

143 Stoney Creek Road, Beverly Hills

Planning Proposal

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143 STONEY CREEK ROAD, BEVERLY HILLS

March 2023

Prepared under instructions from
[Cambridge Unit Developments Pty Ltd](#)

by

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1.0 EXECUTIVE SUMMARY

This Planning Proposal has been prepared by Sutherland & Associates Planning Pty Ltd on behalf of Cambridge Unit Developments Pty Ltd in relation to the site known as 143 Stoney Creek Road, Beverly Hills (Lots 2 and 3 in DP 1205598).

The site is predominately zoned SP2 Infrastructure (Public Administration) under the Georges River Local Environmental Plan 2021. The site has been used as a Roads and Traffic Authority administration centre for over 40 years and contains an office building of approximately 480 square metres at the north-eastern corner of the site, with the remainder of the site occupied by a hard stand car park for approximately 40 cars. The site was sold by the NSW State Government in mid-2018.

The site has historically functioned as an important service provider within the Beverly Hills local centre and is approximately 600 metres from the Beverly Hills train station. However, due to the restriction on the permissible uses in the SP2 Infrastructure (Public Administration) zone, the site has been vacant for over 4.5 years. The building has been vandalised and broken into on multiple occasions since it was vacated.

The site also benefits from a recent development consent (DA2020/0227 granted on 21 February 2021) for a circa 3,400 square metres 3 storey medical centre with an FSR of 1.4:1 and a height of 16 metres. The developer is currently progressing a leasing campaign for the building and has had significant enquiry for a range of other predominantly office-based occupants for the building.

Accordingly, the primary objective of the Planning Proposal is to expand the uses which can be accommodated within the existing building on the site and also within the approved medical centre building on the site, which the developer intends to deliver in 2023.

Notwithstanding, it is also appropriate to take the opportunity to update the zoning of the site as the current SP2 Government Administration zoning of the majority of the site is now redundant and the R2 Low Density Residential zoning of the remainder of the site is not appropriate having regard to the flood affectation of the site. The Planning Proposal therefore seeks to rezone the site to R4 High Density Residential as it is the most appropriate zone for the site having regard to the residential context of the site, the currently approved building envelope, and the need for a form of residential development that can be designed to comply with requirements for development on flood prone land.

Residential uses such as residential flat buildings and shop top housing can adopt the same flood chamber across the entire building as per the recently approved medical building on the site (refer to Figure 6 below). This is the only method for accommodating the overland flow through the site without adverse impact to surrounding sites. The range of residential uses permitted in lower density zones are not able to be designed to adequately mitigate the impacts of flooding.

A concept of a residential flat development for the site prepared by Ionic Management accompanies this Planning Proposal at Appendix A which demonstrates a building which is the same height as the approved medical centre and with a smaller floorplate and the same FSR of 1.4:1. The residential flat building is demonstrated to perform highly when considered against the SEPP 65 principles and the Apartment Design Guide.

In summary, the purpose of the Planning Proposal is to:

- change the zoning of the site from SP2 and R2 to the more appropriate zone of R4 High Density Residential. The proposed R4 zone reflects the residential context of the site and the scale and density of the recently approved building and includes residential uses (such as residential flat buildings and shop top housing) that are compatible with the flood affectation of the site.

- amend Schedule 1 of Georges River LEP 2021 to include “office premises”, as defined in the Standard Instrument (Local Environmental Plans) Order 2006, as an additional permitted use on the site. This will broaden the range of uses that can occupy the existing building on the site and the approved three storey medical building;
- amend Schedule 1 of Georges River LEP 2021 to include “business premises”, as defined in the Standard Instrument (Local Environmental Plans) Order 2006, as an additional permitted use on the site. This will broaden the range of uses that can occupy the existing building on the site and the approved three storey medical building;
- introduce an FSR of 1.4:1 which reflects the density of the recently approved medical centre building on the site and the concept residential flat building (noting there is currently no FSR restriction on the majority of the site);
- introduce a building height control of 16 metres which reflects the scale of the recently approved medical centre building on the site (noting there is currently no height restriction on the majority of the site); and
- introduce a minimum lot size of 1,000 square metres for the site.

The proposed new zone and additional permitted use for the site have strategic merit as they are consistent with Council’s Local Strategic Planning Statement in that they would allow the site to continue to be used for employment generating uses, they would allow a broader range of employment generating uses within the recently approved medical centre building on the site which would contribute to job creation in the George River local government area, as well as providing the potential for the site to make a small contribution to the identified residential target.

The Planning Proposal is supported by the following documentation:

Appendix	Document	Consultant
A	Concept of a Residential Flat Development	Ionic Management
B	Flood and Risk Impact Assessment	Northrop
C	Traffic assessment	ASON Group
D	Detailed Site Investigation	El Australia

The Planning Proposal has been prepared in accordance with section 3.33 of the Environmental Planning & Assessment Act 1979 (EP&A Act). As required by section 3.33 of the EP&A Act this Planning Proposal includes the following:

- a statement of the objectives or intended outcomes of the proposed instrument,
- an explanation of the provisions that are to be included in the proposed instrument,
- the justification for those objectives, outcomes and provision and the process for their implementation,
- if maps are to be adopted by the proposed instrument – a version of the maps containing sufficient detail to indicate the substantive effect of the proposed instrument, and
- details of the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument.

The Planning Proposal has also been prepared having regard to the ‘Local Environmental Plan Making Guideline – December 2021’ developed by the NSW Department of Planning and Environment. The report addresses the Proposal’s consistency with Greater Sydney Region Plan - A Metropolis of Three Cities, the South District Plan, strategic plans and assesses the consistency of the Planning Proposal against relevant State Environmental Planning Policies and Ministerial Directions.

2.0 SITE DESCRIPTION AND LOCATION

2.1 Locality Description

The land to which the proposal relates is located in the suburb of Beverly Hills which is within the northern tip of the Georges River local government area. Beverly Hills is located approximately 3 kilometres from the Hurstville CBD and 15 kilometres southwest from Sydney CBD. Beverly Hills is served by the M5 motorway and Beverly Hills train station which provides convenient access to Sydney CBD, Sydney Airport and Campbelltown, via the T8 Airport & South Line.

The Beverly Hills Town Centre strip along King Georges Road is a well-known entertainment precinct with a high proportion of restaurants and cafes, as well as a Cinema. This strip is only 100 metres from the subject site.

The Beverly Hills Town Centre requires revitalisation through urban renewal. In recognition of this, Council has spent several years developing a Masterplan for the Beverly Hills Town Centre that establishes a new vision for the Town Centre and will guide and stimulate future development. At the time of writing the Masterplan has not been formally adopted by Council.

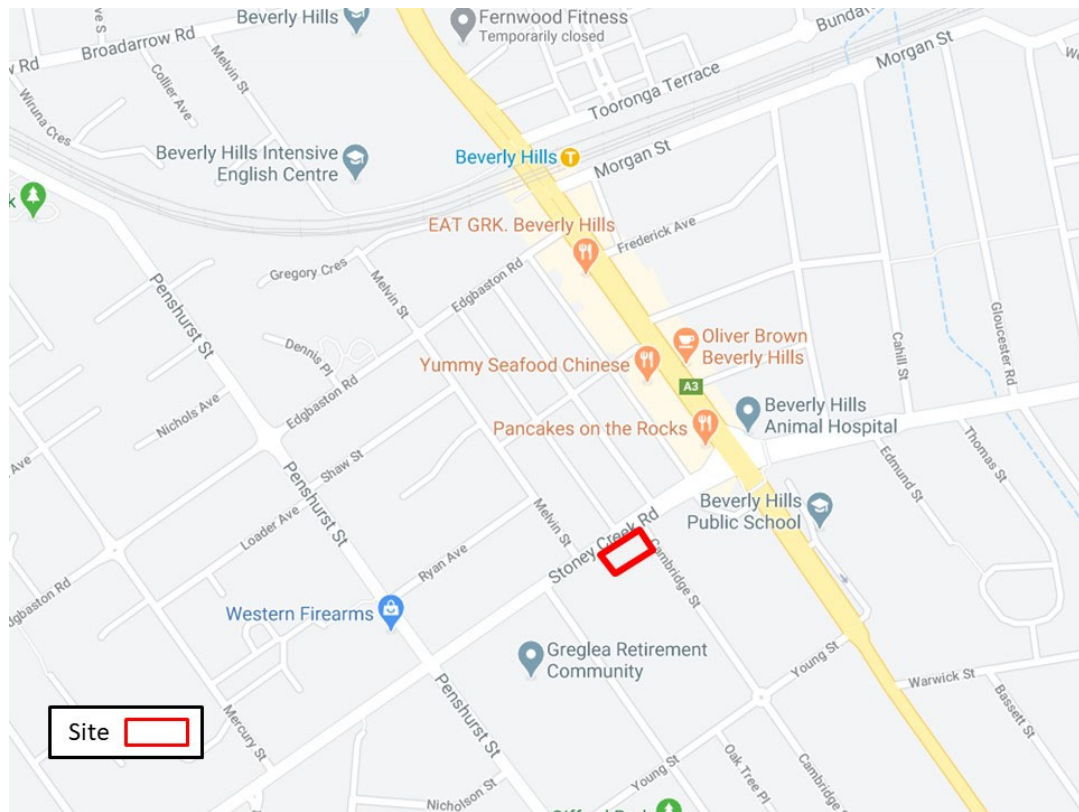


Figure 1:

Site location (Source: Google 2021)

2.2 Site Description

The subject site is known as 143 Stoney Creek Road, Beverly Hills and is legally described as Lots 2 and 3 in DP 1205598. The site has an area of 2,454 square metres with a frontage of approximately 63 metres to Stoney Creek Road and 38 metres to Cambridge Street.

The site has been used as a Roads and Traffic Authority administration centre for over 40 years and contains an office building of approximately 480 square metres at the north-eastern corner of the site, with the remainder of the site occupied by a hard stand car park for approximately 40 cars.

The site was sold by the NSW State Government in mid-2018. The site has historically functioned as an important service provider within the Beverly Hills local centre and is approximately 600 metres walking distance from the Beverly Hills train station.

The building on the site has been vacant for over 3 years due to the restrictive zoning which currently applies to the land which means it can only be used for Government Administration purposes, or a 'health services facility' pursuant to SEPP Infrastructure.

Recently, the site has been temporarily occupied by a COVID-19 testing facility in the car park.

The site is relatively level, however, there is a fall along each footpath adjacent to the site to a low point outside the north-eastern corner of the site. There is a Sydney Water stormwater culvert which currently dissects the site and runs diagonally underneath the existing building on the site from the north-eastern corner.



Figure 2:

Aerial view of the site outlined in red (Source: Six Maps, Department of Lands)



Photograph 1:

Site as viewed from Cambridge Street facing south-west



Photograph 2:

Site as viewed from Cambridge Street facing north-west



Photograph 3:

Hardstand area inside the site and existing office building shown on the left



Photograph 4:

Hardstand area at the western end of the site facing north with a three storey building opposite across Stoney Creek Road



Photograph 5:

Interior of existing building



Photograph 6:

Interior of existing building

3.0 DEVELOPMENT APPROVALS

3.1 Development Consent DA2020/0227

On 21 February 2021, the Sydney South Planning Panel granted consent to Development Application DA2020/0227 for a 3-storey medical centre above 3 basement levels with car parking for 114 vehicles on the subject site.

