for Planning Infrastructure, the Hon Brad Hazzard has provided a response to Council with regard to a request asking if he would support a change in the zoning. The Minister's response, dated 6 December 2013 stated that if Council chose to submit a Planning Proposal to rezone from R3 Medium Density Residential to R2 Low Density Residential, the proposal would need to demonstrate the planning merit for changing the current zoning.

In our opinion, this Planning Proposal provides sufficient justification for the rezoning and is well founded.

Development Approvals

We have been advised that a number of development applications for residential flat buildings have been lodged within the study area. We are also advised that five (5) development consents have been granted for residential flat buildings. This still remains a small percentage of the total number of sites in the study area and in our opinion does not undermine the fundamental arguments outlined in this Planning Proposal.

In summary, it is our opinion that R2 zoning is the most appropriate zoning for the subject area given the public transport provision available within and around the subject area. The evidence suggests that the nearest railway station is approximately 500 to 1.5km from the subject area. Consequently, access to the site is predominantly facilitated by cars. The road carriageways within the subject site are relatively narrow and in our opinion likely to be more suited to the R2 Low Density Residential Zone. It may also be difficult to use Section 94 contributions to upgrade the road network to allow for an increase in traffic generation and on street parking. It is noted that five (5) development consents for residential flat buildings have been granted in the study area. This remains a relatively small proportion of the total number of sites.

6.0 COMMUNITY CONSULTATION

This section outlines the initial community consultation that has been undertaken as part of the preparation of this Planning Proposal and also details consultation that will be undertaken following the Gateway determination.

6.1 PRELIMINARY CONSULTATION

As part of the preparation of the Planning Proposal, community consultation has also been undertaken with property owners and residents within the subject area. A summary of the representations and submissions received is included in Appendix F.

On 13 May 2014 an explanatory letter was sent out inviting all property owners and residents within the subject area to attend a community consultation meeting at the Hurstville Entertainment Centre. The purpose of this meeting was to provide information on the Planning Proposal and seek the communities input on this.

On 27 May 2014 the community consultation meeting was attended by approximately 60 people. The attendees included long-standing owners; residents; and developers that had recently acquired properties within the subject area. Following a brief presentation by GSA Planning and Council Staff, the attendees were given the opportunity to speak on the Planning Proposal.

A total of 17 representations were made at this meeting. Of these, seven (7) spoke in support of the Planning Proposal, six (6) did not support the Planning Proposal and four (4) were considered neutral.

Responses to the Planning Proposal were mixed, with the majority of long-standing owners and residents firmly in support of Planning Proposal. The comments can generally be summarised into six (6) key points. These include:

- **Traffic, Parking and Road Safety** – Increase in traffic arising from increased density. Inability of existing road network to cater for this traffic or the requirements of public transport. Narrow streets could not accommodate an increase in street parking;
- **Residential Amenity** – Primarily related to overshadowing, privacy and noise impacts;
- **Residential Character** – Loss of existing streetscape character through the construction of four (4) storey RFB;
- **Infrastructure and Flooding** – Concerns that part of the subject area floods and this would be exacerbated. Infrastructure, particularly public transport was inadequate to cater for demands resulting from residential flat buildings.
- **Property Values** – Decrease in property value if rezoned R2 Low Density Residential.
- **Property Contracts** – Properties were under contract and concerned that the developers would walk away if they did not get development consent for the residential flat buildings proposed.

Some property owners and residents took the opportunity to make written and verbal submissions. From 13 May 2014 to 18 July 2014 (inclusive), GSA Planning received seven (7) phone calls. Of these, three (3) were in support and four (4) did not support the proposal.

A total of twelve (12) written submissions have also been received during this period. Nine (9) submissions were in support and three (3) did not support the Planning Proposal.

6.2 CONSULTATION TO BE UNDERTAKEN

The DoPE has a Guide to Preparing Planning Proposals. This Guide identifies that a Planning Proposal should specify the community consultation that is to be undertaken. This section will confirm the public consultation that will be undertaken by Council following the Gateway determination.

Council will then consult with all Government agencies as required by the Gateway which may include, but is not necessarily limited to DoPE; Office of Environment and Heritage; Roads and Maritime Services; Transport for NSW; and Housing NSW.

Council would also place the Planning Proposal on public exhibition for 28 days, in accordance with relevant legislation or as otherwise directed by the Gateway. The planning proposal would be advertised in the local *St George and Sutherland Leader*. Council would also display the proposal at Council venues, as well as making it publically available on their website. All land owners, residents and stakeholders within or adjoining the subject area would be notified of the proposal by mail. The Gateway will determine if a public hearing is required for this proposal.

In summary, the Planning Proposal would be placed on exhibition for 28 days in accordance with the relevant legislation or as otherwise directed by Gateway. The responses received from the preliminary community consultation were mixed. It would appear that long term residents and current owners support the Planning Proposal, whilst owners who are in the process of selling and developers that have recently acquired (or in the process of acquiring) properties did not support the Planning Proposal.

7.0 PLANNING PROPOSAL TIMELINE

This section will outline an indicative timeframe in respect of this Planning Proposal, following the Gateway determination.

It is anticipated that this Planning Proposal would be referred to DoPE for Gateway Determination in August 2014. Following the Gateway Determination, Council would process the application and liaise with relevant Government agencies as required.

The 28 day public exhibition period is expected to occur in January and/or February 2015. Following the exhibition period, Council would consider the public submissions received. A report on the submissions, including any recommended amendments to the Planning Proposal would then be presented for consideration at a Council Meeting. It is anticipated that the Planning Proposal would be endorsed by Council and forwarded to DoPE for finalisation in April 2015. The LEP amendment would then be finalised by either the Minister or by Council under delegation.

An indicative timeline for this Planning Proposal is summarised in the table below (see Table 3).

TABLE 3: INDICATIVE TIMELINE FOR THE PLANNING PROPOSAL	
Plan Making Step	Estimated Completion Date
Referral to DoPE for Gateway Determination	August 2014
Gateway Determination (Anticipated)	October 2014
Completion of Technical Assessment	December 2014
Government Agency Consultation	January - February 2015
Public Exhibition Period	February 2015
Public Hearing (if required)	February 2015
Submissions Assessment	March 2015
Responsible Planning Authority (RPA) Assessment of Planning Proposal and Exhibited Outcomes (Report to Council)	March 2015
Submission of Endorsed LEP to DoPE for Finalisation	April 2015
RPA Decision to Make the LEP Amendment (if delegated)	April 2015
Forwarding of LEP Amendment to DoPE for Notification (if delegated)	May 2015

In the consideration of other Planning Proposals, it is likely that this proposal will take approximately ten (10) months to complete from the date of referral to DoPE. Once an amendment to the LEP 2012 is made and published in the Government Gazette, the subject area would be zoned R2 Low Density Residential.

8.0 CONCLUSION

This Planning Proposal is to amend the Hurstville LEP 2012 to zone the subject area R2 Residential Low Density. In requesting this rezoning, it is noted that the subject area has had planning controls that have facilitated low density residential development until the most recent change in 2012 to R3 Medium Density Residential, which was facilitated by the DoPE. Council has consistently argued for a low density zoning and residential dwellings as being appropriate given the context and location of the subject area.

In our opinion, the justification for the subject area to be zoned R2 Low Density Residential can be summarised in the following reasons:

1. The subject area has had a long history of being designated for Low Density Residential and the existing built form and road network would suggest that a R2 Low Density Residential zone is still appropriate;
2. Medium Density is more appropriately located within walking distance of nodal points and the subject area is outside the designated walking catchment area of the Riverwood rail station;
3. The R2 Low Density Residential zone permits a wide range of residential uses that reflect the general character of the locality and provide for a density that is likely to be more compatible with the existing road network;
4. There are areas within the Hurstville LGA in close proximity to public transport nodal points that are better suited to medium and high residential zoning, in particular, the Hurstville City Centre has the capacity to meet the demand for medium density for Hurstville;
5. The Planning Proposal is consistent with the Draft Metropolitan Strategy, the South Sub-Regional Strategy, and also the Local Urban Planning Strategy.

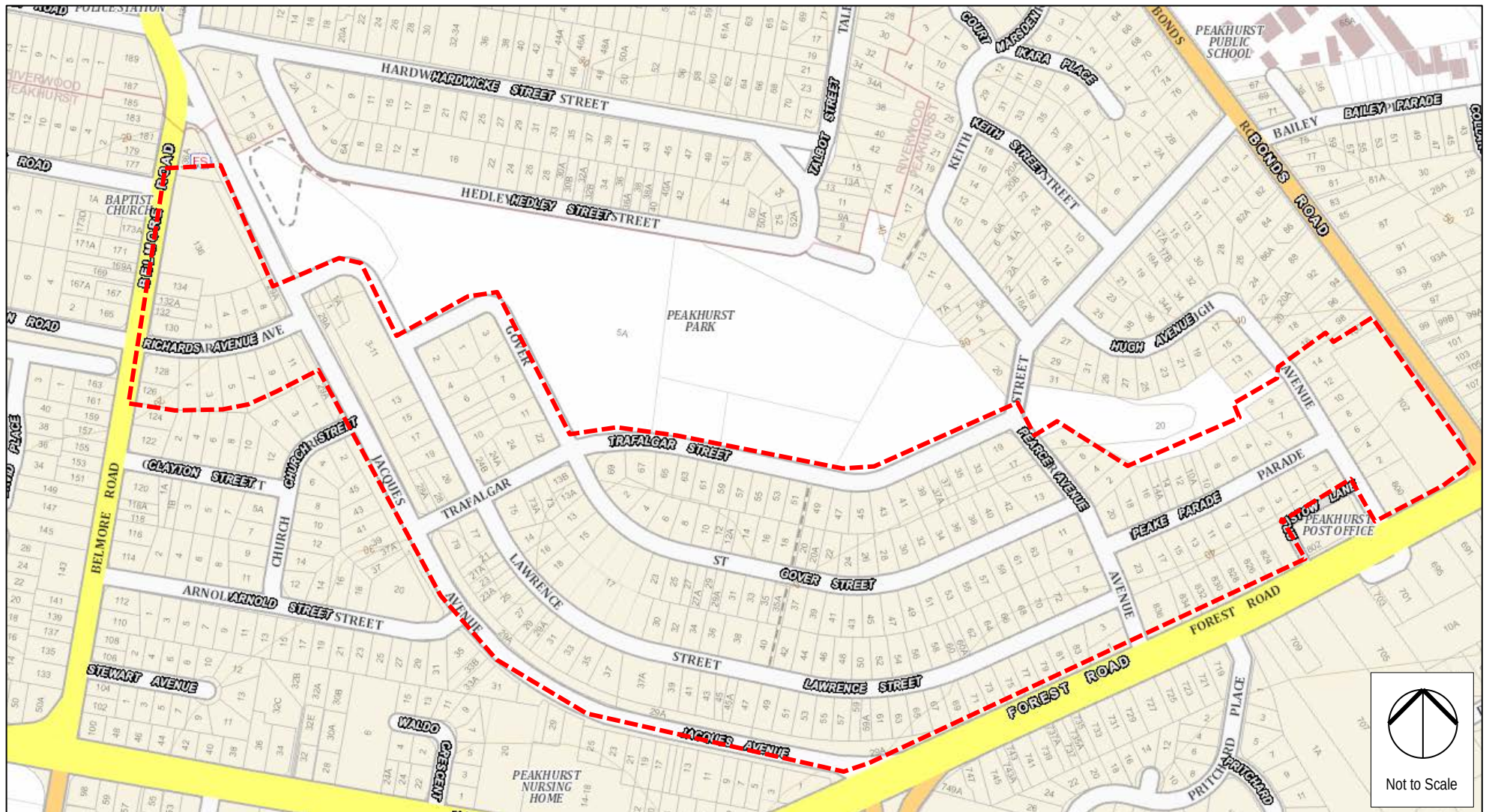
This Planning Proposal has been prepared in accordance with the DoPE's "Guide to Prepare Planning Proposals" and, in our submission, is consistent with the provisions in that document. Five (5) development consents for residential flat buildings have been granted at the time of preparing this report. This remains a small proportion of the total number of sites within the study area and in our opinion does not undermine the fundamental arguments contained in this Planning Proposal.

