

Planning Proposal

Peakhurst Centre Extension to
Cnr Boundary Road and Forest Road, Peakhurst
Amendment to Hurstville Local Environmental Plan 2012

Amendments to:

Zoning

Floor Space Ratio

Maximum Height of Buildings

Minimum Lot Size

Submitted to

Georges River Council

Prepared on Behalf of

The Rider Family

February 2020

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Planning Proposal

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Job Name		Boundary and Forest Road, Peakhurst		
Job Number		18-032		
Client		The Rider Family		
Quality Management				
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- **Appendix 1 - Urban Design Report, prepared by Conybeare Morrison**
- **Appendix 2 - Economic Assessment, prepared by Deep End Services**
- **Appendix 3 - Traffic Impact Assessment, prepared by Ason Group**
- **Appendix 4 - LEP Mapping**
- **Appendix 5 - Letter of Offer**

Executive Summary

This planning proposal has been prepared on behalf of *the Rider Family*. The planning proposal, initially submitted in August 2019, has been revised and updated in response to advice received from Council planners in relation to the inclusion of the School of Arts site, built form and scale, further economic analysis and the updated Georges River Local Strategic Planning Statement (LSPS).

The proposal seeks to support and facilitate the orderly and economic development of the land by extending the Peakhurst Centre to the corner of Boundary Road and Forest Road. The proposal is to amend the Hurstville Local Environmental Plan 2012 (HLEP 2012) in terms of the following provisions:

- Land Use Zoning - B1 Neighbourhood Centre
- Height of Building (HOB) - part 12m and part 15m
- Floor Space Ratio (FSR) - part 1.5:1 and part 1.7:1
- Lot Size - no minimum

The land subject to this planning proposal are located in Peakhurst, at the following properties:

Corner site:

- 143, 145, 147 and 149 Boundary Road
- 689 Forest Road

School of Arts site:

- 691 Forest Road

The intention of this planning proposal is to enable the logical extension of the Peakhurst Centre eastward to the corner of Boundary Road and Peakhurst Road by incorporating the School of Arts site and a small isolated pocket of residential land (the Corner site) into the B1 Neighbourhood Centre zone.

This planning proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and includes the requirements as set out in 'A guide to preparing planning proposals' published by the Department of Planning and Environment in December 2018. This planning proposal addresses the requirements of this guide, as follows:

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 for those objectives, outcomes and the process for their implementation

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

Accompanying and supporting this planning proposal are the following reports and documentation included as appendices. These reports have informed the proposed planning controls and the statutory matters required to be addressed by the planning proposal. The reports and supporting documentation are as follows:

Supporting Reports

Appendix 1 - Urban Design Study, prepared by Conybeare Morrison

Appendix 2 - Economic Assessment, Prepared by Deep End Services

Appendix 3 - Traffic Impact Assessment, prepared by Ason Group

Appendix 4 - LEP Mapping

Appendix 5 - Letter of Offer

Structure of the Planning Proposal Document

The structure of this planning proposal is set out below.

Section 1	Introduction
Section 2	Description of the site and context
Section 3	Existing planning framework
Section 4	Planning Proposal - An explanation of the proposed HLEP 2012 amendments
Section 5	Justification of the Proposal - including the need for the Proposal, relation to the relevant strategic planning framework, potential environmental, social and economic impacts of the Proposal, and State and Commonwealth interest
Section 6	Mapping
Section 7	Consultation and Engagement
Section 8	Indicative Project Timeline
Section 9	Assessment of Planning Issues
Section 10	Conclusion

1. Introduction

Knight Frank Town Planning Sydney has been engaged by *The Rider Family* to prepare a planning proposal, to accompany a request to Georges River Council (Council) to amend the Hurstville Local Environmental Plan 2012 (HLEP 2012). On the advice of Council planners, the planning proposal has been revised and updated to the include the School of Arts site in the proposed rezoning, reduce built form and scale, provide further economic analysis and the incorporate the updated Georges River Local Strategic Planning Statement (LSPS).

The planning proposal is to amend the following controls of the HLEP 2012:

- Land Use Zoning
- Height of Building (HOB)
- Floor Space Ratio (FSR)
- Minimum Lot Size

The landholdings subject to this planning proposal are as follows:

Corner site:

- 143 Boundary Road Lot D, DP 389507
- 145 Boundary Road Lot 12, DP 572452
- 147 Boundary Road Lot 11, DP 572452
- 149 Boundary Road Lot A, DP 389507
- 689 Forest Road Lot 1, DP 11501

School of Arts site:

- 691 Forest Road Lot 1, DP 932423

The intention of the planning proposal is to extend the Peakhurst Centre to the corner of Boundary Road and Peakhurst Road. The intended outcomes of the planning proposal are to:

1. Consolidate and support the role of the Peakhurst B1 Neighbourhood Centre zone;
2. Enhance investment and amenity in the Peakhurst Centre;
3. Provide for an increase in local services, employment floor space and jobs;
4. Enable a viable increase in residential accommodation; and dwelling diversity in a suitable location within the walkable catchment of the existing local centre; and
5. Support the provision of new retail and business uses to serve the local community.