Whilst a medical centre (being a type of health services facility) is not ordinarily permissible on the site, Clause 57 within Division 10 of State Environmental Planning Policy (Infrastructure) 2007 (now Clause 2.60 in State Environmental Planning Policy (Transport and Infrastructure) 2021) provides the following:

(1) Development for the purpose of health services facilities may be carried out by any person with consent on land in a prescribed zone.

The prescribed zones are identified in Clause 56 and include R2 Low Density Residential and also SP2 Infrastructure. These are the two zones which apply to the subject site, and therefore a 'health services facility' is permissible on the subject site notwithstanding the provisions of the Georges River Local Environmental Plan 2021.

The approved development was found by Council to be compatible with the context of the site.

The approved development has an FSR of 1.4:1 and a 16-metre height.

The subject site is flood affected and the ground floor level and basement entry have been designed to provide sufficient freeboard with the PMF adopted for the ground floor level and the 1% AEP + 300mm adopted for the basement entry. In addition, the site is subject to overland flow and so the design of the building provides an interstitial level between basement 1 and the ground level which is a flood storage chamber underneath the entire building. The chamber allows overland flood water to flow through the site with minimal disruption and in fact increases the flood storage capacity of the site compared with the current circumstance.

The Council's assessment report for the development noted the following in relation to the development:

The proposed development will provide temporary employment through the construction of the development. In addition, the proposal will restore and increase employment associated with the use of the site which is consistent with Section 9.3 of Council's Local Strategic Planning Statement (LSPS) which seeks to protect employment land and provide an additional 187,000 square metres of employment floor space by 2036.



Figure 3:

CGI of approved 3 storey medical centre as viewed from Stoney Creek Road

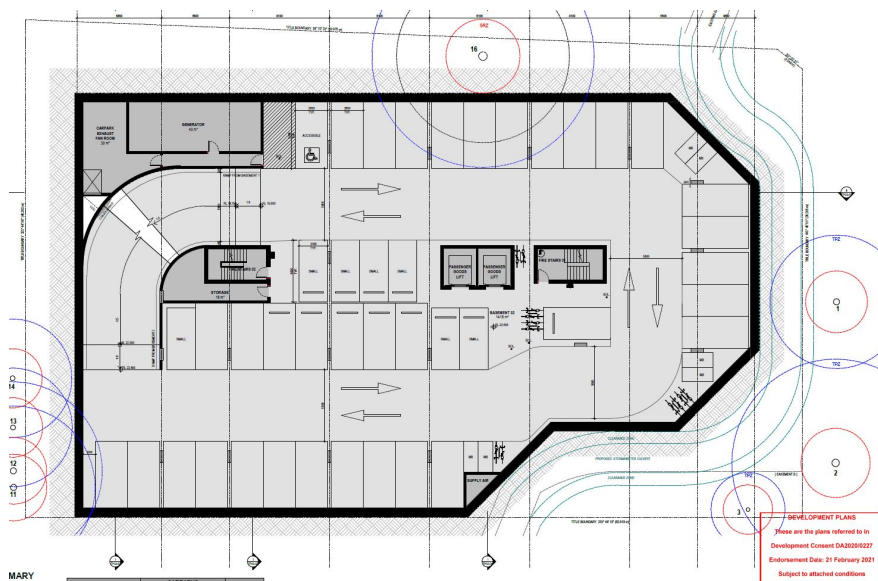


Figure 4:

Approved basement 2 and 3

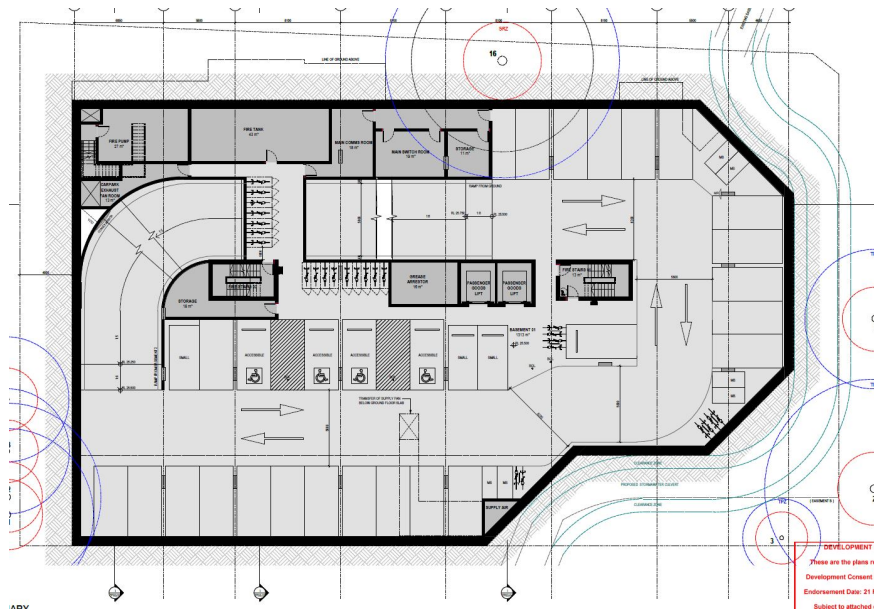


Figure 5:

Approved
basement 1



Figure 6:

Approved
flood
chamber



Figure 7:

Approved ground floor



Figure 8:

Approved level 1



Figure 9:

Approved
Level 2

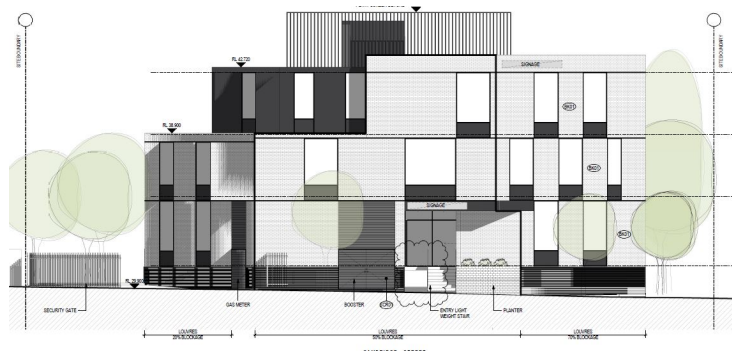


Figure 10:

Approved north elevation
(Cambridge Street)

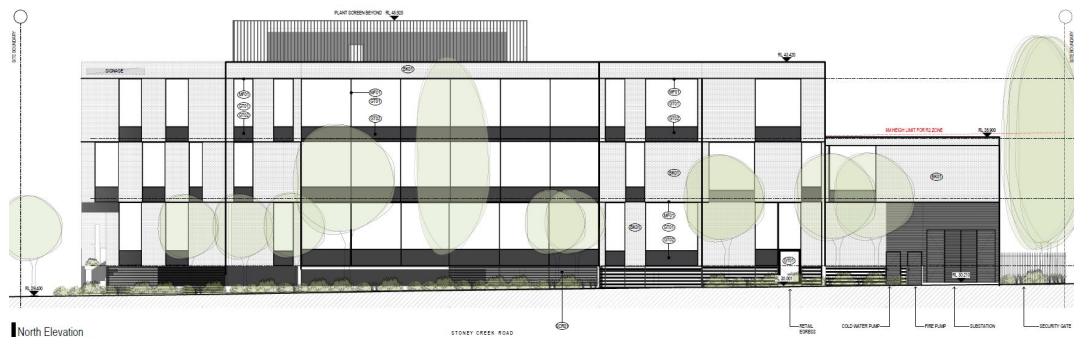


Figure 11:

Approved western elevation (Stoney Creek Road)



Figure12:

Approved section

4.0 BACKGROUND

4.1 Planning Proposal – November 2021

A Planning Proposal for the site was originally lodged with Council in November 2021, seeking to amend Schedule 1 of the Georges River Local Environmental Plan 2021 to introduce the following additional permissible uses for the site:

- Commercial premises;
- Centre-based child care facility;
- Health services facility; and
- Veterinary hospital

The purpose of the Planning Proposal was simply to enable the existing building to be usefully occupied, and also allow the approved three storey medical building to accommodate a broader mix of employment generating uses which can serve the local community.

The November 2021 Planning Proposal did not seek a change in the zone, height or FSR maps as they applied to the site.

However, following lodgement of the November 2021 Planning Proposal, Council provided feedback as follows:

- The parent land use term “commercial premises” is considered too broad and could introduce a wide range of land-uses that may be incompatible for the location and surrounding context, particularly when considering the absence of development standards applying to the majority of this site.
- The retention of the existing land use Zone SP2 Infrastructure (Government Administration) is considered unsuitable as the special purpose land use is no longer operating on the site. It is recommended that the proponent consider an alternative land use zone that is compatible with the surrounding land uses and proposed future land uses.
- In accordance with Council’s Policy on Planning Agreements, planning proposals should be accompanied with an offer to enter into a planning agreement with Council.

The Planning Proposal has been amended in response to this feedback to nominate the R4 High Density Residential zone as the most appropriate replacement zone for the site, having regard to the residential context of the site, the currently approved building envelope, and the need for a form of residential development that is compatible with the flood affectation of the site. The Planning Proposal also seeks to include “office premises” and “business premises” as additional permitted uses on the site, predominately to widen the possible uses of the existing and approved buildings on the site.

The primary objectives of the amended Planning Proposal remain, which is to enable the existing building to be usefully occupied, and also allow the approved three storey medical building to accommodate a broader mix of employment generating uses which can serve the local community, which the developer intends to deliver in 2023.

The Planning Proposal is not accompanied by an offer to enter into a planning agreement with Council, noting that the Council’s current Planning Agreements Policy is predicated on the concept of “value capture” which is contrary to the Department of Planning & Environment Planning Agreements Practice Note dated February 2021 which provides that planning agreements should not be used explicitly for value capture in connection with the making of planning decisions. Notwithstanding, the Planning Proposal does not seek any “uplift” in FSR and provides an identical FSR to that which is already approved on the site. Any increase in infrastructure demand arising from the Planning Proposal is appropriately addressed via the Council’s existing Section 94A Plan,

Section 7.12 – Fixed Development Consent Levies, as is already the case under the recently approved medical centre on the site.

5.0 LOCAL PLANNING PROVISIONS

5.1 Georges River Local Environmental Plan 2021

Georges River Local Environmental Plan 2021 (GRLEP) applies to the site. Key provisions applying to the site are identified below:

5.1.1 Zoning and Permissibility

The majority of the site is zoned SP2 Infrastructure (Public Administration), whilst a small portion at the western end of the site is zoned R2 Low Density Residential, pursuant to the Georges River Local Environmental Plan 2021 (GRLEP). An extract of the Land Zoning Map is included as Figure 13.