There are five (5) annexures that accompany this report which include the Land Use Survey relating to the subject area; the existing and proposed land use zoning, floor space ratio and height of buildings maps; the consideration of SEPPs; and assessment of the relevant s.117 Directions; and a summary of the feedback received from the community.

In conclusion, in our opinion, there are a number of compelling reasons why the subject site should revert to planning controls that provide for residential low density accommodation. Council has consistently argued that the subject area is unsuitable for medium density and that there are other more suitable locations for medium density within the Hurstville City Centre. Accordingly, this Planning Proposal is submitted to Council, and the DoPE, requesting an amendment to the Hurstville LEP 2012 that provides for a R2 Low Density Residential zone for the subject area.

ANNEXURE A: LAND USE SURVEY

LAND USE SURVEY



(Source: SIX Maps, June 2014)

 Subject Site

BONDS ROAD

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m).	CONDITION	COMMENTS
	102	Residential Flat Building	1 and 2	Brick Dwellings Tiled Roof	47 & 139	Good	37 Dwellings

BELMORE ROAD

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m).	CONDITION	COMMENTS
	126	Dwelling House	1	Contemporary Rendered Brick Dwelling Tiled Roof	18	Good	
	128	Dwelling House	1	Brick Dwelling Tiled Roof	24 & 29	Good	
	130	Dwelling House	1	Brick Dwelling Tiled Roof	18 & 36	Good	
	132	Semi-Detached Dwelling	2	Contemporary Rendered Brick Dwellings Tiled Roof	18	Good	

BELMORE ROAD

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m).	CONDITION	COMMENTS
	134	Dwelling House	1	Brick Bungalow Tiled Roof	18	Good	
	136	Residential Flat Building	2	Brick Developments Tiled Roof	31 & 94	Good	38 Dwellings Frontage to Jacques Ave

FOREST ROAD

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m).	CONDITION	COMMENTS
	800	Place of Worship	1	Painted Brick Development Tiled Roof	40 & 41	Good	St Mary's & St Joseph's Coptic Orthodox Church
	824	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	16	Fair	
	826	Dwelling House	1	Unable to assess due to excessive vegetation	17	Unable to assess due to excessive vegetation	Excessive vegetation within front setback
	828	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	16	Fair	

FOREST ROAD

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m).	CONDITION	COMMENTS
	830	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	16	Fair	
	832	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	16	Fair	
	834	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	19	Good	
	836-838	Commercial	1	Carwash Development Colourbond Roof	33 & 41	Good	

GOVER STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	1	Multi-Dwelling Housing	2	Contemporary Brick Dwellings Colourbond Flat Roof	28	Good	Ten (10) Dwellings Under Construction – Nearing Completion
	2	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	26	Fair	
	3	Dwelling House	2	Interwar Weatherboard Bungalow Tiled Roof	21 & 26	Fair	DA2013/0268– 3 Storey Residential Flat Development at 3-7 Gover Street Sold
	4	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	21	Fair	

GOVER STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	5	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	23	Poor	DA2013/0268– 3 Storey Residential Flat Development at 3-7 Gover Street
	6	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	21	Fair	
	7	Dwelling House	1	Rendered/Brick Bungalow Tiled Roof	17	Good	DA2013/0268– 3 Storey Residential Flat Development at 3-7 Gover Street
	8	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	20	Fair	

GOVER STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	9	Dwelling House	2	Contemporary Brick Dwelling Tiled Roof	17	Good	
	10	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	17	Poor	
	11	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	22	Poor	
	12 12A	Semi-Detached Dwellings	2	Contemporary Rendered Brick Dwellings	17	Good	Fencing at front boundary

GOVER STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	13	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	18	Poor	
	13A & 13B	Semi-Detached Dwellings	2	Contemporary Brick Dwelling Tiled Roof	26 and 24	Good	
	14	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	17	Fair	
	15	Dwelling House	1	Contemporary Brick Dwelling	15	Good	

GOVER STREET

	16	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	18	Fair	
	17-21	Multi-Dwelling Housing	2	Brick Dwellings Tiled Roof	46	Good	39 Dwellings Balconies fronting street Access from Lawrence Street
	18	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	17	Good	
	20 20A	Semi-Detached Dwellings	2	Contemporary Rendered Brick Dwellings	19	Good	

GOVER STREET

	22	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	17	Good	DA2014/0088– 3 Storey Residential Flat Development at 22-24 Gover Street
	23-25	NA	NA	NA	17	NA	DA2013/0130– 3 Storey Residential Flat Development at 23-25 Gover Street
	24	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	19	Fair	DA2014/0088– 3 Storey Residential Flat Development at 22-24 Gover Street
	26	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	19	Good	DA2014/0862– 3 Storey Residential Flat Development at 26-28 Gover Street

GOVER STREET

	27 & 27A	Semi-Detached Dwelling	2	Contemporary Rendered Brick Dwelling Tiled Roof	16	Good	
	28	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	18	Good	DA2014/0862– 3 Storey Residential Flat Development at 26-28 Gover Street
	29A & 29B	Semi-Detached Dwelling	2	Contemporary Rendered Brick Dwelling	17	Good	Fencing at front boundary
	30	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	19	Good	New Roof

GOVER STREET

	31	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	17	Fair	
	32	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	17	Poor	
	33	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	16	Fair	
	34	Dwelling House	1	Interwar Weatherboard Bungalow Colour bond Roof	16	Good	

GOVER STREET

	35 & 35A	Semi-Detached Dwellings	2	Contemporary Rendered/Brick Dwellings	20	Good	
	36	Dwelling House	1	Interwar Weatherboard Bungalow Colour bond Roof	16	Good	Renovated
	37	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	16	Fair	DA2013/0293– 3 Storey Residential Flat Development at 37-41 Gover Street
	38	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	15	Good	Renovated DA2013/0400– 3 Storey Residential Flat Development at 38-40 Gover Street

GOVER STREET

	39	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	17	Fair	DA2013/0293– 3 Storey Residential Flat Development at 37-41 Gover Street
	40	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	15	Fair	DA2013/0400– 3 Storey Residential Flat Development at 38-40 Gover Street
	41	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	15	Good	DA2013/0293– 3 Storey Residential Flat Development at 37-41 Gover Street
	42	Dwelling House	1	Contemporary Rendered Dwelling Tiled Roof	24	Good	

GOVER STREET

	43	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	15	Fair	
	45	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	15	Fair	
	47	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	15	Fair	
	49	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	16	Fair	

GOVER STREET

	51	Dwelling House	1	Brick Dwelling Tiled Roof	15	Poor	
	53	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	17	Poor	
	55	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	17	Poor	
	57	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	18	Fair	Extensive vegetation within the front setback

GOVER STREET

	59	Dwelling House	1	Brick Dwelling Tiled Roof	17	Good	
	61-63	Multi Dwelling Housing	2	Contemporary Brick Dwellings Colourbond Roof	38	Good	Five (5) Dwellings

HUGH AVENUE

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m).	CONDITION	COMMENTS
	1	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	17 & 35	Poor	
	2	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	14	Good	
	3	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	17 & 33	Good	For sale
	4	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	16	Poor	

HUGH AVENUE

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m).	CONDITION	COMMENTS
	5	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	17 & 29	Fair	
	6	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	16	Good	
	7	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	18	Good	Extensive vegetation within setback area

HUGH AVENUE

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m).	CONDITION	COMMENTS
	8	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	16	Fair	Front fence and vegetation within setback area
	9	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	17	Fair	Extensive vegetation within front setback
	10	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	16	Good	Brick garage addition
	12	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	18	Good	Extensive vegetation within front setback

HUGH AVENUE

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m).	CONDITION	COMMENTS
	14	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	20	Fair	
	16	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	18	Good	

LAWRENCE STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	1 & 1A	Semi-Detached Dwellings	2	Contemporary Rendered/Brick Dwelling Tiled Roof	19	Good	Fencing at front boundary
	3-11	Multi Dwelling Housing	2	Contemporary Brick Dwellings Tiled Roof	17 and 104	Good	Ten (10) Dwellings
	4	Dwelling House	2	Interwar Weatherboard Bungalow Tiled Roof	22	Good	Renovated Second storey addition DA2013/0252– 3 Storey Residential Flat Development at 4-6 Lawrence Street
	6	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	17	Poor	DA2013/0252– 3 Storey Residential Flat Development at 4-6 Lawrence Street

LAWRENCE STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	8 & 8A	Semi-Detached Dwellings	2	Contemporary Brick Dwellings Tiled Roof	17	Good	
	10	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	21	Poor	
	13	Dwelling House	1	Brick Dwelling Tiled Roof	18	Good	
	14	Dwelling House	2	Contemporary Rendered Brick Dwelling Tiled Roof	16	Good	

LAWRENCE STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	15	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	17	Poor	
	16	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	15	Fair	
	17	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	19	Poor	
	18	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	18	Poor	

LAWRENCE STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	19	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	19	Fair	
	21& 21A	Semi-Detached Dwellings	2	Contemporary Brick Dwellings Tiled Roof	18	Good	
	23 & 23A	Semi-Detached Dwellings	2	Contemporary Rendered Brick Dwellings Tiled Roof	16	Good	
	25	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	17	Poor	

LAWRENCE STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	27	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	16	Poor	
	29 & 29A	Semi-Detached Dwellings	2	Contemporary Brick Dwellings Tiled Roof	16	Good	
	30	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	18	Poor	DA2013/0412– 3 Storey Residential Flat Development at 30-32 Lawrence Street
	31	NA	NA	NA	17	NA	Under Construction

LAWRENCE STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	32	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	16	Good	DA2013/0412– 3 Storey Residential Flat Development at 30-32 Lawrence Street
	33	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	16	Poor	
	34	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	16	Fair	
	35	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	17	Fair	

LAWRENCE STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	36	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	17	Fair	
	37 & 37A	Semi-Detached Dwellings	2	Contemporary Brick Dwellings Tiled Roof	38	Good	
	38	Dwelling House	1	Interwar Brick Bungalow Tiled Roof	28	Poor	DA2014/0106– 3 Storey Residential Flat Development at 38-40 Lawrence Street
	39	Dwelling House	2	Contemporary Brick Dwelling Tiled Roof	15	Good	

LAWRENCE STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	40	Dwelling House	1	60's Brick Bungalow Tiled Roof	16	Good	DA2014/0106– 3 Storey Residential Flat Development at 38-40 Lawrence Street Adjacent to public access way
	41	Dwelling House	2	Contemporary Brick Dwelling Tiled Roof	15	Good	
	42	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	13	Good	Sold DA2013/0386– 3 Storey Residential Flat Development at 42-44 Lawrence Street
	43	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	13	Good	Renovated

LAWRENCE STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	44	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	17	Poor	Sold DA2013/0386– 3 Storey Residential Flat Development at 42-44 Lawrence Street
	45 & 45A	Semi-Detached Dwellings	1	Contemporary Brick Dwellings Tiled Roof	20	Good	
	46	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	17	Fair	
	47	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	21	Good	Sold

LAWRENCE STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	48	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	18	Good	
	49	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	16	Fair	
	50	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	18	Good	Under renovation Front fence at boundary DA2013/0316– 3 Storey Residential Flat Development at 50-52 Lawrence Street
	51	Dwelling House	1	60's/70's Brick Bungalow Tiled Roof	17	Fair	Sold