These outcomes, proposed in this Peakhurst Centre location, are:

- consistent with community feedback to the Georges River draft Local Strategic Planning Statement (LSPS);
- align with the strategic objectives of the Sydney South City District Plan, and Georges River draft LSPS and Economic Development Strategy; and
- would contribute to achieving housing and jobs targets which cannot be met under current planning within the relevant 2012 Hurstville Local Environmental Plan (HLEP 2012).

The proposal represents a logical extension of the centre that would meet local needs and improve services and amenity in the centre, while having minimal impact on the light industrial and main road surrounds and minimal implications for surrounding centres.

The proposed amendments to the HLEP 2012 are informed and supported by a concept design provided in the accompanying Urban Design Report (**Appendix 1**) prepared by urban designers Conybeare Morrison (CM) for a 'place based' approach that respects and responds to the character of the surrounding area. The planning proposal and concept design have been revised and updated from a 4 and 5 storey form to a 3 and 4 storey form in response to advice from Council strategic planners in September 2019. The fourth storey element provides a 'corner emphasis' and also enables the creation of a public space.

The planning proposal confirms that the proposed amendments to the HLEP 2012 are supportable and justified in terms of both strategic and site-specific merit. A summary of the proposed amendments to the HLEP 2012 are provided in **Table 1** below.

Properties	Control	Existing	Proposed
Corner site: • 143 Boundary Road • 145 Boundary Road • 147 Boundary Road • 149 Boundary Road • 689 Forest Road	Zoning	R2 Low Density Residential	B1 Neighbourhood Centre
	Building Height	9 metres	Part 12 metres Part 15 metres
	Floor Space Ratio	0.6:1	1.7:1
	Minimum Lot Size	450m ²	NA
School of Arts site: • 691 Forest Road	Zoning	R2 Low Density Residential	B1 Neighbourhood Centre
	Building Height	9 metres	12 metres
	Floor Space Ratio	0.6:1	1.5:1
	Minimum Lot Size	450m ²	NA

Table 1 - Existing and proposed controls (HLEP 2012)

This planning proposal has been prepared in accordance with the provisions of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and the six parts of *A Guide for preparing planning proposals* (December 2018) prepared by the Department of Planning and Environment.

The written consent of the proponent of the planning proposal (the owner of 143-149 Boundary Road 689 Forest Road) is provided in the accompanying planning proposal application form. The School of Arts have been advised in writing of the Planning Proposal and will be consulted further during the consultation phase.

1.1. Background

The land subject to the planning proposal consists of six adjoining lots, located in the Georges River Council (Council) Local Government Area (LGA) – See **Table 1**. The land comprises the 'School of Arts site', occupied by the Peakhurst School of Arts building, and a small pocket of isolated residential land (referred to as the 'Corner site') which currently contains three single storey residential buildings. The subject land has a total area of 2,998m².

The Corner site has been used continuously for residential uses for 60 years since the pastoral land was subdivided and single dwelling houses constructed. The five residential lots are within a single ownership, making redevelopment of that site very capable of being delivered in the short-term.

On the advice of Council planners, the proposal has accounted for and included the adjoining School of Arts site, which sits between the Corner site and the adjoining B1 Neighbourhood Centre zoned land. The School of Arts site contains a single-storey building used as a School of Arts and community based public hall, and effectively forms part of the Centre role. This site has been modelled in the concept design prepared by CM

based on a reasonable assumption of the School of Arts building being retained and any future building on this site being located at the rear. Accordingly, and as part of considering the strategic context of the planning proposal, the concept planning takes into account the potential redevelopment of the School of Arts and its contributory role to the future improved amenity of the local centre. In this respect, the concept plan provides for a public square on the Corner site with the potential to be extended and incorporated into any renewed or redeveloped School of Arts site in the future.

The School of Arts site is approximately 20m in width and capable of reasonable development independently of the 40m wide Corner site. The feasibility of the proposed FSR and building height controls under the proposed B1 zone are evidenced by the Urban Design Report conceptual envelopes.

The submission of this planning proposal follows a pre-lodgement meeting with Council on 7 September 2018, post-lodgement meeting with Council on 20 September 2019 and previous general discussions with Council strategic planners.