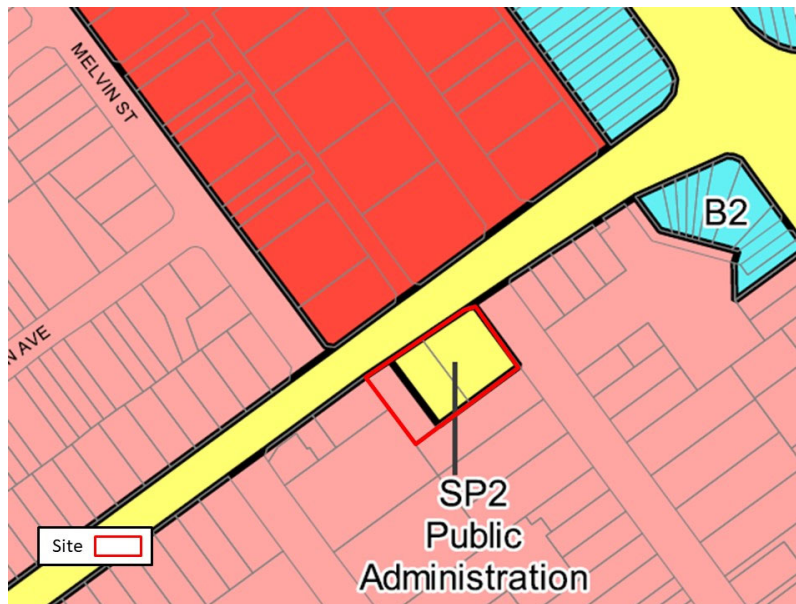


Figure 13:

Extract from GRLEP
2021 Land Zoning
Map

The objectives of the SP2 Infrastructure zone are:

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

The following uses are permitted with consent in the SP2 Infrastructure zone:

Aquaculture; Car parks; Community facilities; Markets; Public administration buildings; Recreation areas; Respite day care centres; Roads; Signage; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

The objectives of the R2 Low Density Residential zone are:

- 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

The following uses are permitted with consent in the R2 zone:

Bed and breakfast accommodation; Boarding houses; Boat sheds; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Group homes; Health services facilities; Home businesses; Home industries; Jetties; Oyster aquaculture; Pond-based aquaculture; Public administration buildings; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Tank-based aquaculture

5.1.2 Height

There is a maximum height shown for the R2 zoned portion of the site of 9 metres, and no height control in the SP2 zoned portion of the site, as shown in Figure 14.

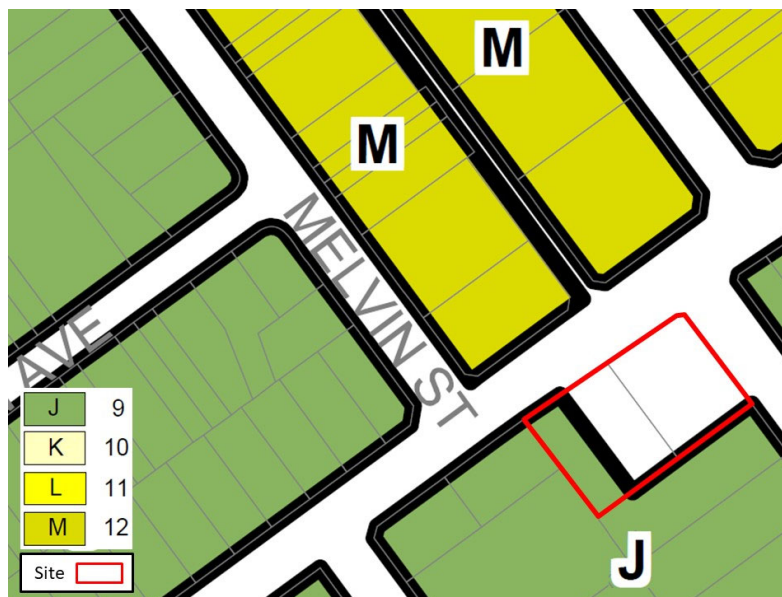


Figure 14:

Extract from the
GRLEP 2021 Height of
Buildings Map

5.1.3 Floor Space Ratio

The R2 zoned portion of the site is within area 'E' on the Floor Space Ratio Map and accordingly an FSR of 0.55:1 applies to this part of the site, as well a potential for additional FSR subject to Clause 4.4A of the GRLEP, as shown in Figure 15.

There is no FSR control in relation to the SP2 zoned part of the site.

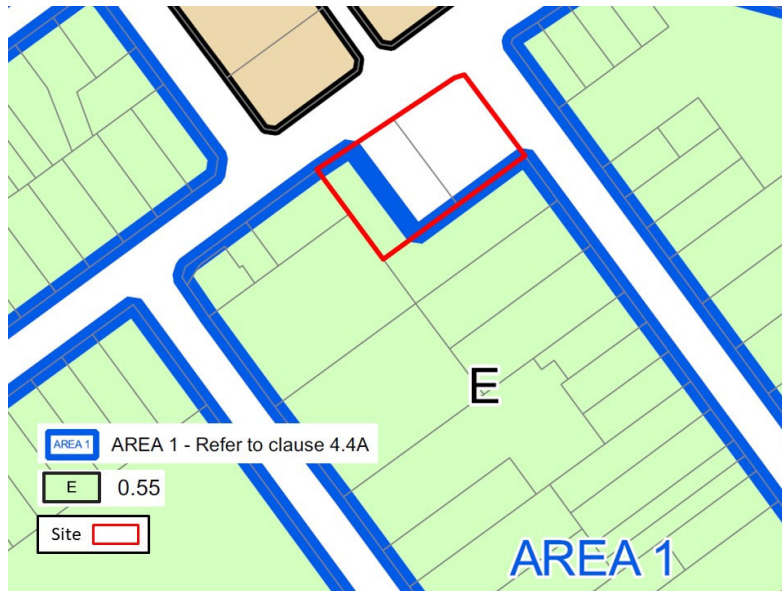


Figure 15:

Extract from GRLEP
2021 FSR Map

5.1.4 Minimum Lot Size

The R2 zoned portion of the site is within area 'G' on the Lot Size Map and accordingly a minimum lot size of 450 square metres applies to this part of the site, as shown in Figure 16. There is no minimum lot size in relation to the SP2 zoned part of the site.



Figure 16:

Extract from GRLEP
2021 Lot Size Map

6.0 PLANNING PROPOSAL

6.1 Overview

In accordance with section 3.33(2) of the Environmental Planning and Assessment Act 1979 (the EP&A Act) a Planning Proposal is to be comprised of five (5) parts:

- Part 1 – A statement of the objectives and intended outcomes of the proposed instrument.
- Part 2 – An explanation of the provisions that are to be included in the proposed instrument.
- Part 3 – The justification of strategic and site-specific merit.
- Part 4 – Maps, where relevant, to identify the intent of the Planning Proposal and the area to which it applies.
- Part 5 – Details of the community consultation that is to be undertaken on the Planning Proposal.

Section 3.33(3) of the Act allows the Secretary to issue requirements with respect to the preparation of a Planning Proposal. The Secretary's requirements include:

- Specific matters that must be addressed in the justification (Part 3) of the Planning Proposal
- A project timeline to detail the anticipated timeframe for the plan making process for each Planning Proposal.

Section 6 of this report addresses and responds to the matters for consideration detailed within the Local Environmental Plan Making Guideline (NSW Department of Planning and Environment, December 2021).

6.2 Part 1: Objectives or Intended Outcomes

The site was used as a Roads and Traffic Authority administration centre for over 40 years and contains an office building of approximately 480 square metres at the north-eastern corner of the site, with the remainder of the site occupied by a hard stand car park for approximately 40 cars.

Due to this historical use, the site is predominately zoned SP2 Infrastructure (Public Administration). However, the site became surplus to the NSW State Government needs, and the Roads and Traffic Authority administration centre was closed and the site was sold in mid-2018.

As a result of the restriction on the permissible uses due to the SP2 Infrastructure (Public Administration) zone, the existing building has been unable to be occupied for a new use and so has remained vacant and dormant for over 3 years. The building has been vandalised and broken into on multiple occasions since it was vacated.

However, the site now benefits from a recent development consent (DA2020/0227 granted on 21 February 2021) for a circa 3,400 square metres 3 storey medical centre with an FSR of 1.4:1 and a height of 16 metres. The approved development was permissible pursuant to Clause 57 within Division 10 of State Environmental Planning Policy (Infrastructure) 2007, which applied at the time of approval.

The developer is currently progressing a leasing campaign for the building and has had significant enquiry for a range of other predominantly office based occupants for the building. However, the current zoning of the site does not permit these uses.

Having regard to the current zoning restrictions, the *primary* objective of the Planning Proposal is to expand the uses which can be accommodated within the existing building on the site and also within the approved medical centre building on the site, which the developer intends to deliver in 2023.

The site has historically functioned as an important service provider and employment generator within the Beverly Hills local centre and is approximately 600 metres from the Beverly Hills train station and has the capacity to continue to provide employment and goods and services for the local community.

Objectives

- The core objective of the Planning Proposal is to amend the GRLEP as it applies to the site to allow the existing building on the site to be usefully occupied by a commercial use and also to allow the approved 3 storey medical building to be occupied by commercial uses which complement the medical uses within the building.
- The secondary objective for the Planning Proposal is to change the redundant SP2 and R2 zoning of the site to R4 High Density Residential. The R4 zone reflects the residential context of the site and the scale and form of the approved building envelope on the site and is the only residential zone that permits residential uses (such as residential flat buildings and shop top housing) that are compatible with the flood affectation on the site.
- The third objective of the Planning Proposal is to introduce an FSR of 1.4:1 and a building height limit of 16 metres which reflects the density and scale of the recently approved medical centre building on the site (noting there is currently no height or FSR restrictions on the majority of the site).
- The fourth objective is to introduce a minimum 1,000 square metre lot size which reflects the minimum lot size applicable to the R4 High Density zone under the GRLEP.

Intended Outcomes

The intended outcomes for the Planning Proposal are:

- First and foremost, to allow the existing building on the site to be usefully occupied by a commercial use (such as office premises or cafe), which will provide services to the local community as well as providing for employment generation on the site. Currently the site is effectively sterilised by the historical zoning on the site and the proposed additional uses will allow for the use of the existing building which will contribute positively to the local economy and employment.
- Secondly, to allow the approved 3 storey medical building to be occupied by a range of other commercial uses which complement the medical uses within the building. There has been significant enquiry for other uses such as office premises, and the approved building has a design which is also suitable for a range of other employment generating uses which will benefit the local community and workforce and achieve a synergy with the medical uses, including café, offices, retail as well as a child care centre (which is already permissible in the R2 zoned portion of the site).

6.3 Part 2: Explanation of Provisions

6.3.1 Proposed Changes to Georges River Local Environmental Plan 2021

The proposed changes to the Georges River Local Environmental Plan 2021 as it relates to the subject site are:

- change the zone from SP2 Government Administration and R2 Low Density Residential to R4 High Density Residential;
- amend Schedule 1 of Georges River LEP 2021 to include "office premises", as defined in the Standard Instrument (Local Environmental Plans) Order 2006, as an additional permitted use on the site;

- amend Schedule 1 of Georges River LEP 2021 to include “business premises”, as defined in the Standard Instrument (Local Environmental Plans) Order 2006, as an additional permitted use on the site;
- introduce an FSR of 1.4:1 for the entire site;
- introduce a building height control of 16 metres for the entire site;
- introduce a minimum 1,000 square metre lot size for the entire site.

6.4 Part 3: Justification of strategic and site-specific merit

This Part of the Planning Proposal demonstrates both the strategic merit and site-specific merit for the proposed amendments to the Georges River Local Environmental Plan 2021 as they apply to 143 Stoney Creek Road, Beverly Hills.

The table below contains the matters for consideration in Table 3 of The Local Environmental Plan Making Guideline which demonstrate that there is both strategic merit (Questions 1 to 7) and also site-specific merit (Questions 8 to 12) for the proposal. The table contains a reference to the relevant section of this report where these questions are addressed.