LAWRENCE STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	52	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	17	Fair	DA2013/0316– 3 Storey Residential Flat Development at 50-52 Lawrence Street
	53	Dwelling House	1	60's/70's Brick Bungalow Tiled Roof	17	Good	Sold
	54	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	18	Good	
	55	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	15	Fair	

LAWRENCE STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	56	Dwelling House	2	Contemporary Rendered Brick Dwelling Colourbond Roof	17	Good	
	57	Dwelling House	1	60's/70's Brick Bungalow Tiled Roof	15	Fair	
	58	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	18	Poor	
	59 & 59A	Semi-Detached Dwellings	2	Contemporary Brick Dwellings Tiled Roof	15	Good	

LAWRENCE STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	60 & 60A	Semi-Detached Dwellings	2	Contemporary Brick Dwellings Tiled Roof	18	Good	
	61	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	15	Fair	Extensive vegetation within the front setback
	62	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	16	Good	
	63	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	16	Fair	Vegetation within the front setback

LAWRENCE STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	64	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	16	Fair	
	65	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	15	Fair	
	66	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	16	Good	DA2013/0346– 3 Storey Residential Flat Development at 66-68 Lawrence Street
	67	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	15	Fair	Brick addition to the eastern side of the dwelling

LAWRENCE STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	68	Dwelling House	1	Interwar Brick Bungalow Tiled Roof	16	Poor	DA2013/0346– 3 Storey Residential Flat Development at 66-68 Lawrence Street
	69	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	16	Fair	
	70-72	Multi Dwelling Housing	2	Contemporary Brick Dwellings Tiled Roof	37	Good	18 Dwellings
	71	Dwelling House	1	Rendered Brick Dwelling Tiled Roof	15	Good	DA2013/0408– 3 Storey Residential Flat Development at 71-75 Lawrence Street

LAWRENCE STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	73	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	17	Good	Renovated DA2013/0408– 3 Storey Residential Flat Development at 71-75 Lawrence Street
	75	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	16	Good	DA2013/0408– 3 Storey Residential Flat Development at 71-75 Lawrence Street
	77	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	17	Good	DA2013/0283– 3 Storey Residential Flat Development at 77-79 Lawrence Street
	79	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	17	Fair	DA2013/0283– 3 Storey Residential Flat Development at 77-79 Lawrence Street

LAWRENCE STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	81	Dwelling House	2 + Basement	Contemporary Brick Dwelling Tiled Roof	16	Good	
	83	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	22	Fair	

PEAKE PARADE

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m).	CONDITION	COMMENTS
	1	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	17	Fair	Elevated above street level
	2	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	21	Good	Renovated
	3	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	17	Fair	Elevated above street level
	4	Dwelling House	1	Rendered Brick Dwelling Tiled Roof	15	Good	

PEAKE PARADE

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m).	CONDITION	COMMENTS
	5	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	16	Fair	Landscaping within street frontage Elevated above street DA2013/0404– 3 Storey Residential Flat Development at 5-7 Peake Parade
	6	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	16	Good	Renovated DA2014/0151 – 3 Storey Residential Flat Development at 6-8 Peake Parade
	7	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	16	Good	Elevated above street level DA2013/0404– 3 Storey Residential Flat Development at 5-7 Peake Parade
	8	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	19	Good	DA2014/0151 – 3 Storey Residential Flat Development at 6-8 Peake Parade

PEAKE PARADE

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m).	CONDITION	COMMENTS
	9	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	16	Good	Elevated above street level DA2013/0406– 3 Storey Residential Flat Development at 9-11 Peake Parade
	10 & 10A	Semi-Detached Dwellings	2	Contemporary Rendered/Brick Dwellings Colourbond Flat Roof	19	Good	
	11	Dwelling House	2	Contemporary Brick Dwelling Tiled Roof	16	Good	DA2013/0406– 3 Storey Residential Flat Development at 9-11 Peake Parade
	12	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	16	Fair	

PEAKE PARADE

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m).	CONDITION	COMMENTS
	13	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	16	Fair	DA2014/0086– 3 Storey Residential Flat Development at 13-17 Peake Parade
	14 & 14A	Semi-Detached Dwellings	2	Contemporary Rendered Brick Dwellings Colourbond Flat Roof	16	Good	
	15	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	15	Fair	Under renovation DA2014/0086– 3 Storey Residential Flat Development at 13-17 Peake Parade
	16	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	16	Poor	

PEAKE PARADE

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m).	CONDITION	COMMENTS
	17	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	15	Good	Under renovation DA2014/0086– 3 Storey Residential Flat Development at 13-17 Peake Parade
	18	Dwelling House	2	Brick Dwelling Tiled Roof	15	Good	
	20	Dwelling House	2	Interwar Weatherboard Bungalow Tiled Roof	18 & 28	Good	Access Ramp
	23	Multi Dwelling Housing	1	Contemporary Brick Dwelling Tiled Roof	2 & 41	Good	Three (3) Dwellings Fencing at front boundary

PEARCE AVENUE

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m).	CONDITION	COMMENTS
	1	Health Consulting Rooms	1	Interwar Weatherboard Bungalow.	39 & 20	Good	Peakhurst Family Medical Practice Car parking at rear
	2	Dwelling House	2	Contemporary Brick Dwelling Tiled Roof	17	Good	
	3	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	16 & 32	Fair	
	4	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	15	Poor	

PEARCE AVENUE

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m).	CONDITION	COMMENTS
	6	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	16	Good	Fencing at front boundary
	7-11	Multi Dwelling Housing	1	Contemporary Brick Dwellings Colorbond Roof	18	Good	Five (5) dwellings
	8	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	28	Good	
	13	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	17 & 35	Fair	

PEARCE AVENUE

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m).	CONDITION	COMMENTS
	15	Dwelling House	1	Brick Dwelling Tiled Roof	18	Good	Sold
	17	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	19	Fair	Sold
	19	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	18 & 27	Fair	

RICHARDS AVENUE

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m).	CONDITION	COMMENTS
	1	Dwelling House	1	Brick Dwelling Tiled Roof	17	Good	
	2	Dwelling House	1	Brick Dwelling Tiled Roof	24	Good	
	3	Dwelling House	1	Brick Dwelling Tiled Roof	16	Good	
	4	Dwelling House	1	Brick Dwelling Tiled Roof	18	Good	

RICHARDS AVENUE

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m).	CONDITION	COMMENTS
	5	Dwelling House	1	Terracotta Brick Dwelling Tiled Roof	16	Good	DA2014/0118– 3 Storey Residential Flat Development at 5-7 Richards Avenue
	6	Dwelling House	1	Brick Bungalow Tiled Roof	18	Good	
	7	Dwelling House	1	Contemporary Rendered Brick Dwelling Tiled Roof	17	Good	DA2014/0118– 3 Storey Residential Flat Development at 5-7 Richards Avenue
	8	Dwelling House	1	Brick Bungalow Tiled Roof	18	Good	

RICHARDS AVENUE

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m).	CONDITION	COMMENTS
	9 & 9A	Semi-Detached Dwelling	1	Contemporary Rendered Brick Dwelling Colourbond Roof	17	Good	Two dwellings
	11	Dwelling House	1	Rendered Brick Dwelling Tiled Roof	16	Good	

TRAFALGAR STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	22	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	25 & 26	Poor	
	24	Multi Dwelling Housing	1	Interwar Fibro Bungalows Tiled Roof	23	Fair	Four (4) dwellings
	24A & 24B	Semi-Detached Dwellings	2	Contemporary Rendered/Brick Dwellings Tiled Roof	25 & 27	Good	
	26	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	18 & 33	Poor	

TRAFALGAR STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	28 & 28A	Semi-Detached Dwellings	2	Contemporary Brick Dwellings Tiled Roof	20 & 40	Good	
	33	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	19	Poor	Elevated above street level DA2013/0374 – 3 Storey Residential Flat Development at 33-35 Trafalgar Street
	35	Dwelling House	2	Interwar Weatherboard Bungalow Tiled Roof	17	Good	Renovated with brick addition at lower ground level DA2013/0374 – 3 Storey Residential Flat Development at 33-35 Trafalgar Street
	37 & 37A	Semi-Detached Dwellings	2	Contemporary Rendered/Brick Dwellings Tiled Roof	18	Good	

TRAFALGAR STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	39	Dwelling House	1	Contemporary Rendered Brick Dwelling Tiled Roof	17	Good	
	41	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	19	Fair	
	43	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	15	Fair	
	45	Child Care Centre	2	Contemporary Brick Development Tiled Roof	15	Good	Drop-off/Pick-up provided within the front setback area

TRAFALGAR STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	47	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	19	Fair	
	49	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	19	Fair	
	51	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	16	Poor	Elevated above street level Sold
	53	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	16	Poor	Sold Extensive vegetation within setback area

TRAFALGAR STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	55	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	17	Fair	
	57	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	16	Fair	Extensive vegetation within setback area
	59	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	16	Fair	
	61	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	17	Poor	DA2013/0383 – 3 Storey Residential Flat Development at 61-65 Trafalgar Street Sold

TRAFALGAR STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	63	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	16	Fair	
	65	Dwelling House	1	Interwar Weatherboard Bungalow Tiled Roof	20	Fair	
	67	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	27	Poor	
	69	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	28 & 33	Fair	Corner Lot

TRAFALGAR STREET

PHOTO	STREET NO.	LAND USE	HEIGHT (STOREYS)	BUILDING STYLE	STREET FRONTAGE (m)	CONDITION	COMMENTS
	73 & 73A	Semi-Detached Dwelling	2	Contemporary Brick Dwellings Tiled Roof	22	Good	
	75	Dwelling House	1	Brick Bungalow	23 & 29	Fair	DA2013/0324 – 3 Storey Residential Flat Development Corner Lot
	77	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	19 & 30	Fair	Corner Lot
	79	Dwelling House	1	Interwar Fibro Bungalow Tiled Roof	18 & 40	Fair	Corner Lot