Strategic Merit		
Section A – need for the planning proposal		
Question 1	Is the planning proposal a result of an endorsed LSPS, strategic study or report?	Section 5.4.1
Question 2	Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	Section 5.4.2
Section B – relationship to the strategic planning framework		
Question 3	Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?	Section 5.4.3
Question 4	Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?	Section 5.4.4
Question 5	Is the planning proposal consistent with any other applicable State and regional studies or strategies?	Section 5.4.5
Question 6	Is the planning proposal consistent with applicable SEPPs?	Section 5.4.6
Question 7	Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?	Section 5.4.7
Site-Specific Merit		
Section C – environmental, social and economic		
Question 8	Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?	Section 5.4.8

Strategic Merit		
Question 9	Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?	Section 5.4.9
Question 10	Has the planning proposal adequately addressed any social and economic effects?	Section 5.4.10
Section D – Infrastructure (Local, State and Commonwealth)		
Question 11	Is there adequate public infrastructure for the planning proposal?	Section 5.4.11
Section E – State and Commonwealth Interests		
Question 12	What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?	Section 5.4.12

6.4.1 Question 1 - Is the planning proposal a result of an endorsed LSPS, strategic study or report?

The Planning Proposal is discreet and arises from a need to:

- allow complementary commercial uses to occupy the approved 3 storey medical building approved on the site;
- expand the permissible uses on the site to allow the existing building on the site to be usefully occupied; and
- replace the now redundant zone of SP2 Government Administration and inappropriate R2 zoning of the site with a more appropriate zone that has regard to the residential context of the site and the recently approved building on the site and allows residential uses that that are compatible with the flood affectation on the site.

Accordingly, the Planning Proposal does not arise specifically from a strategic study or report. Notwithstanding this, the Planning Proposal is entirely consistent with the employment and residential targets and objectives of the Georges River Local Strategic Planning Statement (GRLSPS) 2040 as discussed in Section 5.5.4.

6.4.2 Question 2 - Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is the best means of achieving the objectives and intended outcomes for the site in a manner which will provide for the immediate activation of the site, and also allow for the growth of jobs associated with a future building on the site.

The Planning Proposal seeks to allow the existing building to be usefully occupied rather than remaining dormant, as well as expanding the range of employment generating uses associated with the site in the forthcoming development of the site as approved. The only planning pathway to achieve this outcome is to provide a new zone for the site and/or additional permitted uses under Schedule 1 of the GRLEP.

The Planning Proposal provides an appropriate new residential zone for the site which reflects the predominantly residential uses surrounding the site and also facilitates the development of residential uses that are compatible with the flood affectation on the site.

The consequence of the Planning Proposal not proceeding is that the site remains in its current state being unable to be occupied for a useful purpose. Consequently, the site will not contribute to the local economy, there will be no jobs generated for local residents and there is no community benefit arising from preventing development occurring on the site. There is also no capacity for an alternative residential development of the site.

6.4.3 Question 3 - Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Greater Sydney Region Plan – A Metropolis of Three Cities

In March 2018 the *Greater Sydney Region Plan - A Metropolis of Three Cities* was released. The Plan sets a 40-year vision to 2056 and establishes a 20-year plan to manage growth and change for Greater Sydney. The vision for Greater Sydney as a metropolis of three cities — the Western Parkland City, the Central River City and the Eastern Harbour City where most residents live within 30 minutes of their jobs, education and health facilities, services and great places.

The Plan sets out 10 Directions which set out the aspirations for the region and objectives to support the Directions. The 10 Directions are:

- A City supported by infrastructure
- A collaborative city
- A city for people
- Housing the city
- A city of great places
- A well-connected city
- Jobs and skills for the city
- A city in its landscape
- An efficient city
- A resilient city

The Plan provides 38 objectives concerning, Infrastructure and collaboration, Liveability, Productivity and Sustainability which are aimed at achieving the identified Directions.

The following table summarises the proposals consistency with relevant objectives of the Plan:

Objective	Comment	Consistent
3. Infrastructure and Collaboration		
Objective 4: Infrastructure use is optimised.	This objective is concerned with ensuring that existing infrastructure is optimised. Given the site's location adjacent to the Beverly Hills local centre and within 600 metres walking distance of Beverly Hills train station, the Planning Proposal positively contributes to this objective by placing additional employment density, and potentially	Yes

Objective	Comment	Consistent
	additional housing, in a highly convenient location that will encourage usage of existing transport infrastructure.	
Objective 5: Benefits of growth realised by collaboration of governments, community and business.	The Proposal will assist the government in reaching employment targets ensuring the proposal positively contributes to jobs and economic policy of government.	Yes
4. Liveability		
Objective 7: Communities are healthy, resilient and socially connected	<p>This objective is concerned with delivering healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by providing walkable places at a human scale with active street life and prioritising opportunities for people to walk, cycle and use public transport.</p> <p>The site has historically been used to provide an important service for the local community in a highly accessible location. The site is in a location that is within walking distance of multiple transport services, a variety of community and social facilities, nearby housing, open space and recreational facilities.</p> <p>The Planning Proposal will facilitate the activation of a site which has become dormant due to being vacated by the NSW State Government in 2018 and will provide the opportunity for the site to once again provide for local employment and services for the community.</p> <p>In addition, whilst not the primary objective of the Planning Proposal, it will nonetheless provide the potential for an appropriate density of residential development on a site which is in a location that is within walking distance of multiple transport services, a variety of community and social facilities, including schools, childcare centres, community centres, open space and recreational facilities.</p>	Yes
Objective 10: Greater Housing Supply	<p>NSW Government has identified that 725,000 additional homes will be needed by 2036 to meet demand based on current population projections.</p> <p>The Plan notes that in older more established parts of Greater Sydney, urban renewal opportunities may exist around regional transport and centres where links for walking and cycling promote a healthy lifestyle and contribute to liveability.</p> <p>Whilst not the primary objective of the Planning Proposal, it will nonetheless provide the potential for an appropriate density of residential development on a site which is in a location that is within walking distance of multiple</p>	Yes

Objective	Comment	Consistent
	<p>transport services, a variety of community and social facilities, including schools, childcare centres, community centres, open space and recreational facilities.</p> <p>The recent DA approval establishes the environmental capacity of the site. The proposal seeks to amend the height and FSR maps to reflect the density and scale of the recently approved building on the site. The realisation of this floor space would facilitate additional and appropriate housing supply on the subject site.</p>	
5. Productivity		
Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities	A central component of this objective is to co-locate activities in metropolitan, strategic and local centres and attract housing in and around centres to create walkable, cycle-friendly neighbourhoods. The Planning Proposal will support a significant quantum of new employment floorspace, and potentially additional housing, adjacent to the Beverly Hills local centre which would contribute towards the 30-minute city objective, by providing increased housing and employment in very close proximity to an existing train station.	Yes
Objective 22: Investment and business activity in centres.	<p>The Planning Proposal is consistent with this objective as it will facilitate the activation and revitalisation of a dormant site that has been historically used for an employment generating use that complemented the range of commercial uses in the local centre.</p> <p>The future redevelopment of the site will deliver additional employment floor space, and potentially housing, adjacent to the existing local centre which will stimulate business activity and private sector investment within the centre and thereby support the growth and evolution of the centre.</p>	Yes
Objective 24: Economic sectors are targeted for success	The Planning Proposal will facilitate the current activation and revitalisation of a dormant site and support the future redevelopment of a site. In this regard the Planning Proposal will stimulate substantial commercial activity on the site and contribute to providing more jobs, close to where people live.	Yes
6. Sustainability		
Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	The Planning Proposal is consistent with this objective as it will facilitate the current activation and revitalisation of a dormant site as well as future development on the site that will deliver new jobs and potentially housing near public transport therefore reducing the reliance on private car use and associated emissions.	Yes

Objective	Comment	Consistent
Objective 34: Energy and water flows are captured, used and re-used	Any future building on the site would be required to be consistent with the principles of ecological sustainable design and a BASIX certificate would need to accompany any future development application.	Yes
Objective 36: People and places adapt to climate change and future shocks and stresses	Any future building on the site would be required to be designed to minimise the effects of climate change.	Yes
Objective 37: Exposure to natural and urban hazards is reduced	Whilst the site is not affected by any known hazards, any future building on the site would be required to be designed to minimise or mitigate the impact of both natural and urban hazards such as noise pollution.	Yes
Objective 38: Heatwaves and extreme heat are managed	Any future building on the site would be required to reduce vulnerability to extreme heat which could be achieved through the use of a combination of shading devices, selection of building materials and landscaping.	Yes

South District Plan

In March 2018 the Greater Sydney Commission published the South District Plan which outlines how the Government will make decisions on public spaces, community facilities, housing, jobs, transport options, schools and hospitals to meet the needs of communities across Greater Sydney to give effect to *Greater Sydney Region Plan - A Metropolis of Three Cities*.

The South District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney.

Of relevance, the Plan notes that local centres are a focal point of neighbourhoods, and centres such as Beverly Hills which contain a train station, are an important part of a 30-minute city. Local centres provide essential access to day to day goods and services close to where people live and local centres account for close to 18% of all Greater Sydney's jobs.

The Planning Proposal is entirely consistent with the identified role for local centres and will allow the site and existing building, as well as a future building on the site, to continue the historical role of this site for provided employment and services for the local community.

The following table summarises the Planning Proposal's consistency with relevant components of the South District Plan:

Chapter	Comment	Consistent
Infrastructure		
S1. Planning for a city supported by infrastructure	Given the site is located adjacent to the Beverly Hills local centre and train station, the introduction of additional commercial uses and potentially housing for the subject site will positively contribute to this objective by placing additional employment density, and	Yes

Chapter	Comment	Consistent
	potentially housing, in a highly convenient location that will encourage usage of existing transport infrastructure.	
Liveability		
S3. Providing services and social infrastructure to meet peoples changing needs	The Planning Proposal will allow the site to provide services and social infrastructure, including a potential child care centre. These are all important elements of social infrastructure which will contribute positively to the resident and worker community.	Yes
S4. Fostering healthy, creative, culturally rich and socially connected communities	<p>The Proposal will facilitate the continued use of the site for an employment generating use, as well supporting additional and broader employment within the recently approved 3 storey building for the site. This is advantageous having regard to the size of the site and its ability to contribute positively to the urban fabric of Beverly Hills.</p> <p>The proposal will improve the viability and liveability of the Beverly Hills local centre through expanded commercial floor space and potentially housing within the centre, consistent with the liveability priorities.</p>	Yes
S5. Providing housing supply, choice and affordability, with access to jobs, services and public transport	<p>Whilst not the primary objective of the Planning Proposal, it will nonetheless facilitate the potential delivery of a modest quantum of residential accommodation on a site that is ideally suited to residential development given its highly accessible location, proximity to the Beverly Hills local centre and location adjacent to an existing R4 High Density zone.</p> <p>The proposal will allow for a transit-oriented development that will assist in achieving housing diversity and affordability on a site that is well located to services and facilities.</p>	Yes
Productivity		
S10. Retaining and managing industrial and urban services land	<p>The site has historically functioned as urban service land. Whilst the site has become surplus to the NSW State Government needs, it nonetheless has the capacity to be occupied by other commercial uses which will provide an ongoing function of providing goods and services to the local community. The Planning Proposal supports this ongoing role for the site.</p> <p>The Plan identifies that as Greater Sydney grows over the next 20 years, there will be a need for the efficient and timely delivery of new office precincts. Stakeholder feedback emphasised the need to grow and diversify local employment opportunities.</p> <p>The Planning Proposal is consistent with this feedback in that it will allow the site to be used for a range of commercial uses.</p>	Yes
S12. Delivering integrated land use	The Planning Proposal is consistent with the strategic intent to deliver more jobs closer to public transport. The proposal would	Yes

Chapter	Comment	Consistent
and transport planning and a 30-minute city	aid the 30-minute city concept, increasing the diversity of employment within the centre.	
Sustainability		
S5 Reducing carbon emissions and managing energy, water and waste efficiently	By providing additional employment floor space and potentially housing in an existing centre with excellent public transport connectivity, the proposal maximises the efficiency of existing infrastructure and reduces pressure on the fringe of Sydney and other sensitive locations. Any future building on the site would be required to be consistent with the principles of ecological sustainable design which can be addressed in any future development application.	Yes

6.4.4 Question 4 - Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Georges River Local Strategic Planning Statement (GRLSPS) 2040

The Planning Proposal is entirely consistent with the employment and housing targets and objectives of the Georges River Local Strategic Planning Statement (GRLSPS) 2040.

The GRLSPS creates a land use vision for the future of the Georges River Local Government Area. It is structured around 5 themes, being:

- Access and movement in 2040
- Infrastructure and community in 2040
- Housing and neighbourhoods in 2040
- Economy and centres in 2040
- Environment and open space in 2040

Use of Existing and Approved Buildings on the Site

The site currently contains an office building of approximately 480 square metres at the north-eastern corner of the site, with the remainder of the site occupied by a hard stand car park for approximately 40 cars.

The site also benefits from a recent development consent (DA2020/0227 granted on 21 February 2021) for a circa 3,400 square metres 3 storey medical centre with an FSR of 1.4:1 and a height of 16 metres. The developer is currently progressing a leasing campaign for the building and has had significant enquiry for a range of other commercial occupants for the building.

The current building cannot be usefully occupied due to the restrictive existing zoning. Also, the approved medical centre building cannot be occupied by any other complementary or similar uses, despite significant enquiry from potential tenants. Accordingly, the primary objective of the Planning Proposal is to expand the uses which can be accommodated within the existing building and the approved medical centre building on the site.

In relation to Theme 4 Economy and Centres, Beverly Hills is a local centre which is identified for centre expansion investigation under the GRLSPS. In addition, the GRLSPS identifies the following in relation to future commercial activity in the Georges River local government area (emphasis added):

As part of Greater Sydney's Eastern Harbour City, Georges River LGA is home to almost 56,000 jobs. Community surveys indicated that the number one reason for locating a business in Georges River was 'proximity to home'. Our well educated community works in knowledge-intensive job sectors with an emerging presence in the health and education job sectors.

The growth, innovation and evolution of commercial centres are central to the economy of the South District and critical to achieving a well connected 30 minute Greater Sydney. Facilitating the growth of our centres is a priority in growing the number of jobs available in Georges River.

It's forecast that between 2016-2036 employment generated within the LGA's centres is to increase by around 13,000 jobs. It is important that our centres accommodate this growth by remaining economically viable and **by providing an additional 25% of employment floor space.** Council will seek to facilitate this additional floor space not only through development controls, but also through the growth of the following commercial centres:

- Allawah
- **Beverly Hills**
- Carlton
- Hurstville
- Kingsgrove
- Kogarah
- Mortdale
- Narwee
- Oatley
- Peakhurst
- Penshurst
- Ramsgate
- Riverwood and
- South Hurstville

The Planning Proposal is entirely consistent and aligned with the need to provide an additional 25% of employment floor space. The existing building on the site is currently dormant due to the existing zoning of the site, but is ideally suited for ongoing employment uses of retail, business or office activity.

In addition, the approved 3 storey medical building is also suitable for accommodating this range of employment generating uses in parallel with medical uses.

Proposed New R4 High Density Residential Zone

Notwithstanding that the primary objective of the Planning Proposal is to expand the uses which can be accommodated within the existing and approved buildings on the site, it is also appropriate to take the opportunity to update the zone as a result of the now redundant SP2 Government Administration zone

on the site. Accordingly, the Planning Proposal also includes an amendment to change the mixed SP2 and R2 zoning of the site to a residential zone on the site as this reflects the context immediately surrounding the site, is compatible with the envelope of the approved development and allows for residential uses that can be designed to address the flood affectation of the site.

Residential Target in GRLSPS

The Georges River Local Strategic Planning Statement provides an assessment under Theme 3 Housing and Neighbourhoods in relation to the required additional dwellings from 2016 and also identifies the capacity of the existing planning controls to meet this demand, and the shortfall under the current controls.

There is a need to provide 14,000 additional dwellings and whilst the majority of this demand can be met by the existing planning controls, there remains a 2,000 dwelling shortfall which will need to be addressed by various zoning changes across the Georges River local government area.

The proposed R4 High Density Residential zone for the site, combined with the proposed FSR of 1.4:1 which reflects the current approved development on the site, would facilitate a modest 38 apartments towards this 2,000 dwelling shortfall. This accommodation would be provided in an appropriate location noting that the site is 100 metres from the Beverly Hills town centre and associated amenities, and also approximately 600 metres from the Beverly Hills train station.

Testing of R4 High Density Residential Zone

In considering the most appropriate residential zone, the following factors are relevant considerations:

- The footprint, envelope, form and scale of the recently approved medical centre on the site;
- The flood affectation on the site and a compatible form of residential development;
- The traffic impacts of a residential development of the site in comparison to the approved medical centre building; and
- The capacity for a residential development on the site to contribute to the residential target identified in the GRLSPS.

Residential development compared with approved building and SEPP 65 Analysis

The approved medical building on the site establishes a large single format footprint on the site with a 16-metre-high building envelope. It therefore has a form, density and scale which is most commensurate with a residential flat building.

A residential flat building of the same envelope will result in no greater impacts to the surrounding sites when compared with the approved medical centre building on the site.

A concept of a residential flat development for the site prepared by Ionic Management accompanies this Planning Proposal at Appendix A which demonstrates the following:

- The residential flat building concept is contained within the approved height of the approved medical centre and also has a significantly reduced footprint when compared with the medical centre footprint. The western side setback is increased from the approved 4m to 9m, and the southern setback is increased from the approved 6.95m to a minimum 12.1m.
- The residential flat building concept has the same FSR of 1.4:1 as the approved medical centre.

- The residential flat building concept has a reduced shadow impact compared with the approved medical centre as a result of the increased side boundary setbacks, and therefore less impact to adjacent properties.
- The residential flat building concept has a significantly reduced traffic impact compared with the approved medical centre, with a peak traffic movement of 18 vehicles per hour compared with 110 vehicles per hour for the medical centre.
- The residential flat building concept adopts the PMF level of 30.94m for ground floor (which is higher than 1% AEP + 500m freeboard).

In relation to SEPP 65 and in particular the Apartment Design Guide (ADG), the residential flat building concept performs at a very high level:

- The boundary setbacks either comply with the ADG requirement of 9m (western boundary), or significantly exceed this at 12.1m from the southern boundary.
- 89 of apartments will achieve 2 hours solar access between 9am-3pm on 21 June, well in excess of the minimum 70% requirement. 0% of apartments are 'no-sun' which exceeds the maximum 15% allowable under the ADG.
- 63% of apartments are naturally cross ventilated, which is compliant.
- Only 5 apartments per core, which is less than the 8-12 suggested by the ADG.
- Through apartments are compliant with the maximum 18m depth requirement of the ADG.
- All indicative apartments meet the minimum required internal area.
- Common open space can be provided on the roof top and ground level well in excess of minimum 25% of site area.

The residential flat building concept demonstrates that the proposed FSR of 1.4:1 (which reflects the FSR already approved for the medical centre) is appropriate for a residential flat building on the site.

The residential flat building concept conclusively demonstrates an acceptable outcome for the site having regard to the benchmark established by the approved medical centre, and in fact would result in a smaller building and reduced impacts when compared with the current approved.



Figure 17:

Overlay of typical floor of residential concept with approved development

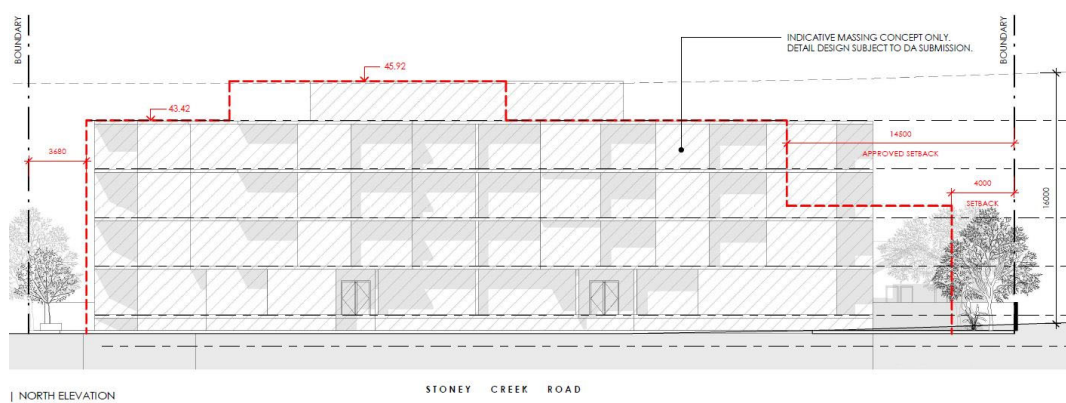


Figure 18:

Overlay of residential concept with approved Stony Creek Road elevation

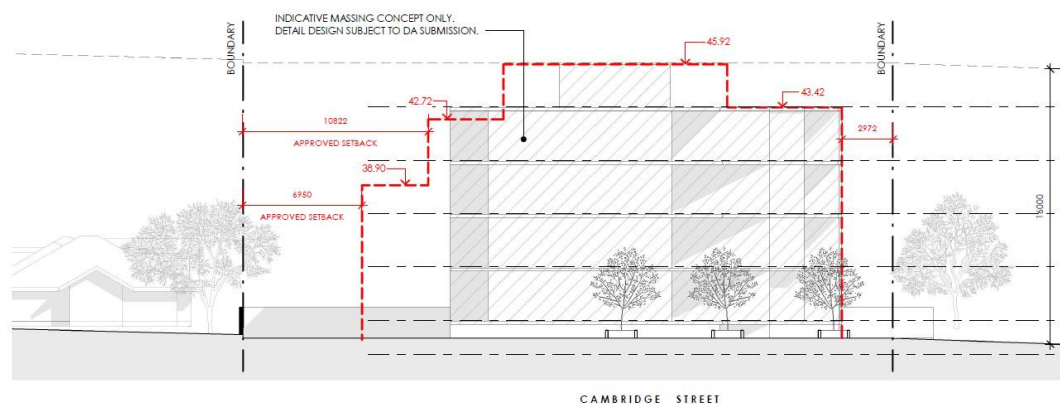


Figure 19:

Overlay of residential concept with approved Cambridge Street elevation

Flood Compatibility

The flood affectation on the site is such that any new residential development on the site would need to adopt the same flood chamber design across a building on the site as that which has recently been approved in the medical centre building on the site. In order to accommodate a large flood chamber across the site, a single consolidated building format is required as per the recently approved medical building on the site (refer to Figure 6) and this is the only building method for accommodating the overland flow through the site without adverse impact to surrounding sites.