ANNEXURE B: LAND ZONING, FLOOR SPACE RATIO AND HEIGHT OF BUILDINGS MAPS



Hurstville Local Environmental Plan 2012

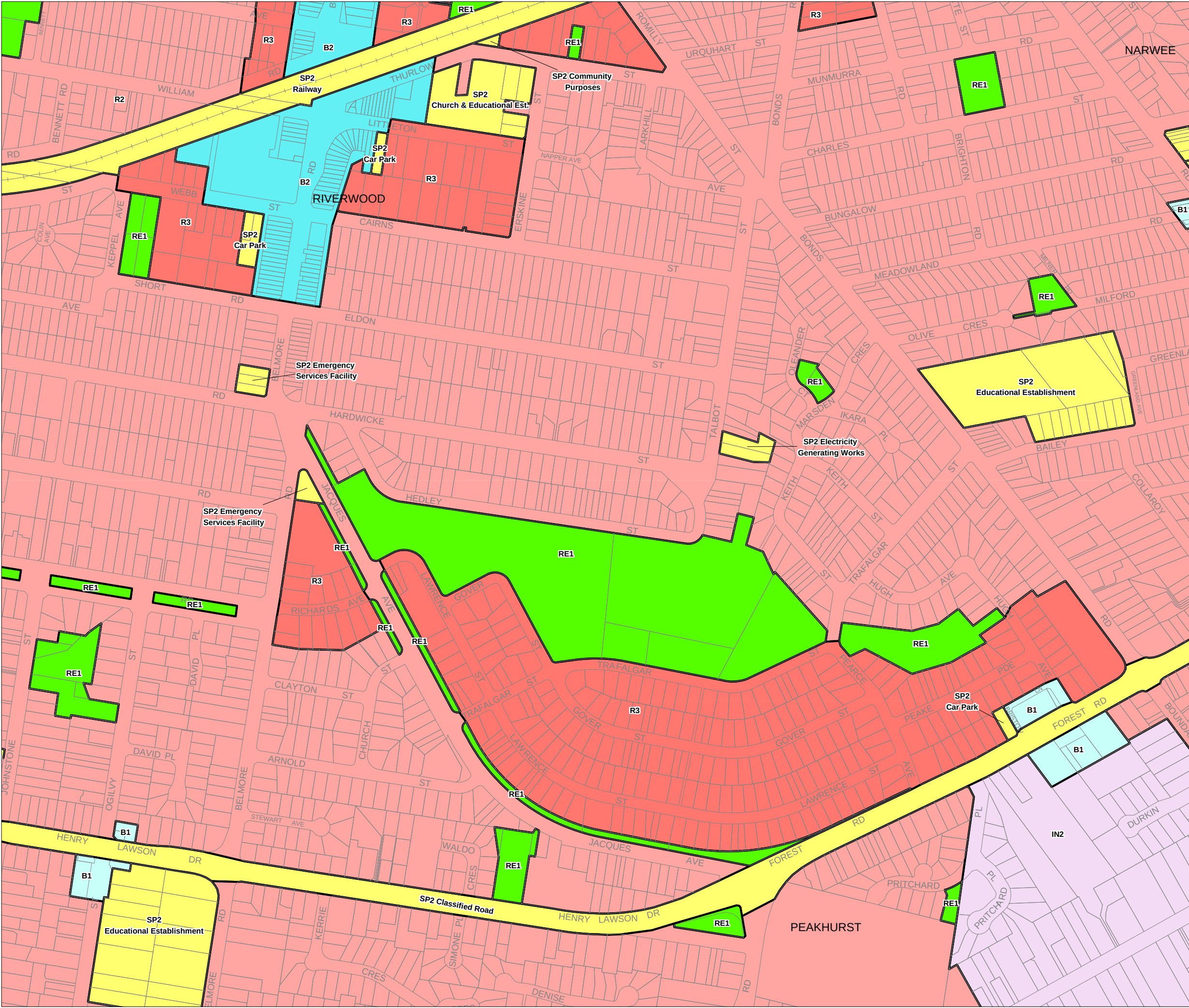
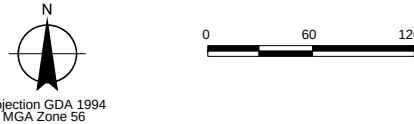
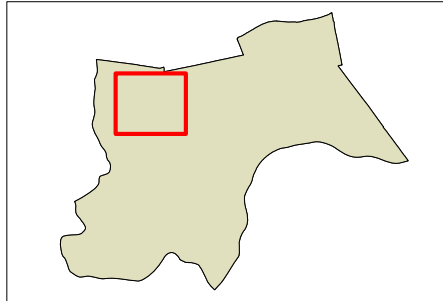
Land Zoning Map

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- IN2 Light Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP2 Infrastructure
- W2 Recreational Waterways
- HCC Hurstville LEP 1994

Cadastre

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Hurstville Local Environmental Plan 2012

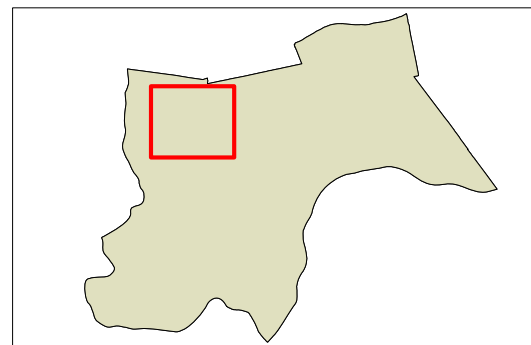
Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)

F	0.6
N	1.0
P	1.2
S	1.5
T1	2.0
T2	2.2
U	2.5
V	3.0

Cadastral

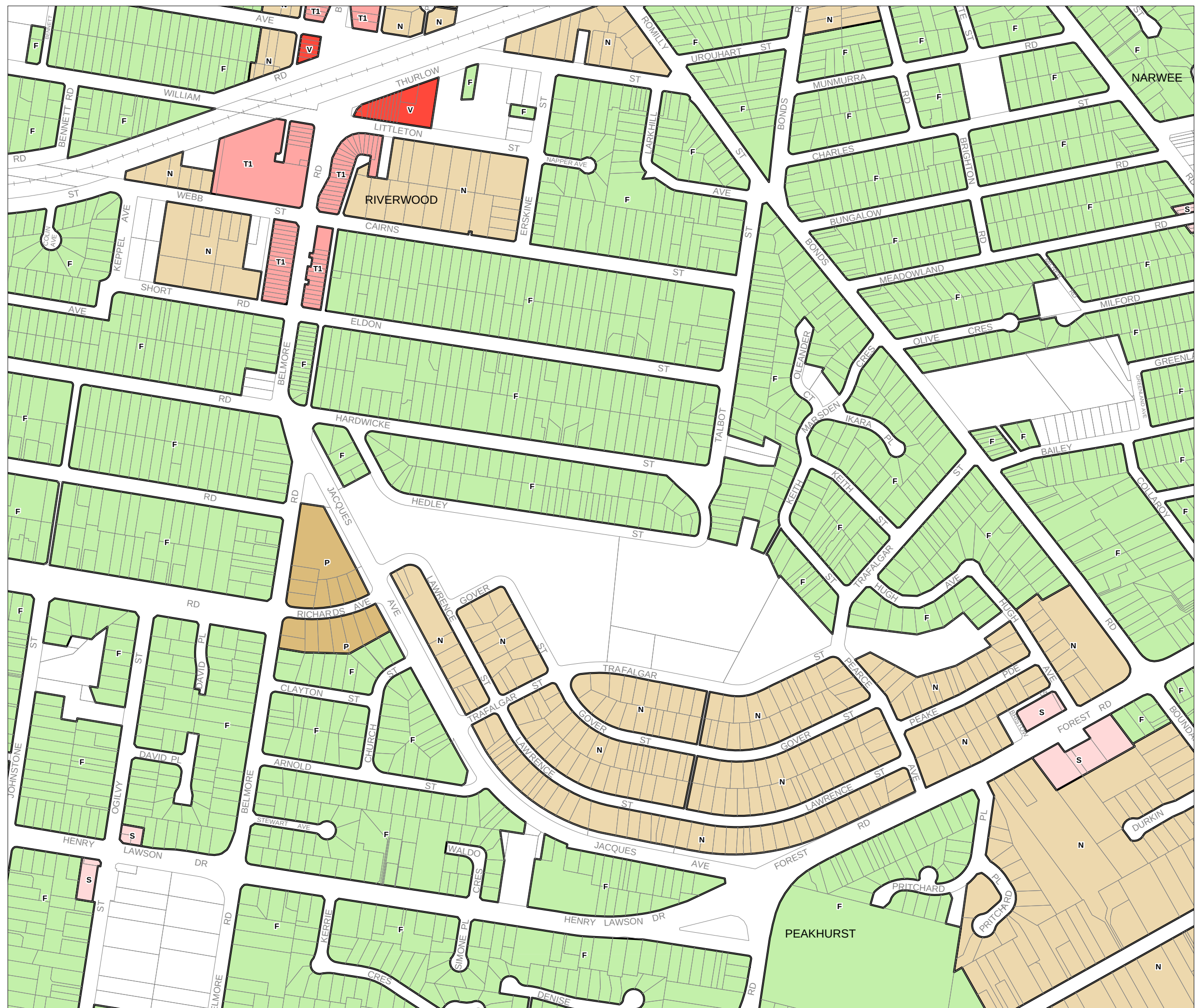
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metres

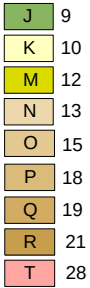
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MGA Zone 56

Map identification number:
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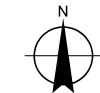
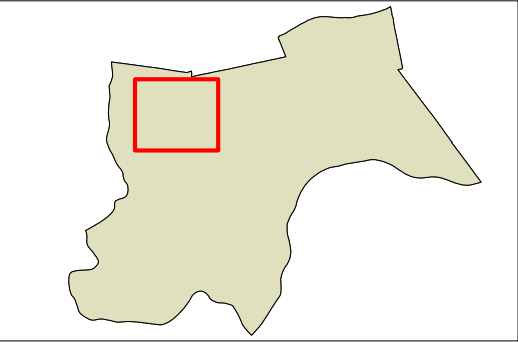


Maximum Building Height (m)



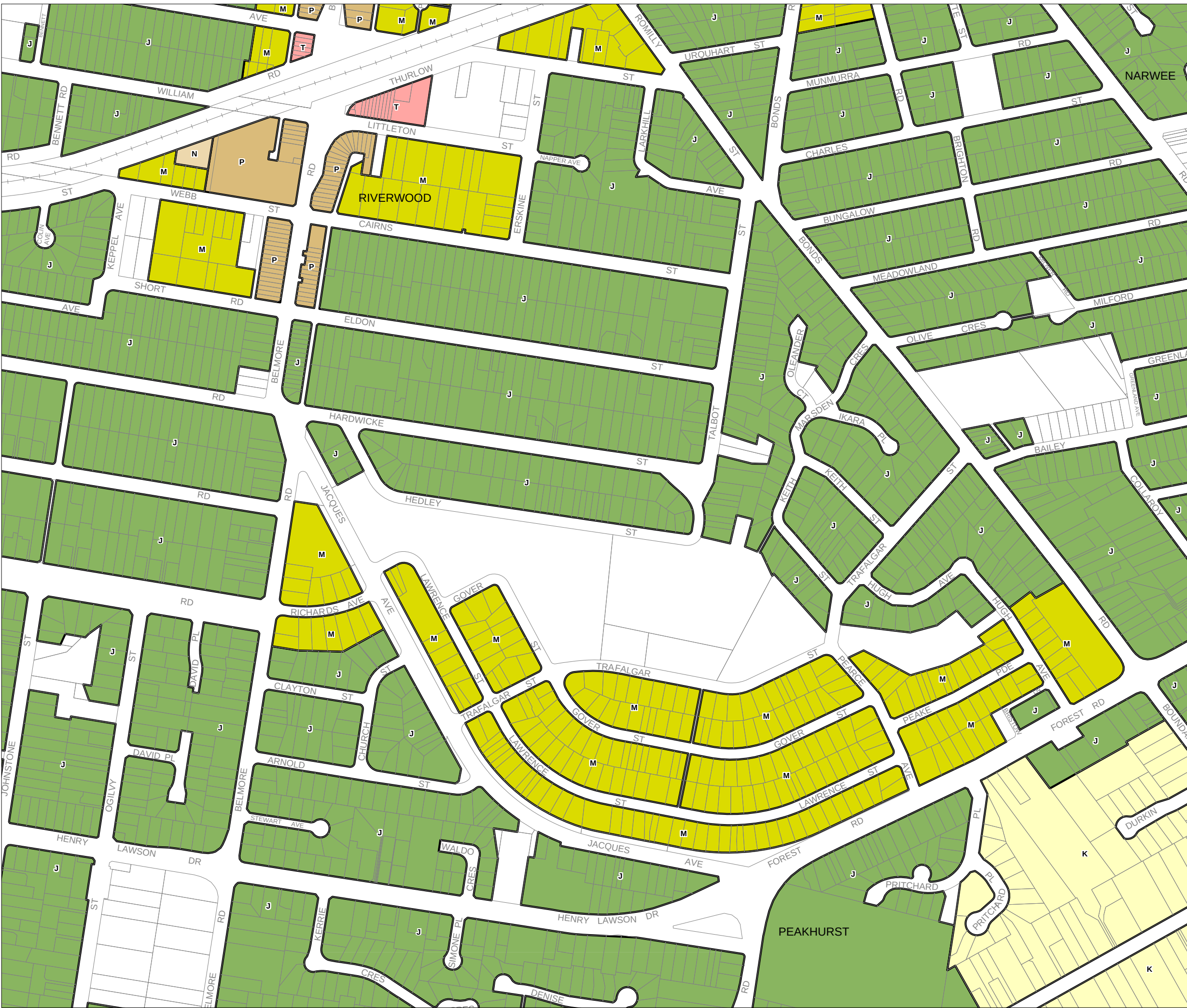
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Projection GDA 1994
MGA Zone 56

Map identification number:
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Draft Hurstville Local Environmental Plan 2012 (Amendment No. 3)

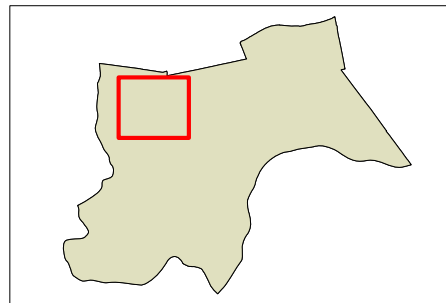
Land Zoning Map

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- IN2 Light Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP2 Infrastructure
- W2 Recreational Waterways
- HCC Hurstville LEP 1994

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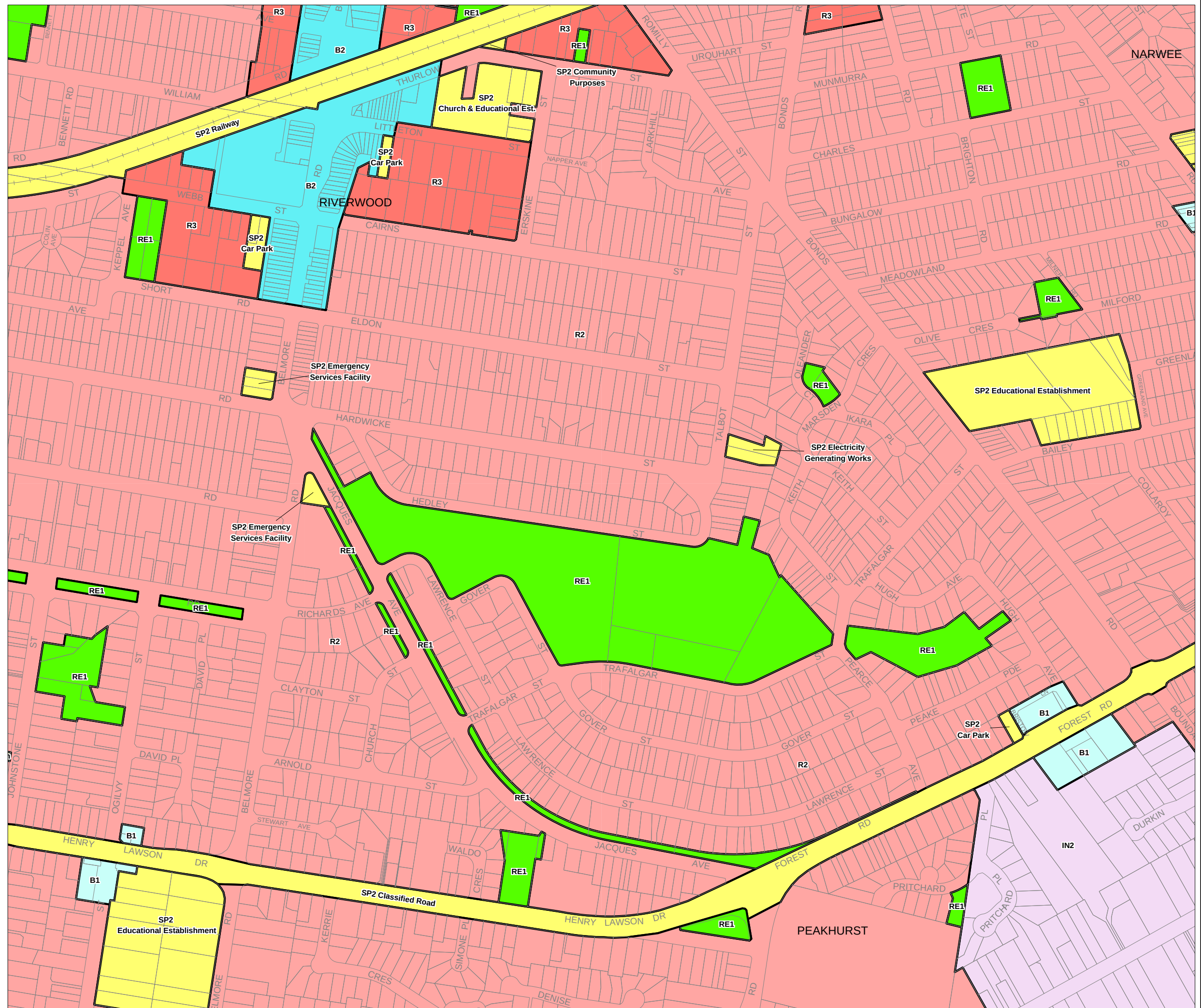


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Projection GDA 1994
MGA Zone 56

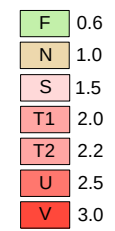
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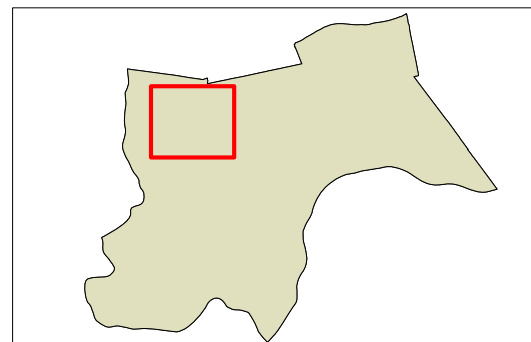




Maximum Floor Space Ratio (n:1)

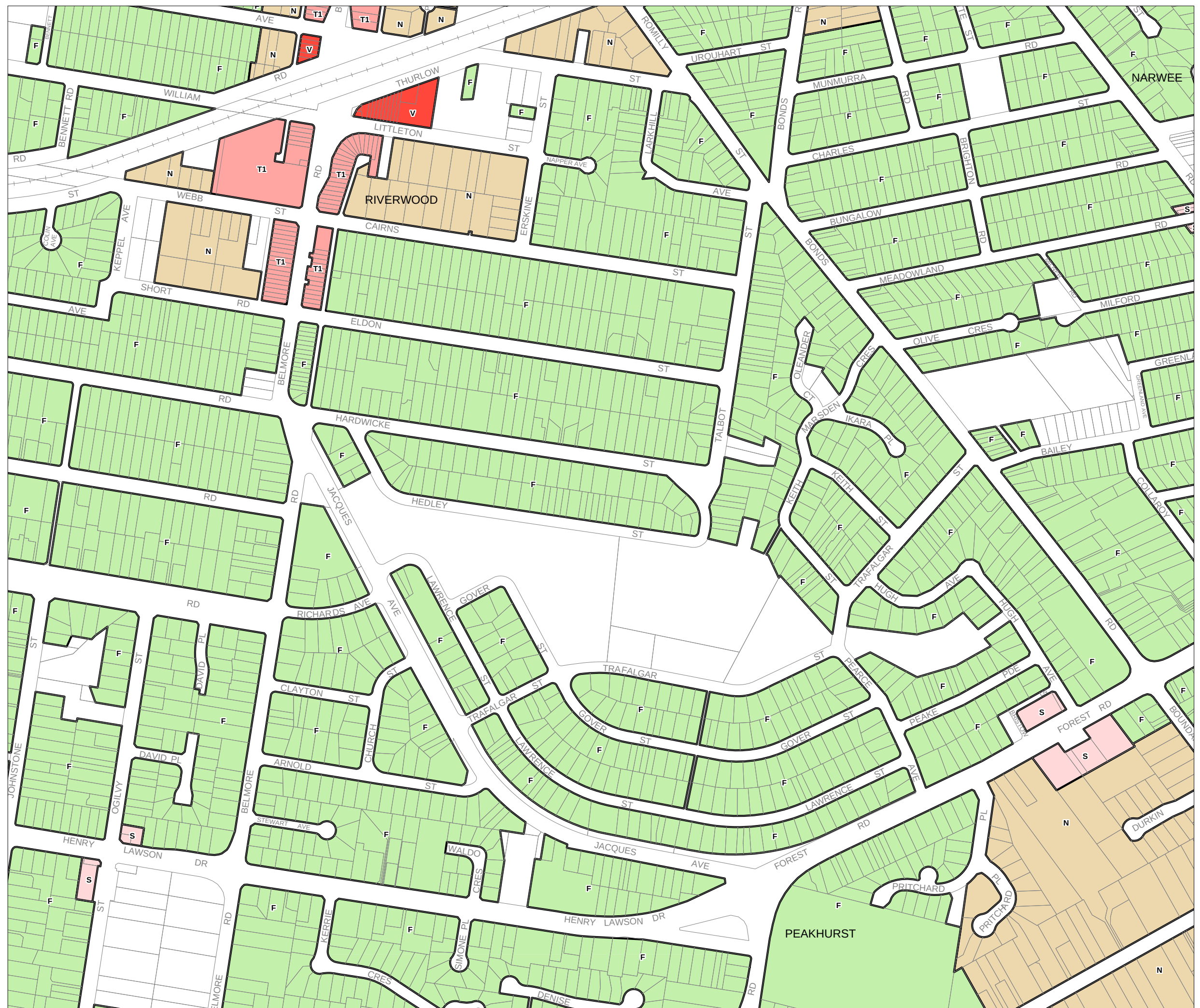
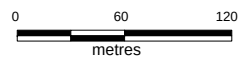


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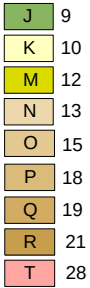
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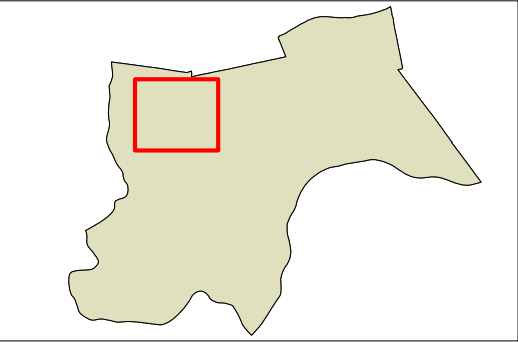


Maximum Building Height (m)