The only possible form of residential accommodation which can be accommodate a large flood chamber across the site is residential flat building due to its single format design above basement level car parking.

A Flood And Risk Impact Assessment prepared by Northrop accompanies this Planning Proposal at Appendix B which confirms that:

....development of the subject site has been shown to have the capacity to improve the existing conditions and make the subject site suitable for use from a Floodplain Risk Management perspective by:

- Providing a point of refuge above the 1% AEP and PMF design storm events.
- The residual flood risk on site can be appropriately managed through the preparation of a Flood Emergency Response Plan prior to occupation of the building. A Flood Emergency Response Summary has been provided in the Flood Impact Assessment (Northrop, 2020) which demonstrates the residual flood risk on site can be managed appropriately.
- The proposed development is not expected to result in any unacceptable impacts in adjacent properties during both the 1% AEP and PMF design storm events

Traffic Impacts

The 1.4:1 FSR would facilitate a residential flat development of approximately 38 apartments. A comparison of the traffic impacts associated with the former RTA use of the site, the approved medical centre building on the site, and a potential 38 apartment development, are as follows:

Use	Peak Trip Generation
Former RTA	130 vehicles
Approved medical centre building	110 vehicles
Potential residential flat building (38 apartments) TfNSW TDT 2013 04 rates of: <ul style="list-style-type: none"> 0.27 trips per dwelling per hour in the morning peak hour, and; 0.31 trips per dwelling per hour in the evening peak hour 	18 vehicles (11 trips per hour in the morning peak hour) (12 trips per hour in the evening peak hour)

The traffic impacts associated with a residential flat development on the site would be significantly less than that which resulted from the former RTA facility on the site and also the recently approved medical centre on the site.

Summary

Having regard to the discussion above, the most appropriate form of residential accommodation having regard to the site circumstances, flood affectation, recently approved building, and strategic planning context is a residential flat building.

This form of development is only permissible in the R4 High Density Residential zone and so this is the correct residential zone for the site.

Any other residential zone would be inappropriate as lower density forms of residential development are incompatible with the flood affectation and simply would not represent a feasible form of development on the site.

An R4 High Density Residential zone is aligned with Theme 3 Housing and Neighbourhoods in the LSPS as it would facilitate a modest 38 apartments towards the identified 2,000 dwelling shortfall. This accommodation would be provided in an appropriate location noting that the site is 100 metres from the Beverly Hill town centre and associated amenities, and also approximately 600 metres from the Beverly Hills train station.

Georges River Local Housing Strategy

The Georges River Local Housing Strategy (Strategy) sets out the strategic direction for housing in the Georges River Local Government Area (LGA) over the next 20 years. It identifies the housing demand, gaps and issues, and establishes housing objectives to manage future growth.

The Strategy provides that the population of the LGA is projected to increase from 156,293 in 2017 to approximately 185,000 by 2036, resulting in the need for approximately an additional 14,000 dwellings by 2036. The Strategy further provides that under the existing planning controls, major development

applications and planning proposals under assessment, approximately an additional 12,000 dwellings can be provided, which results in a shortfall of approximately 2,000 dwellings that will need to be provided by 2036. To address this shortfall, the Strategy commits to providing the capacity for an additional 2,000 dwellings in the next 20 years.

The Housing Survey which was undertaken in the preparation of the Strategy identifies that the Georges River community values a home that is close to public transport, shops, services and open space.

The subject proposal provides would facilitate the modest delivery of approximately 38 dwellings towards the identified 2,000 dwelling shortfall. This accommodation would be provided in an appropriate location noting that the site is 100 metres from the Beverly Hill town centre and associated amenities, and also approximately 600 metres from the Beverly Hills train station.

[Georges River Community Strategic Plan \(Working Together for a better future – Community Strategic Plan 2022-2032\)](#)

The Georges River Community Strategic Plan was adopted by Council on 27 June 2022 and is the overarching plan that sits above all Council's other plans and identifies the community's main priorities for the future of Georges River local government area over the next 10 years.

The Plan is structured around 6 Pillars as follows:

- Pillar 1: Our Community
- Pillar 2: Our Green Environment
- Pillar 3: Our Economy
- Pillar 4: Our Built Environment
- Pillar 5: Our Place in Sydney
- Pillar 6: Our Governance

The Planning Proposal is consistent with the relevant Pillars as it:

- Provides for the redevelopment of the site in a manner which will increase canopy cover on the site through new landscaping (Pillar 1 Goal 2.3)
- Will encourage business investment in the area by providing the opportunity for the existing building on the site to be occupied by business/es and also the approved three storey medical building to be occupied by a broader range of businesses which will create local jobs (Pillar 2: Goal 3.1)
- Provides for the activation of a currently underutilised site which will contribute positively to the vibrancy and amenity of the Beverly Hills town centre (Pillar 2: Goal 3.2)
- Provides for increased jobs, services or residential accommodation close within a town centre which encourages the use of public transport by linking residential uses and jobs to a transport node (Pillar 2: Goal 3.2)
- Provides for the revitalisation of the site to make Georges River more liveable, vibrant and sustainable (Pillar 3: Goal 4.1)
- Facilitates the potential for more housing which will assist with affordability within the area (Pillar 3: Goal 4.4)
- Provides for increased jobs, services or residential accommodation close within a town centre which encourages walking, cycling and the use of public transport (Pillar 3: Goal 4.3)

6.4.5 Question 5 - Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

Future Transport 2056

The future transport strategy outlines the State Government's 40-year vision for the State's transport network and system. The strategy aims to place NSW at the forefront of the country with a sophisticated transport system which will harness the rapidly advancing transport technology. The strategy outlines a planned and coordinated set of actions to address challenges faced by the NSW transport system to support the State's economic and social performance over the next 40 years.

The Planning Proposal is consistent with the relevant State-wide outcomes of the Future Transport Strategy 2056 as it:

- provides for the activation of a currently underutilised site which will contribute positively to the ongoing strength and revitalisation of the Beverly Hills town centre (Outcome 1: Successful Places)
- will encourage business investment in the area by providing the opportunity for the existing building on the site to be occupied by business/es and also the approved three storey medical building to be occupied by a broader range of businesses (Outcome 2: Strong Economy)
- provides for increased jobs, services or residential accommodation close within a town centre (Outcome 5: Accessible services)
- encourages the use of public transport by linking residential uses and jobs to a transport node (Outcome 6: Sustainability).

State Infrastructure Strategy 2018-2038

The NSW State Infrastructure Strategy 2018–2038 sets out the Government's priorities for the next 20 years, and combined with the Future Transport Strategy 2056, the Greater Sydney Region Plan and the Regional Development Framework, brings together infrastructure investment and land-use planning for our cities and regions.

The proposal is consistent with the State Infrastructure Strategy 2018-2038 by encouraging the use of public transport by linking residential uses and jobs to a transport node being the Beverly Hills train station.

Sydney's Walking Future

Sydney's Walking Future focuses on getting people walking for transport purposes more often. Customers tell the NSW State Government that they could walk more for the short everyday trips they make, and 73 per cent would do so with the right encouragement and support. The NSW state government aims to provide for customers by:

- Promoting walking for transport;
- Connecting people to places through safe walking networks around centres and public transport interchanges; and
- Engaging with partners across government, with councils, non-government organisations and the private sector to maximise their effectiveness.

The proposal will facilitate the use of the site by a range of businesses and services immediately adjacent to the Beverly Hills town centre and a short walk from Beverly Hills train station, which means that

residents and workers will be able to walk to the station which provides connectivity to greater Sydney. In addition, the Planning Proposal will facilitate a development of the site which itself will provide much needed medical and other services which will mean that surrounding residents will be able to walk to such facilities.

Sydney's Bus Future

Sydney's Bus Future is the NSW Government's long-term plan to redesign Sydney's bus network to meet customer needs now and into the future and sets out step-by-step actions to deliver fast and reliable bus services for customers where and when they are needed.

The Planning Proposal is consistent with the vision of Sydney's Bus Future in that it will support the use of the site for jobs and services and potentially residential accommodation in close proximity to existing bus services which maximises the efficiency of those bus services and also ensures a high level of connectivity between the site and the broader region.

6.4.6 Question 6 - Is the planning proposal consistent with applicable SEPPs?

The Planning Proposal is consistent with all relevant State Environmental Planning Policies as summarised in the following table:

SEPP	Comment	Consistent
State Environmental Planning Policy – (Transport and Infrastructure) 2021	<p>The aim of SEPP Transport and Infrastructure is to facilitate the effective delivery of infrastructure across the State.</p> <p>Detailed compliance with SEPP Transport and Infrastructure would need to be demonstrated at the time of making an application for development. Nonetheless, the site is already approved for a medical centre which has a traffic generation of 110 peak hour vehicles and the Planning Proposal will not facilitate an alternative development which would produce any higher traffic generation.</p>	Yes
State Environmental Planning Policy (Resilience and Hazards) 2021	<p>Chapter 4 Remediation of Land under State Environmental Planning Policy (Resilience and Hazards) 2021 is relevant to the Planning Proposal and requires the consent authority to consider whether land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its current state or will be suitable after remediation for the purpose for which the Planning Proposal will permit.</p> <p>This Planning Proposal is accompanied by a Detailed Site Investigation prepared by Environmental Investigations Australia. The investigation included a desktop analysis as well as soil sampling at eight test bore locations and concludes that widespread contamination was not identified at the site and that the site can be made suitable for mixed use commercial, residential and child care uses.</p>	Yes
State Environmental Planning Policy	The aim of SEPP BASIX is to encourage sustainable residential development.	Yes

SEPP	Comment	Consistent
(Building Sustainability Index: BASIX) 2004	The future redevelopment of the site for a residential flat building would be capable of complying with BASIX. Compliance with SEPP BASIX will be demonstrated at the time of making an application for development.	
State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development	SEPP 65 aims to improve the design quality of residential flat developments, provide sustainable housing in social and environmental terms that is a long-term asset to the community and delivers better built form outcomes. The future redevelopment of the site for a residential flat building would be capable of complying with SEPP 65. Detailed compliance with SEPP 65 will be demonstrated at the time of making an application for development.	Yes
State Environmental Planning Policy (Housing) 2021	SEPP Housing aims to enable the development of diverse housing types, including purpose-built rental housing. Many of the forms of development provided under SEPP Housing rely on a residential flat building being a permissible form of development, and so the subject Planning Proposal will permit various forms of residential development under SEPP Housing to become possible on the subject site. The appropriateness of various forms of residential development possible under SEPP Housing would be the subject of detailed assessment following lodgement of a Development Application.	Yes
State Environmental Planning Policy (Primary Production) 2021	SEPP Primary Production aims to facilitate the orderly economic use and development of lands for primary production. The site does not currently comprise agricultural land, nor will the subject Planning Proposal make it possible to be used for primary production and so the Planning Proposal is of no consequence in relation to this SEPP.	N/A
State Environmental Planning Policy (Biodiversity and Conservation) 2021	SEPP Biodiversity and Conservation aims to protect the biodiversity values of trees and other vegetation and includes provisions in relation to vegetation clearing and is predominantly aimed at providing controls in relation to vegetation in rural settings. The non-rural controls apply to the subject site irrespective of the subject Planning Proposal, which is of no consequence in relation to this SEPP.	N/A
State Environmental Planning Policy (Industry and Employment) 2021	SEPP Industry and Employment includes provisions in relation to the western Sydney employment area, as well as controls relating to signage. The subject site is not located within the western Sydney employment area and so this component of the SEPP is irrelevant for the purpose of the subject Planning Proposal. Any signage proposed as part of a development application made possible by the Planning Proposal will be assessed at the development application stage.	Yes
State Environmental Planning Policy	SEPP Planning Systems comprises provisions which identify state and regional development, development on Aboriginal land, and	Yes