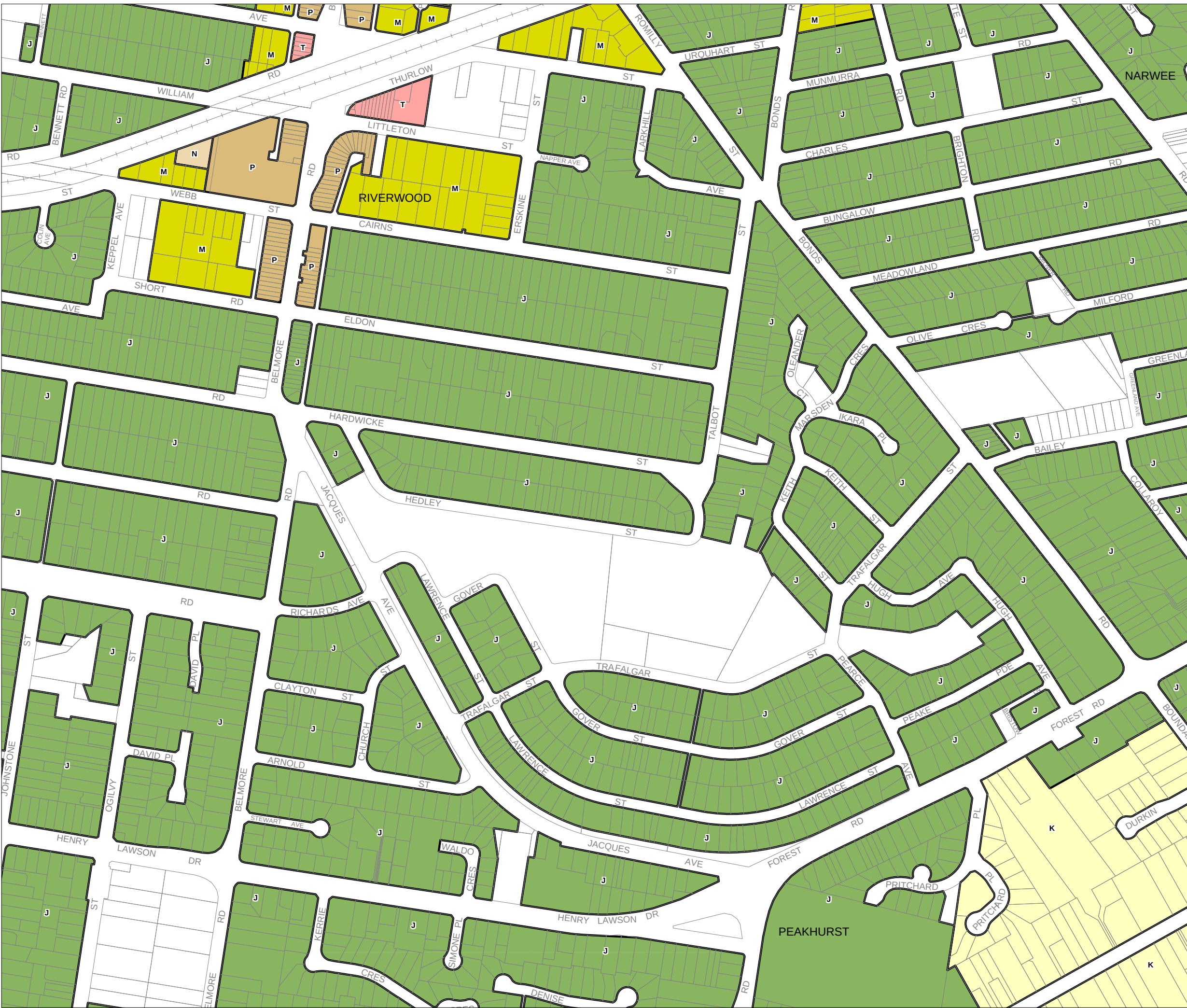


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Projection GDA 1994
MGA Zone 56

Map identification number:
4150_COM_HOB_20140620



ANNEXURE C: LIST OF SEPPS

SEPP	APPLIES/COMMENTS
SEPP No 1—Development Standards	Not applicable
SEPP No 14—Coastal Wetlands	Not applicable
SEPP No 15—Rural Landsharing Communities	Not applicable
SEPP No 19—Bushland in Urban Areas	Not applicable
SEPP No 21—Caravan Parks	Not applicable
SEPP No 26—Littoral Rainforests	Not applicable
SEPP No 29—Western Sydney Recreation Area	Not applicable
SEPP No 30—Intensive Agriculture	Not applicable
SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)	Not applicable – The subject area is being rezoned to facilitate additional residential uses.
SEPP No 33—Hazardous and Offensive Development	Unlikely to apply.
SEPP No 36—Manufactured Home Estates	Not applicable
SEPP No 39—Spit Island Bird Habitat	Not applicable
SEPP No 44—Koala Habitat Protection	Not applicable
SEPP No 47—Moore Park Showground	Not applicable
SEPP No 50—Canal Estate Development	Not applicable
SEPP No 52—Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable
SEPP No 55—Remediation of Land	Would be considered at DA Stage. Given long history of residential use of the subject area, it is unlikely to be contaminated. Subject area is located adjacent to the Council works depot and this would be a matter for consideration at DA Stage.
SEPP No 59—Central Western Sydney Regional Open Space and Residential	Not applicable
SEPP No 62—Sustainable Aquaculture	Not applicable
SEPP No 64—Advertising and Signage	Matter for consideration at the time of any Signage DA.
SEPP No 65—Design Quality of Residential Flat Development	Would be a matter for consideration at DA Stage and in the preparation of DCP controls for the subject area.
SEPP No 70—Affordable Housing (Revised Schemes)	Not applicable
SEPP No 71—Coastal Protection	Not applicable
SEPP (Affordable Rental Housing) 2009	Potentially relevant at DA Stage
SEPP (Building Sustainability Index: BASIX) 2004	Matter for consideration at DA Stage.
SEPP (Exempt and Complying Development Codes) 2008	Relevant to the subject area but proposal is not inconsistent.
SEPP (Housing for Seniors or People with a Disability) 2004	Potential matter for consideration at DA Stage.
SEPP (Infrastructure) 2007	Relevant to the subject area but proposal is not inconsistent. Likely to apply to future DA due to proximity to Classified Road and Rail Corridor.
SEPP (Kosciuszko National Park—Alpine Resorts) 2007	Not applicable
SEPP (Kurnell Peninsula) 1989	Not applicable
SEPP (Major Development) 2005	

ANNEXURE D: CONSIDERATION OF SECTION 117 DIRECTIONS

CONSIDERATION OF RELEVANT SECTION 117 MINISTERIAL DIRECTIONS

SECTION 117 DIRECTIONS	CONSISTENT/NOT APPLICABLE
1. EMPLOYMENT RESOURCES	
1.1 Business and Industrial Zones	Not Applicable Does not affect land within an existing business or industrial zone. Does not propose a new business on industrially zoned land.
1.2 Rural Zones	Not Applicable Does not is not affect land within an existing rural zone. Does not propose new rurally zoned land.
1.3 Mining, Petroleum Production and Extractive Industries	Not Applicable Subject area not likely to be utilised extractive industries. Notwithstanding, proposal would not prohibit restrict extractive industries.
1.4 Oyster Aquaculture	Not Applicable Subject area does not include any Priority Oyster Aquaculture Areas.
1.5 Rural Lands	Not Applicable Proposal does not relate to land currently zoned, or proposed to be zoned for rural or environmental protection purposes. The proposal does not seek to alter minimum lot size from rural or in the protection zones.
2. ENVIRONMENT AND HERITAGE	
2.1 Environment Protection Zones	Consistent Proposal does not alter provisions in the LEP that facilitate protection and conservation of environmentally sensitive areas. No land zoned or identified for environmental protection purposes is within the subject area.
2.2 Coastal Protection	Not Applicable Subject area is not within a coastal zone.

2.3 Heritage Conservation	Consistent The subject area is not identified as containing any heritage items, or being within a heritage conservation area. No known items of indigenous heritage significance are located within the subject area.
2.4 Recreation Vehicle Areas	Not Applicable The planning proposal does not seek to amend permissibility of recreational vehicle areas and furthermore, does not apply to land within an environmental protection zone or coastal area.
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT	
3.1 Residential Zones	Consistent The proposal relates to land within an existing R3 Medium Density Residential zone. This direction is considered in greater detail below.
3.2 Caravan Parks and Manufactured Home Estates	Not Applicable The proposal does not seek to amend the permissibility or otherwise of caravan parks or manufactured home estates in the LGA.
3.3 Home Occupations	Consistent Home occupations are permitted without consent in the R2 zone, which will maintain the status quo for the subject area.
3.4 Integrating Land Use and transport	Consistent The consistency of the proposal with this direction will be considered below.
3.5 Development Near Licenced Aerodromes	Not Applicable The subject area is not in close proximity to a licensed aerodrome.
3.6 Shooting Ranges	Not Applicable The subject area is neither adjacent to or adjoining an existing shooting range.
4. HAZARD AND RISK	
4.1 Acid Sulfate Soils	Not Applicable The subject area is not identified in Council's LEP mapping as being affected by Acid Sulfate Soils.

4.2 Mine Subsidence and Unstable Land	Not Applicable The subject area is not identified by the Mine Subsidence Board as being within a Mine Subsidence District.
4.3 Flood Prone Land	Not Applicable We have been advised that Council are currently undertaking a flood study of the LGA with a modelling process being carried out by consultants. The study has not been completed.
4.4 Planning for Bushfire Protection	Not Applicable The subject area is not identified as being bushfire prone land on the mapping prepared by the New South Wales Rural Fire Service dated 13 August 2003
5. REGIONAL PLANNING	
5.1 Implementation of Regional Strategies	Not Applicable The subject area is not located within any of the regional strategy areas identified by this direction. Consistency of the proposal with relevant is regional and subregional plans has been considered as part of the planning proposal (see Section 6.1.1)
5.2 Sydney Drinking Water Catchments	Not Applicable The planning proposal does not relate to an LGA identified in this Direction.
5.3 Farmland of State and Regional Significance of the NSW Far North Coast	Not Applicable The proposal does not relate to an LGA identified in this direction.
5.4 Commercial and Retail Development along the Pacific Highway	Not Applicable The planning proposal does not relate to land identified in this direction.
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Revoked 18 June 2010
5.6 Sydney to Canberra Corridor	Revoked 10 July 2008. See amended Direction 5.1
5.7 Central Coast	Revoked 10 July 2008. See amended Direction 5.1

5.8 Second Sydney Airport: Badgerys Creek	Not Applicable The planning proposal does not relate to an LGA identified by this direction.
5.9 North West Rail Link Corridor Strategy	Not Applicable The subject area is not located within the North West Rail Link Corridor area.
6. LOCAL PLAN MAKING	
6.1 Approval and Referral Requirements	Consistent The proposal is consistent with this direction and the requirements will be considered below.
6.2 Reserving Land for Public Purposes	Consistent The planning proposal does not seek to create, alter, or reduce existing zonings or reservations of land for public purpose.
6.3 Subject area Specific Provisions	Consistent The planning proposal does not seek to amend subject area-specific planning controls or create additional permitted uses for subject areas within the subject area.
7. Metropolitan Planning	
7.1 Implementation of the Metropolitan Plan for Sydney 2036	Consistent The consistency of the planning proposal with the NSW Government's Metropolitan Plan for Sydney 2036 (published December 2010) has been considered as part of the planning proposal (See section 6.1.1).

FURTHER CONSIDERATION OF RELEVANT S.117 MINISTERIAL DIRECTIONS

Direction 3.1 – Residential Zones

The direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed residential zone (including the alteration of any existing residential boundary) and any other zone in which significant residential development is permitted or proposed to be permitted.

As the current proposal relates to existing area of R3 Medium Density Residential land, proposing to rezone it to R2 Low Density Residential, this direction applies.

Objectives

The objectives of this direction are stated, inter alia:

- (a) To encourage a variety and choice of housing types to provide for existing and future housing needs,*
- (b) To make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and*
- (c) To minimise the impact of residential development on the environment and resource lands*

Objective (a) - The R2 Low Density Residential zone permits a variety of residential accommodation types including dwelling houses, dual occupancies, multi dwelling housing, semi-detached dwellings and attached dwellings. In our opinion, the permissibility of these varying dwelling types represents an adequate choice of housing which will cater for existing and future housing needs in the area. The key difference in housing diversity will be the prohibition of residential flat buildings on the subject area however given the various permissible uses outlined, there is not likely to be a significant impact on housing diversity.

Objective (b) - It is understood that there is sufficient infrastructure capacity to accommodate the proposed R2 Low Density Residential zone. The Department of Planning has previously been satisfied that a R3 Medium Density Residential zone could be adequately serviced and on this basis, the lower density R2 Low Density Residential zone could likewise be accommodated and serviced. It is likely that the reduced residential density on the subject area may act to reduce demand the residential support services in the locality.

Objective (c) - In our opinion, there are not likely to be any adverse environmental impacts on the locality as a result of the proposal. Any localised environmental impacts will be dealt with at development application stage in accordance with the relevant provisions of the Environment Planning and Assessment Act 1979. In summary, the planning proposal is consistent with the objectives of this direction.

Actions of the Relevant Planning Authority

The direction establishes a number of actions that should be taken by the relevant planning authority in the event this direction applies. These are stated, inter alia:

- A planning proposal must include provisions that encourage the provision of housing that will:*
- (a) Broaden the choice of building types and locations available in the housing market, and*

- (b) Make more efficient use of existing infrastructure and services, and*
- (c) Reduce the consumption of land for housing and associated urban development on the urban fringe, and*
- (d) Be of good design.*

Requirement (a) - As outlined, the application of the R2 Low Density Residential zone to the subject area will continue to provide a variety of housing options as permissible uses. As indicated in the planning proposal, a land use survey that has been undertaken has revealed that the majority of existing housing stock within the study area comprises detached dwelling houses. On this basis, the permissible uses that are been outlined above will contribute to the diversity of housing types in the locality.

Requirement (b) - The study area is within an established urban locality and is supported by existing infrastructure such as water sewer electricity and so forth. Development to the purposes that are permissible on the R2 zone may result in some infill development which is understood can be supported by the existing infrastructure in the locality. Maintaining the low density development pattern that is existing in the locality is considered to be a reasonably efficient use of infrastructure and services and remains appropriate in our opinion.

Requirement (c) - The proposal will not result in the consumption of additional land in the urban fringe given the subject area is located within an established urban area.

Requirement (d) - Council has established design parameters for residential development within its DCP which are designed to deliver good design outcomes for the Hurstville LGA. It is our opinion that good design will continue to be achieved on the subject area and the R2 Low Density Residential zoning is not likely to have significant bearing on this.

Further requirements are stated, inter alia:

A planning proposal must, in relation to land to which this direction applies:

- (a) Contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and*
- (b) Not contain provisions which will reduce the permissible residential density of land.*

Requirement (a) - As outlined the subject area is located within an existing urban area that is serviced and is understood that infrastructure in the locality is sufficient to accommodate the proposed R2 Low Density Residential zone.

Requirement (b) – By nature of the rezoning from R3 Medium Density Residential to R2 Low Density Residential, there will be some reduction in residential densities that can be achieved. As outlined, the primary difference in permissible uses is that residential flat buildings are not permissible in the R2 Low Density Residential zone. The planning proposal also seeks to apply FSR development standards that are commensurate with other R2 Low Density Residential zones that are currently in the Hurstville LGA. The proposed FSR of 0.6:1 is lower than the existing FSR of 1.0:1 and 1.2:1 that currently applies to the R3 Medium Density Residential zone.

The direction outlines that a planning proposal can be inconsistent with the terms of this direction if the proposal is in accordance with the relevant regional strategy or subregional strategy prepared by the Department of planning which gives consideration to the objectives of this direction, or if the inconsistency is of minor significance.

The Planning Proposal has demonstrated that the rezoning to R2 Low Density Residential is consistent with the objectives of the Metropolitan Strategies and sub-regional strategies that apply to the subject area. Furthermore, it is considered that as the Hurstville LGA can satisfy its housing targets in the Hurstville City Centre, the reduction in density on the subject areas is of minor significance and not likely to have an adverse impact on the provision of residential accommodation in the Hurstville LGA.

In summary it is our opinion that the proposal is consistent with the majority of actions that are required of the relevant planning authority. The exception to this is the proposed reduction in density, however it is our opinion that the proposed R2 Low Density Residential zoning of the subject area is consistent with the relevant subregional and regional strategies that apply and the variation is of minor significance. This is further considered as part of the main planning proposal document.

Direction 3.4 – Integrating Land Use and Transport

The direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes. The objectives of this direction are stated, inter alia:

- (a) Improving access to housing, jobs and services by walking, cycling and public transport, and*
- (b) Increasing the choice of available transport and reducing dependence on cars, and*
- (c) Reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and*
- (d) Supporting the efficient and viable operation of public transport services, and*
- (e) Providing for the efficient movement of freight.*

The proposal is consistent with the objectives of Direction 3.4 on the basis that the subject area is located outside a reasonable walking distance from high frequency public transport infrastructure, notably Riverwood Railway Station and considers the bus services to be moderate. Notably, the surrounding area, which is provided with a similar level of public transport access is, zoned R2 Low Density Residential

The R3 Medium Density Residential zone is likely to markedly increase the number of trips generated by private vehicles. The limited public transport infrastructure available and the cumulative development of residential flat buildings are considered inconsistent to objective (c). To encourage public transport patronage within the subject site, it is our opinion that considerable investment is required to upgrade the efficiency and availability of public transport. Accordingly, more appropriate and accessible locations for medium to high density housing are available in the Hurstville LGA.

As outlined in the Planning Proposal, we consider that the R2 Low Density Residential zone will continue to provide for the efficient use of land and appropriate increases in density. Notably, the primary difference in permissible uses is that residential flat buildings are not permissible in the R2 Low Density Residential zone. Accordingly, the rezoning of the subject area is not likely to compromise the abovementioned objectives.

In summary, it is our opinion that the proposal is consistent with the integrating land use and transport objectives contained in Direction 3.4. The current R3 Medium Density Residential zone is considered inappropriate in the context of the subject area. It is also our opinion that the current zoning is contrary to a number of the objectives, notably that the development of residential flat buildings will increase the overall number of trips generated and is likely to increase the cumulative distances travelled by car. Accordingly, the Planning Proposal is not likely to compromise the abovementioned objectives.

Direction 6.1 – Approval and Referral Requirements

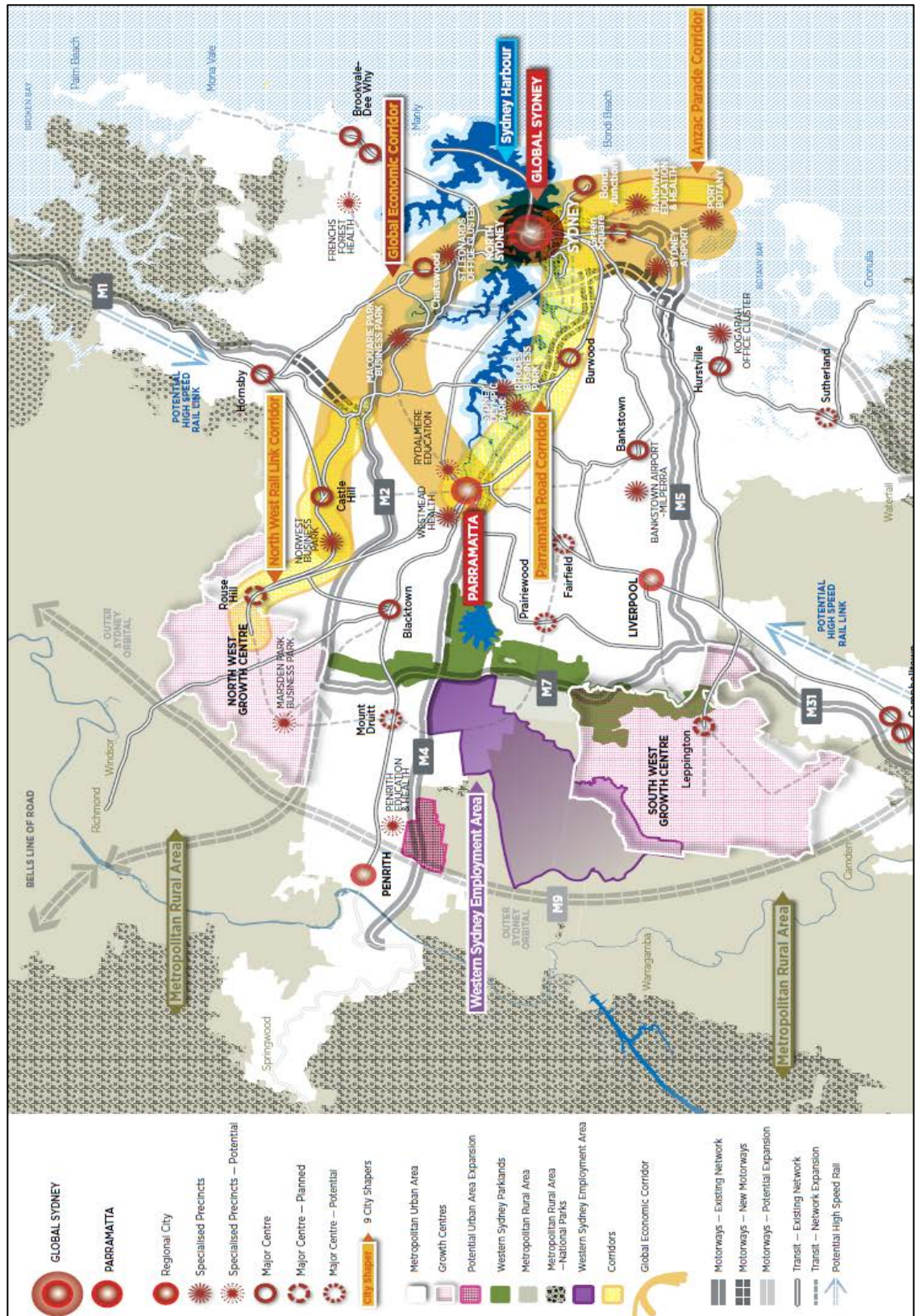
The direction applies when a relevant planning authority prepares a Planning Proposal. The objective of the direction is stated, inter alia:

- (a) To ensure that LEP provisions encourage the efficient and appropriate assessment of development.*

The Planning Proposal does not propose any controls that amend concurrence or referral procedures in the LEP. The proposal is consistent with this direction.