SEPP	Comment	Consistent
(Planning Systems) 2021	concurrences required. These provisions are not of direct relevance to the subject Planning Proposal, however, may be relevant to future development applications made possible as a result of the Planning Proposal.	
State Environmental Planning Policy (Exempt and Development Codes) 2008	SEPP Codes provides a range of exempt and complying development. However, despite the proposed new zone for the site, the flood affectation on the site is such that many forms of exempt or complying development under the Codes SEPP will still not be possible for the subject site, and most forms of development on the site will require a development application.	Yes

6.4.7 Question 7 - Is the Planning Proposal consistent with applicable Ministerial Directions (s9.1 directions)?

The following table summarises the Planning Proposal's consistency with applicable Ministerial Directions:

S.9.1 Direction No. and Title	Comment	Consistent
Focus Area 1: Planning Systems		
1.1 Implementation of Regional Plans	This direction applies to land to which a Regional Plan has been released by the Minister for Planning. The Proposal is consistent with the Greater Sydney Region Plan and the South District Plan as detailed in section 6.4.3 of this report.	Yes
1.2 Development of the Aboriginal Land Council	Not Applicable.	N/A
1.3 Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development. In accordance with the direction the Proposal does not include provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority. Further the Proposal does not identify future development on the site as designated development.	Yes
1.4 Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls. The direction applies when a relevant planning authority prepares a Planning Proposal that will allow a particular development to be carried out. The proposed amendments to the zone, height and FSR maps provide future certainty for the community and the developer and reflect the height and gross floor area as recently approved on the site.	Yes

S.9.1 Direction No. and Title	Comment	Consistent
	In this instance, the Planning Proposal seeks the additional permitted uses of “office premises” and “business premises” in Schedule 1 of the GRLEP in order to provide flexibility for the use of the approved medical centre building, noting that office premises and business premises are not a permissible form of development in the R4 High Density Residential zone. This is in fact the primary objective of this Planning Proposal.	
Focus Area 1: Place Based		
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not Applicable	N/A
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not Applicable	N/A
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not Applicable	N/A
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not Applicable	N/A
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not Applicable	N/A
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not Applicable	N/A
1.11 Implementation of Bayside West Precincts 2036 Plan	Not Applicable	N/A
1.12 Implementation of Planning Principles	Not Applicable	N/A

S.9.1 Direction No. and Title	Comment	Consistent
for the Cooks Cove Precinct		
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not Applicable	N/A
1.14 Implementation of Greater Macarthur 2040	Not Applicable	N/A
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not Applicable	N/A
1.16 North West Rail Link Corridor Strategy	Not Applicable	N/A
1.17 Implementation of the Bays West Place Strategy	Not Applicable	N/A
Focus Area 3: Biodiversity and Conservation		
3.1 Conservation Zones	Not Applicable	N/A
3.2 Heritage Conservation	The site is not an identified heritage item or within a conservation area. The site is not located within the immediate vicinity of any heritage items.	N/A
3.3 Sydney Drinking Water Catchments	Not Applicable	N/A
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not Applicable	N/A
3.5 Recreation Vehicle Areas	Not Applicable	N/A
Focus Area 4: Resilience and Hazards		
4.1 Flooding	This Direction provides that a planning proposal must not rezone land within the flood planning area from Special Purpose to a Residential zone. The site is designated as a Flood Planning Area which is defined as “the area of land at or below the flood planning level” in the Department’s document Considering flooding in land use planning guideline 2021.	Yes

S.9.1 Direction No. and Title	Comment	Consistent
	<p>However, this Direction also provides that a planning proposal may be inconsistent with this direction if the planning proposal is supported by a flood and risk impact assessment accepted by the relevant planning authority and is prepared in accordance with the principles of the Floodplain Development Manual 2005 and consistent with the relevant planning authorities' requirements.</p> <p>In the circumstance of the subject site, it is noted that Council has recently supported the approval of a 3 storey medical centre on the site on the basis that the design solution was compatible with the flood hazard on the site. The approved building includes a large flood chamber underneath the building to provide flood storage which actually <u>increases</u> the available flood storage on site from 600 cubic metres to 2,000 cubic metres and as a result, flood levels typically <u>decrease</u> across the subject site and within the adjacent properties.</p> <p>That is, development of the site as per the approved medical centre building with a flood chamber (or another type of building which also includes the same flood chamber design) will actually achieve an <u>improved</u> flood outcome for the locality.</p> <p>The Development Application for the approved medical centre building was accompanied by a detailed Flood Impact Assessment prepared by Northrop which demonstrated that the flood hazard across the subject site in the developed case during the 1% AEP design storm event is generally less than H2 (i.e the second lowest flood hazard) and is safe for large vehicles and pedestrians.</p> <p>This Planning Proposal is accompanied by a Flood and Risk Impact Assessment prepared by Northrop at Appendix B which confirms that:</p> <p><i>....development of the subject site has been shown to have the capacity to improve the existing conditions and make the subject site suitable for use from a Floodplain Risk Management perspective by:</i></p> <ul style="list-style-type: none"> <i>• Providing a point of refuge above the 1% AEP and PMF design storm events.</i> <i>• The residual flood risk on site can be appropriately managed through the preparation of a Flood Emergency Response Plan prior to occupation of the building. A Flood Emergency Response Summary has been provided in the Flood Impact Assessment (Northrop, 2020) which demonstrates the residual flood risk on site can be managed appropriately.</i> <i>• The proposed development is not expected to result in any unacceptable impacts in adjacent properties during both the 1% AEP and PMF design storm events</i> 	

S.9.1 Direction No. and Title	Comment	Consistent
	Accordingly, it is demonstrated in the subject circumstance that it is acceptable to rezone the site from a special purpose (i.e. SP2 Government Administration) and R2 Low Density Residential to R4 High Density Residential as a flood compatible outcome is demonstrated to be capable of being achieved on the site, and in fact, redevelopment of the site should be encouraged as it will facilitate a net flood improvement for the locality.	
4.2 Coastal Management	Not Applicable	N/A
4.3 Planning for Bushfire Protection	The site is not identified as Bushfire Prone Land nor is it located in close proximity to land mapped as bushfire prone land.	N/A
4.4 Remediation of Land	<p>The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</p> <p>This direction applies to:</p> <p>(a) land that is within an investigation area within the meaning of the Contaminated Land Management Act 1997,</p> <p>(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,</p> <p>(c) the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital – land:</p> <p>(i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and</p> <p>(ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).</p> <p>This Planning Proposal is accompanied by a Detailed Site Investigation prepared by Environmental Investigations Australia. The investigation included a desktop analysis as well as soil sampling at eight test bore locations and concludes that widespread contamination was not identified at the site and that the site can be made suitable for mixed use commercial, residential and child care uses.</p>	Yes
4.5 Acid Sulphate Soils	The site is not identified as Class 1, 2, 3, 4 or 5 land on the Acid Sulfate Soil Map. Accordingly, this Direction is not applicable to the Proposal.	N/A

S.9.1 Direction No. and Title	Comment	Consistent
4.6 Mine Subsidence and Unstable Land	Not Applicable.	N/A
Focus Area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	<p>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</p> <ul style="list-style-type: none"> (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. <p>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.</p> <p>In accordance with this direction a Planning Proposal must be consistent with the aims, objectives and principles of “Improving Transport Choice” and “The Right Place for Business and Services” prepared by Department of Urban Affairs and Planning.</p> <p>The Planning Proposal is consistent with these documents in providing increased opportunity for employment floor space and housing on a site within an identified local centre which is within comfortable walking distance to bus and train services.</p>	
5.2 Reserving Land for Public Purposes	Not Applicable.	N/A
5.3 Development Near Regulated Airports and Defence Airfields	Not Applicable.	N/A
5.4 Shooting Ranges	Not Applicable.	N/A
Focus Area 6: Housing		
6.1 Residential Zones	Whilst a small part of the site is currently zoned R2 Low Density Residential, this is an anomaly noting that the zone does not align with a cadastral and does not reflect the historical use of the site.	Yes

S.9.1 Direction No. and Title	Comment	Consistent
	<p>Moreover, low density housing is not compatible with the flood affectation on the site.</p> <p>The objectives of this direction are:</p> <ul style="list-style-type: none"> (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. <p>The site is located within walking distance to bus and train services. By increasing the number of residents in walking distance to these services, the Proposal will maximise the patronage of public transport and assist in reducing commuting times.</p> <p>As the Proposal is in an established suburb, the Proposal makes efficient use of existing infrastructure and services and reduces the consumption of land for housing and associated urban development on the urban fringe.</p>	
6.2 Caravan Parks and Manufactured Home Estates	Not Applicable.	N/A
Focus Area 7: Industry and Employment		
7.1 Business and Industrial Zones	<p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> (a) encourage employment growth in suitable locations, (b) protect employment land in business and industrial zones, and (c) support the viability of identified strategic Centres. <p>The direction applies when a relevant planning authority prepares a Planning Proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary.</p> <p>Whilst the subject site is not technically within a business or industrial zone, the principles of the direction are nonetheless considered relevant to the subject application having regard to the historical use of the site for an employment generating purpose and the proposed employment generating uses.</p> <p>The Planning Proposal is consistent with the direction in that it will:</p> <ul style="list-style-type: none"> • Allow for the ongoing use of a site which is highly suitable for employment purposes in a manner which provides goods and services for the local community. 	Yes

S.9.1 Direction No. and Title	Comment	Consistent
	<ul style="list-style-type: none"> Provide for additional employment generating uses within the recently approved 3 storey building in a local centre which will promote both business activity and private sector investment within the centre and thereby support the growth and evolution of the centre. Achieve site activation, improve services for people who live in the centre, and a create a synergy with the nearby non-residential uses. Be consistent with 'Greater Sydney Region Plan - A Metropolis of Three Cities' and the 'South District Plan' the NSW Government's strategies to guide Sydney's growth and development over a 20 year period. 	
7.2 Reduction in non-hosted short-term rental accommodation period	Not Applicable.	N/A
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not Applicable.	N/A
Focus Area 8: Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	Not Applicable.	N/A
Focus Area 9: Primary Production		
9.1 Rural Zones	Not Applicable.	N/A
9.2 Rural Lands	Not Applicable.	N/A
9.3 Oyster Aquaculture	Not Applicable.	N/A
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not Applicable.	N/A

6.4.8 Question 8 - 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?

The Planning Proposal will not adversely impact any critical habitat, threatened species, populations or ecological communities, or their habitats.

6.4.9 Question 9 - Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

There are no environmental effects envisaged as a result of the Planning Proposal.

The site is flood affected and the R4 zone is the only zone which permits forms of residential accommodation (such as residential flat buildings and shop top housing) that can be designed to comply with the requirements for development on flood prone land.

A residential flat building on the subject site will not result in any greater impacts when compared with the recently approved medical centre building on the site, and in fact would have significantly reduced traffic impacts.

There are no hazards that impact the site or environmental effects resulting from the future redevelopment of the site that would preclude consideration of the Planning Proposal.

6.4.10 Question 10 - Has the Planning Proposal adequately addressed any social and economic effects?

The Proposal demonstrates a commitment to providing for ongoing and additional employment floor space which will stimulate business activity and private sector investment within the Beverly Hills local centre thereby supporting the growth and evolution of the centre. The Planning Proposal will directly facilitate additional jobs beyond that which would be achievable on the site under the current planning controls. By providing employment close to transport nodes within an identified centre, workers will benefit from reduced commuting times, achieving the NSW Governments objective for a walkable and 30 minute city.

The Planning Proposal will also facilitate a modest residential development on the site which would improve housing diversity in the locality and provide housing that responds to the needs, lifestyle and values of the local community. By providing housing close to transport nodes within an identified centre, residents will benefit from reduced commuting times, improved access to employment opportunities and a greater range of services achieving the NSW Governments objective for a walkable and 30 minute city.

The Planning Proposal will also facilitate the future redevelopment of the site that will have positive social impacts in terms of urban renewal in an established area that will create a vibrant cosmopolitan culture within the centre through a broader offering of services and opportunities within the centre.

The social benefits associated with the proposal include:

- Improved local amenity including new commercial uses and business opportunities;
- Increased employment opportunities for local residents;
- Access to high quality new housing including a range of 1, 2- and 3-bedroom dwellings.

The amendments sought under the planning proposal will have no unreasonable effects on items or places of European or Aboriginal cultural heritage. The site is not an identified heritage item, is not located within a heritage conservation area and is not known to contain any Aboriginal relics or artefacts.

In terms of economic impacts, the proposal will achieve important economic benefits including an increase in jobs on the site and encouragement of synergistic growth within the Beverly Hills local centre by providing a catalyst to encourage further revitalisation within the centre.

6.4.11 Question 11 - Is there adequate public infrastructure for the Planning Proposal?

Required electricity, telecommunication, gas, water, sewer and drainage services are available to the site.

The site is well served by public transport infrastructure in that the site is within walking distance of the Beverly Hills train station and numerous bus services.

The demand for public infrastructure associated for any future development of the site will be appropriately considered during the assessment of a development application for any such proposal.

6.4.12 Question 12 - What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

Relevant public authorities will be consulted following the Gateway determination.

6.5 Part 4: Mapping

The Planning Proposal will require the amendment of the following maps referenced in Georges River Local Environmental 2021:

- Land Zoning Map
- Height of Buildings Map
- Floor Space Ratio Map
- Lot Size Map

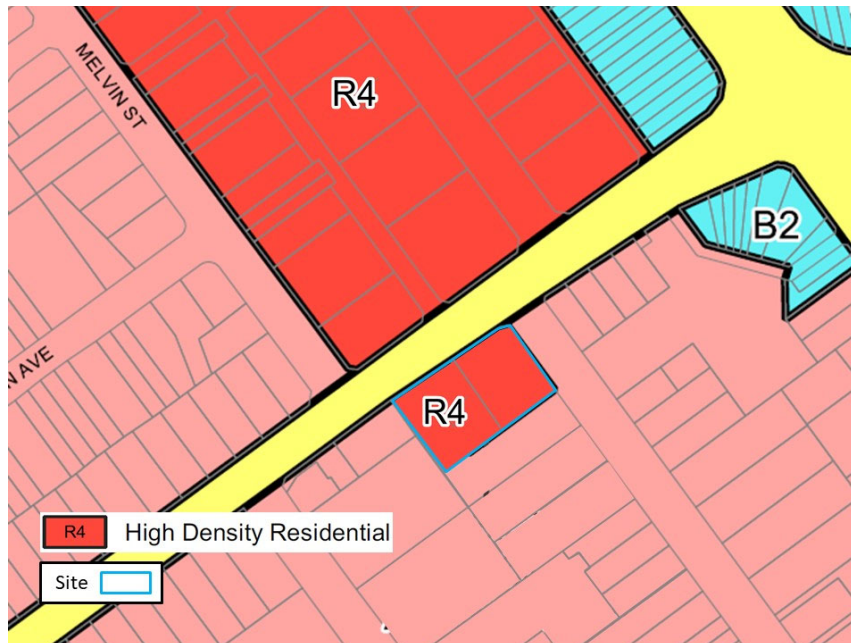


Figure 20:

Proposed GRLEP zoning map change



Figure 21:

Proposed
GRLEP
Building Height
map change

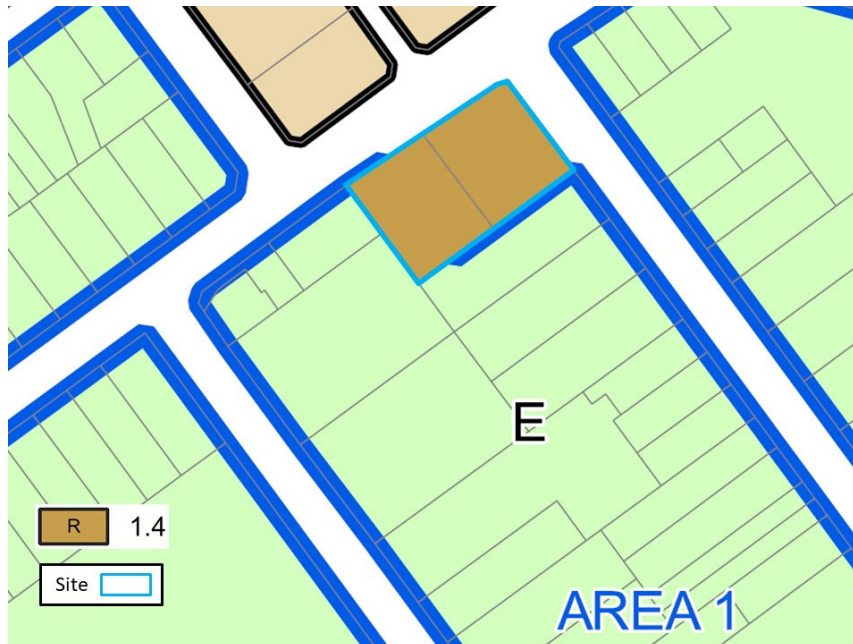


Figure 22:

Proposed
GRLEP FSR
map change



Figure 23:

Proposed GRLEP lot size map change

6.6 Part 5: Community Consultation

Georges River Council have been consulted during the preparation of the subject Planning Proposal.

The Planning Proposal initially sought only some additional permitted uses on the to allow the existing building and the approved medical centre building to be occupied by a broader range of employment generating uses. However, Council have advised that this is an appropriate opportunity to rezone the site as the current zone has become redundant.

The Local Environmental Plan Making Guideline produced by the NSW Department of Planning and Environment sets out the community consultation requirements for Planning Proposals.

The guide indicates that consultation will be tailored to specific Proposals. The exhibition for standard Planning Proposals will generally be 20 working days whilst complex Planning Proposals will be 30 working days.

The proposal is considered to be a standard Planning Proposal as it is consistent with the pattern of surrounding land use zones and/or land uses; is consistent with the strategic planning framework; presents no issues with regard to infrastructure servicing; is not a principal LEP; and does not reclassify public land.

Given that the proposal, and in particular the height and FSR, reflect the scale and density of the already approved building on the site, it would be appropriate to exhibit the Planning Proposal for 20 days as it is considered to be a standard Planning Proposal.

Community consultation to be commenced by giving notice of the public exhibition of the Planning Proposal in a local newspaper, on the Council website and in writing to adjoining landowners.

The written notice of the Planning Proposal will:

- give a brief description of the objectives or intended outcomes of the Planning Proposal
- indicate the land affected by the Planning Proposal

- state where and when the Planning Proposal can be inspected
- give the name and address of the relevant planning authority (Georges River Council Council) for the receipt of submissions
- indicate the last date for submissions
- confirm whether delegation for making the LEP has been issued to the relevant planning authority.

6.7 Part 6: Project Timeline

The Project timeline will be dependent on the Department of Planning.

However, the expected timeframes for each stage are summarised in the following table.

Stage	Timeframe
Gateway Determination	March 2023
Pre-exhibition	March 2023
Commencement and completion of public exhibition period	March-April 2023
Post-exhibition review and additional studies	May 2023
Submission to the Department for finalisation	June 2023
Gazettal of LEP amendment	July 2023

7.0 CONCLUSION

The site has been used as a Roads and Traffic Authority administration centre for over 40 years and contains an office building of approximately 480 square metres at the north-eastern corner of the site, with the remainder of the site occupied by a hard stand car park for approximately 40 cars. However, as a result of the current restriction on the permissible uses due to the SP2 Government Administration zone, the existing building is unable to be occupied for a new use and is currently sterilised for any purpose.

In addition, the site now also benefits from a recent development consent (DA2020/0227 granted on 21 February 2021) for a circa 3,400 square metres 3 storey medical centre with an FSR of 1.4:1 and a height of 16 metres. The developer is currently progressing a leasing campaign for the building and has had significant enquiry for a range of other predominantly office-based occupants for the building.

Having regard to the current zoning restriction, the primary objective of the Planning Proposal is to expand the uses which can be accommodated both within the existing building on the site (which is an immediate need) and also within the approved medical centre building on the site, which the developer intends to deliver in 2023.

Notwithstanding, it is also appropriate to take the opportunity to update the zone as a result of the now redundant SP2 Government Administration zone on the site.

In response to the circumstances, the Planning Proposal seeks to:

- change the zoning of the site from SP2 and R2 to the more appropriate zone of R4 High Density residential which reflects the context of the site and the scale and density of the recently approved building. The R4 zone is also the only zone with residential uses (such as a residential flat building and shop top housing) that can be designed to address the flood affectation on the site;
- provide the additional permitted uses of “office premises” and “business premises” in Schedule 1 of Georges River LEP 2021 to enable the existing building to be usefully occupied, and also allow the approved three storey medical building to accommodate a broader mix of employment generating uses which can serve the local community;
- introduce an FSR of 1.4:1 which reflects the density of the recently approved medical centre building on the site (noting there is currently no FSR restriction on the majority of the site);
- introduce a building height control of 16 metres which reflects the scale of the recently approved medical centre building on the site (noting there is currently no height restriction on the majority of the site); and
- introduce a minimum lot size of 1,000 square metres for the site.

The proposal is demonstrated to have both strategic and site merit and is consistent with Council’s Local Strategic Planning Statement in that it will allow the site to continue to be used for employment generating uses and would contribute to job create in the Georges River local government area, as well as facilitating a modest provision of residential accommodation in an appropriate location.

The Planning Proposal is consistent with ‘A Metropolis of Three Cities’, the South District Plan and the Georges River Local Strategic Planning Statement and will facilitate the orderly and economic use of the site.

For the reasons outlined above it is appropriate for the Sydney South Planning Panel, as the relevant planning proposal authority, to support the Planning Proposal.

APPENDIX A

Ionic Management

RESIDENTIAL FLAT BUILDING CONCEPT

A

APPENDIX B

Northrop

FLOOD AND RISK IMPACT ASSESSMENT

B

APPENDIX C

ASON Group

APPENDIX D

El Australia

DETAILED SITE INVESTIGATION

D