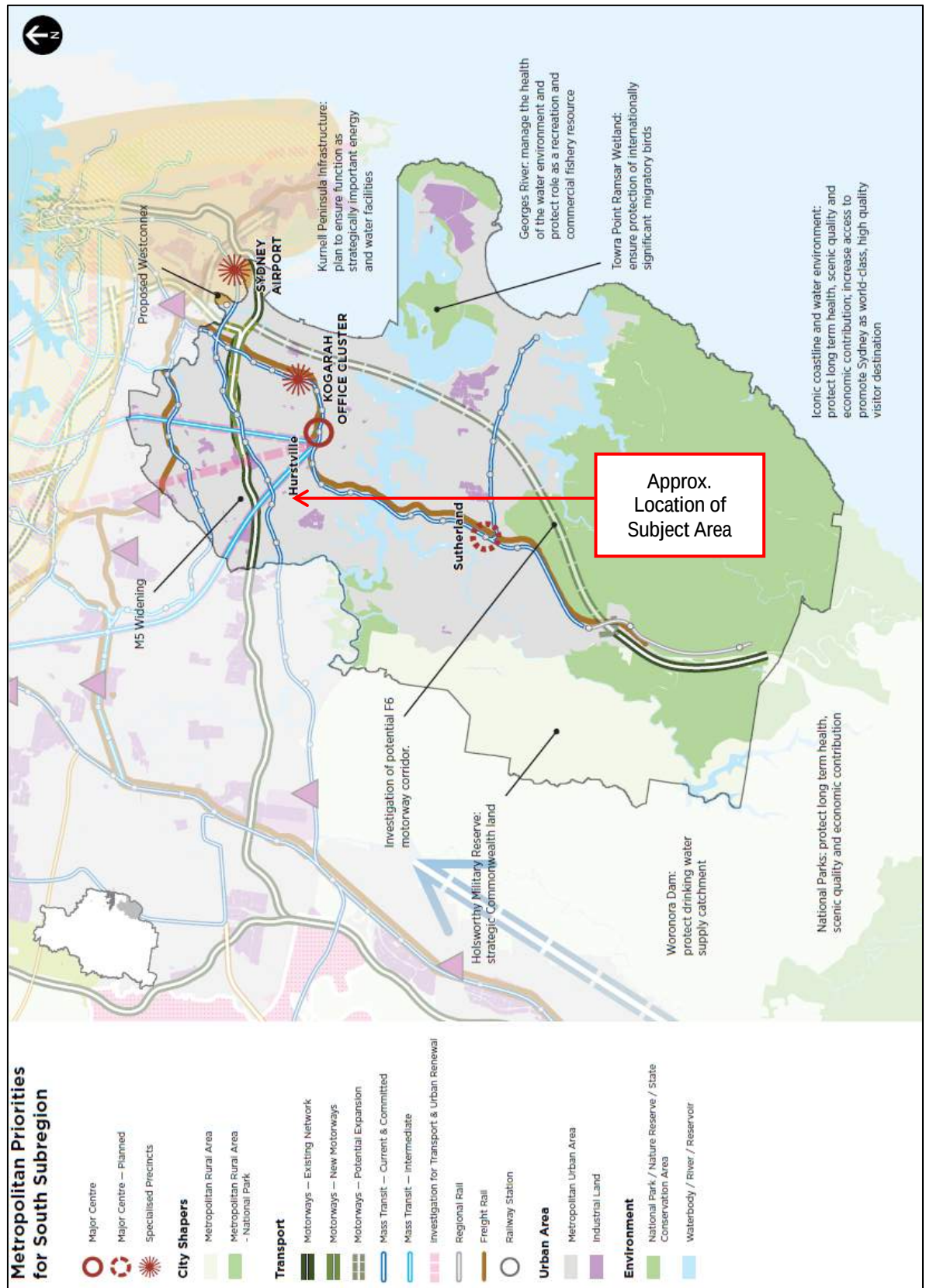
ANNEXURE E: DRAFT METROPOLITAN STRATEGY FOR SYDNEY 2031 EXTRACT

VISION FOR SYDNEY IN 2031



Source: NSW Department of Planning and Environment

SOUTH SUBREGION



Source: NSW Department of Planning and Environment

ANNEXURE F: COMMUNITY CONSULTATION SUMMARY

No.	Position on Planning Proposal	Name	Owner/Resident	Address	Summary of Submission
1	Support	A Ball	Owner	56 Lawrence St ,Peakhurst	Concerns raised with regards to increased traffic congestion, limited parking and narrow street width (7.2m). The area is affected by a 1:100 year flood and some developments are being built in affected areas. There may be flooding impacts and excess stormwater will be required to be pumped out onto the street. Potential to adversely impact the safety of residents. Elderly neighbour has found it very challenging to enter and exit driveway.
2	Does Not Support	P Harrington	Owner	61 Lawrence St ,Peakhurst	Was originally surprised by the rezoning of the area to R3 Medium Density Residential. Concedes that the rezoning is a done deal and the number of approvals/applications in the street will change the character of the area. Future character of the area likely to comprise residential flat buildings amongst dwelling houses. Reversion to R2 Low Density Residential likely to sterilise development potential and adversely impact on the value of properties.
3	Neutral	D Johansson	Owner (Under Contract)	6 Peake Pde ,Peakhurst	Recently sold property and observes that most of the street has been sold. The R3 Medium Residential area is not in close proximity to a train station/transport links. Question: How is Council intends to deal with existing applications for Residential Flat Buildings?
4	Does Not Support	YA Guo	Owner	2/23 Peake Pde, Peakhurst	New residential flat buildings will cause significant overshadowing of his property.

5	Does Not Support	G Nassif	-	22 Prairievale Rd, South Hurstville	Questions Put Forward to Council and GSA Planning: 1. How many applicants get successful rezoning from R3 to R2? 2. Residents who purchased over two (2) to three (3) years ago paid \$500,000 to \$600,000. Investors now pay over \$1M for individual sites. How would compensation be made if zoning was reversed? What would the entitlements be for people who have purchased properties? 3. Many applications are being deferred and sent through the Court, this is a great expense for applicants and developers. This is a large cost.
6	Support	-	-	-	Traffic issues. Roads are narrow. If the density of housing is increased there will be parking issues and potential for increased accidents. Flooding and water issues. Existing infrastructure cannot support further housing.
7	Support	L Lam	-	20 Gover St, Peakhurst	Distance from Riverwood Train Station, shops and services. Public transport is both infrequent and does not run to schedule. Narrow street (7.3m) and parking on both sides makes it difficult to pass safely and difficult for rubbish trucks to pass. Increased traffic generation is a concern. If R3 Medium Density Residential zoning is to continue, measures must be implemented to improve traffic flow and safety. Pedestrian footpaths must be provided.

8	Support	T Fong	Owner	18 Peake Pde ,Peakhurst	Owner since 1988. Traffic is an issue and increasing numbers of visitors will park on the street. Question: Have there been traffic management issues raised by Council with the traffic committee and what has been presented over the years?
9	Does Not Support	Kitani	Owner/Developer	39 - 36 Gover St, Peakhurst	Developers are required to comply with car parking requirements and hydraulic infrastructure requirements. Increase bus routes and provide more bus stops.
10	Neutral	P Gray	Owner	8 Peake Pde, Peakhurst	Property Under Contract. Whilst streets are very narrow he can get his truck through without difficulty. Has sold property prior to the residential flat buildings been constructed and other residents have the option to do the same.
11	Support	Kevin	Not Stated	23 Peake Pde, Peakhurst	Traffic safety – Council should widen the roads. New service station at Forest Rd brings additional cars to this area. There have been 4 Accidents in Lawrence St.
12	Does Not Support	R Lusinovski	Not Stated	3A Lawrence St ,Peakhurst	Question: Two (2) DAs have been approved. How will Council continue to assess other applications?
13	Neutral	C Mourad	Not Stated	Peake Pde, Peakhurst	Question: What is the process for a Planning Proposal and the expected timeframe?
14	Does Not Support	J Achi	Owner/Developer	77 Lawrence St, Peakhurst	Has purchased a number of properties in the area after the area was zoned R3 Medium Density Residential. Property values have increased as a result. Development Applications are accompanied with Traffic Reports and other consultant reports that deal with issues relating to stormwater, waste etc. Parking restrictions can be enforced to deal with on street parking and residents can be issued with permits.

15	Support	J Zhang	Owner	3 Richards Ave, Peakhurst	Appreciate developers point of view, however the concerns of the residents needs to be understood. The residents have lived in the area for a long time and many do not wish to sell their property. Council must consider the health and safety of existing residents. Adverse impact to amenity by way of noise and overshadowing from residential flat buildings. Lives in a short cul de sac with eight (8) other houses. Irrespective of this, there are quite a lot of cars parking in the street.
16	Neutral	N Berry	-	34/1 Hyde Pde, Campbelltown	Has been a long term resident (1950s) and has witnessed substantial changes in the area. Feels that the Planning Proposal is too late and the area is evolving and will continue to change. This issue is likely to generate debate. Some people will win and some will lose.
17	Support	M Ball	Owner	56 Lawrence St, Peakhurst	Supports development but want it to be appropriate for the area. Has the option to sell property, but does not want to. Very happy with the existing area. Parking will be an issue. Families have 3-4 cars and visitors will park on the street. Alternative to be three (3) and four (4) storey residential flat buildings is units and villas, which are compatible with the existing area. Increased density can still be achieved in the R2 Low Density Residential zone.

No	Position On Planning Proposal	Date	Contact No.	Name	Owner/Resident	Address	Comments
1	Support	19.05.2014	450759808	M Kelly	Resident	Did Not Provide	Is Claustrophobic and against increased density. Has been a resident for over 25 years and enjoyed the peaceful environment. Is a Housing NSW Tenant. Confirmed she will write a letter.
2	Does Not Support	20.05.2014	Did Not Provide	G Karano	Owner	5 Peake Parade	Property Under Contract. Concerned that there will be reduction in the value of the property and that the Developer will walk away from the project.
3	Support	21.05.2014	Did Not Provide	Lyoli	Resident	54 Lawrence St	Concerned that the infrastructure in the area is inadequate. Footpaths are not provided along the majority of streets. The roads are narrow. Parking on the street is an issue. Difficulty entering and exiting driveway. Concerned this will worsen with increase in density.
4	Does Not Support	27.05.2014	0488 333 388	M Nadar	Owner	8 Properties along Trafalgar Street and Peake Parade	From Triple 8 Development Group. Also sent an email stating objection to Planning Proposal.

No	Position On Planning Proposal	Date	Contact No.	Name	Owner/Resident	Address	Comments
5	Support	28.05.2014	409556819	A Ball	Owner	56 Lawrence St	The R2 zone can accommodate townhouses and multi unit development with a built form of two storeys (plus loft) and open space provision. These reduce the amenity impact by way of overshadowing and achieve an increase in density. Referred to DoH multi-unit development under construction.
6	Does Not Support	28.05.2014	Did Not Provide	K Wakeford	Owner	Did Not Provide	Property Under Contract. Concerned that the developer will not settle on the property.
7	Does Not Support	26.06.2014	Did Not Provide	B. Yassine	Owner/Developer	Did Not Provide	Concern that this would affect the development applications currently under assessment.

No.	Position on Planning Proposal	Name	Owner/Resident	Address	Summary
1	Support	A. Ball	Owner	56 Lawrence St ,Peakhurst	Housing NSW developed land in Gover Street with the R3 zoning and have chosen to develop two (2) storey town house modules. This demonstrates that low density is appropriate development for Peakhurst. Villa and townhouse developments are more suitable and can be provided in the R2 zone.
2	Support	K. Weinert	-	Did Not Provide	Holds concerns for R3 zoning including, but not limited to: Parking, street width, storm water drainage, sunlight, trees, privacy and noise impacts.
3	Support	L. Stevenson	Owner	Lawrence Street, Peakhurst	Has lived in Lawrence Street for 8 years and purchased property due to ease of parking, the greenery, the privacy and the quietness of the street. Concerned that all of this will change. The R3 will cause more congestion on a narrow street. Car has been damaged twice due to the narrowness of the street and bus services cannot run along the street as it has been determined too narrow. The R3 zone has forced the community out and multiple sites around may be potentially developed with “high rise” development.
4	Support	J. Li	-	3/23 Peake Pde, Peakhurst	Supports the Planning Proposal.
5	Support	Raymond	-	Lawrence St, Peakhurst	R3 zoning is overdevelopment.
6	Support	J. Dennis	Owner	57 Gover St, Peakhurst	Supports the Planning Proposal

7	Support	V. Monticciolo	Resident	Lawrence St, Peakhurst	Oppose R3 zoning on the grounds: • “Bulk and size of units (aesthetically it does not suit our tranquil streets); • Narrow streets with a lot of bends and curves (it is already tight for cars to enter and exit driveways when cars are parked on either side of the road); • Movement of service vehicles, such as fire and garbage trucks, to travel through our narrow streets during an emergency; • lack of road infrastructure to support applications of R3 zoning; and • There is a flood zone in the area.”
8	Support	H. Yeong	-	Did Not Provide	More suitable for neighbourhood.
9	Does Not Support	J. Pullen	Owner (Property Under Contract)	Did Not Provide	Redevelopment of old ex-housing commission is a positive thing. A developer has purchased property with a long settlement period and has lodged plans with Council. Concerned developer will not continue with purchase if zoning changes. Considers public transport to be excellent in the area and redevelopment would boost the local Peakhurst Shopping Centre and the local child care centre. Redevelopment will provide additional housing.
10	Does Not Support	P. Gray	-	Did Not Provide	It would be difficult for Council to proceed with a rezoning back to R2 and would be waste of developer’s time and ratepayer resources.
11	Does Not Support	M. Nader	Triple 8 Property Group	33, 35, 53 and 51 Trafalgar St 5, 9, 7 and 11 Peake Pde	Supports the current R3 zoning.

12	Supports	R. Khoury	Owner	42 Gover Street, Peakhurst	Streets are narrow and there is no train station nearby. Enjoy the quiet streets and have chosen to live in a low density suburb to raise a family. Primary concern is privacy and overlooking of pool area from apartment buildings. Medium density dwellings are more appropriate in close proximity to train station and shopping areas e.g. Hurstville CBD, Riverwood Centre and Penshurst. Incidents of street parking will increase and the relatively narrow roads are not suited to this.
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