This planning proposal:

- Outlines how the proposed development is consistent with the relevant strategic planning policies and plans and provides justification for any inconsistencies.
- Outlines the merits of the development as a site-specific amendment to the HLEP 2012.
- Demonstrates that the proposed amendments to the development standard (zoning, floor space ratio, height of buildings and lot size) are supported and justified in terms of both strategic and site-specific merit.
- Seeks the endorsement of Council to amend the HLEP 2012 in the manner described in the planning proposal to facilitate the redevelopment of the site.

2. Site Description and Context

2.1 Locality

The subject land is located within the Georges River Council Local Government Area (LGA), within the suburb of Peakhurst, in the southern district of Sydney.

The land is immediately adjacent to the Peakhurst Neighbourhood Centre, located to the west of the site along Forest Road. The land is otherwise bound by two main roads, Boundary Road and Forest Road, to the north and east and a light industrial zone to the south along Boundary Road. There are a range of commercial uses within the light industrial units to the south of the sites, such as parts supplies and home furnishings – See Figure 1. Opposite the sites to the east and north-west are two places of public worship (churches) and opposite to the north-east is a furniture store.

The land is within walking distance to bus stops (less than 5 minutes), where multiple frequent services provide access to services in nearby larger centres of Riverwood and Penshurst, as well as a number of train stations with services to strategic employment centres at Hurstville, Kogarah and Sydney CBD.

The sites have access to a number of public open spaces; including Pearce Avenue Reserve, Peakhurst Park, Neilson Avenue Reserve and Olds Park, providing sporting and community facilities.



Figure 1 - Location, subject land outlined in red (Google maps)

2.2 Site Description

The subject land is regular (rectangular) in shape, with a wide splay corner on the corner of Boundary and Forest Roads. It consists of two distinct parcels of ownership, two sites referred to as the School of Arts site and the Corner site, with a total land area of 2,998m² – See Figure 1. The land is currently occupied by the Peakhurst School of Arts building and three single storey residential buildings. Two residential lots are vacant. A description of the sites is provided below and illustrated on Figure 2.

The subject land is currently zoned R2 Low Density Residential in the HLEP 2012. The land is in proximity to Neighbourhood Centre zoned lands (B1) and adjoining light Industrial zoned lands (IN2) that are occupied by a range of established commercial uses. The Corner site and adjoining School of Arts site are the only residential zoned lots to the west of Boundary Road and adjacent to the existing Peakhurst B1 Neighbourhood Centre zone, resulting in a small pocket isolated from other residential uses and surrounded by commercial and light industrial development, and places of public worship (churches) to the north and east. The rezoning of the land to B1 is a logical extension of the existing Peakhurst Neighbourhood Centre zone (See Figure 9, Zoning map) and will complement and enhance the established character of the locality.

The site is strategically located on the corner site of Forest and Boundary Road, and vehicular and pedestrian access to the site is currently provided off both roads.

Landholding	Address	Lot / DP	Area
Corner site:			
1	143 Boundary Road	Lot D, DP 389507	152 m ²
2	145 Boundary Road	Lot 12, DP 572452	155 m ²
3	147 Boundary Road	Lot 11, DP 572452	467 m ²
4	149 Boundary Road	Lot A, DP 389507	443 m ²
5	689 Forest Road	Lot 1, DP 11501	766 m ²
School of Arts site:			
6	691 Forest Road	Lot 1 DP 932423	1,015 m ²

Table 2 – Landholdings subject to planning proposal



Figure 2 – Planning Proposal Landholdings, Sites outlined in red (SixMaps)



Figure 3 - Photos of Site (Google)

2.3 Surrounding Development

The surrounding area provides a mix of uses and typologies of commercial/retail, light industrial and residential development – See Table 3, and the photos provided in the accompanying Urban Design Report (**Appendix 1**).

Aspect	Surrounding Development
North	<ul style="list-style-type: none"> Medium density residential development (multi-dwelling housing) Commercial development (business and retail) – including furniture store, café/takeaways, dental, hairdressers, and other small business and retail uses. Church (Place of Public Worship)
West	<ul style="list-style-type: none"> School of Arts public hall (Community facility) Commercial development (business and retail) – including hardware (Mitre 10), supermarket (IGA) cake shop, liquor store and short-stay accommodation (Peakhurst inn) Indoor recreation uses
South	<ul style="list-style-type: none"> Light industrial and building supply uses – including tools and parts supplies, service/repair centres, home furnishings and imaging/printer services.
East	<ul style="list-style-type: none"> Religious Centre (Place of Public Worship) Aged care facility Low density residential development (3 dwelling houses)

Table 3 – Surrounding Development

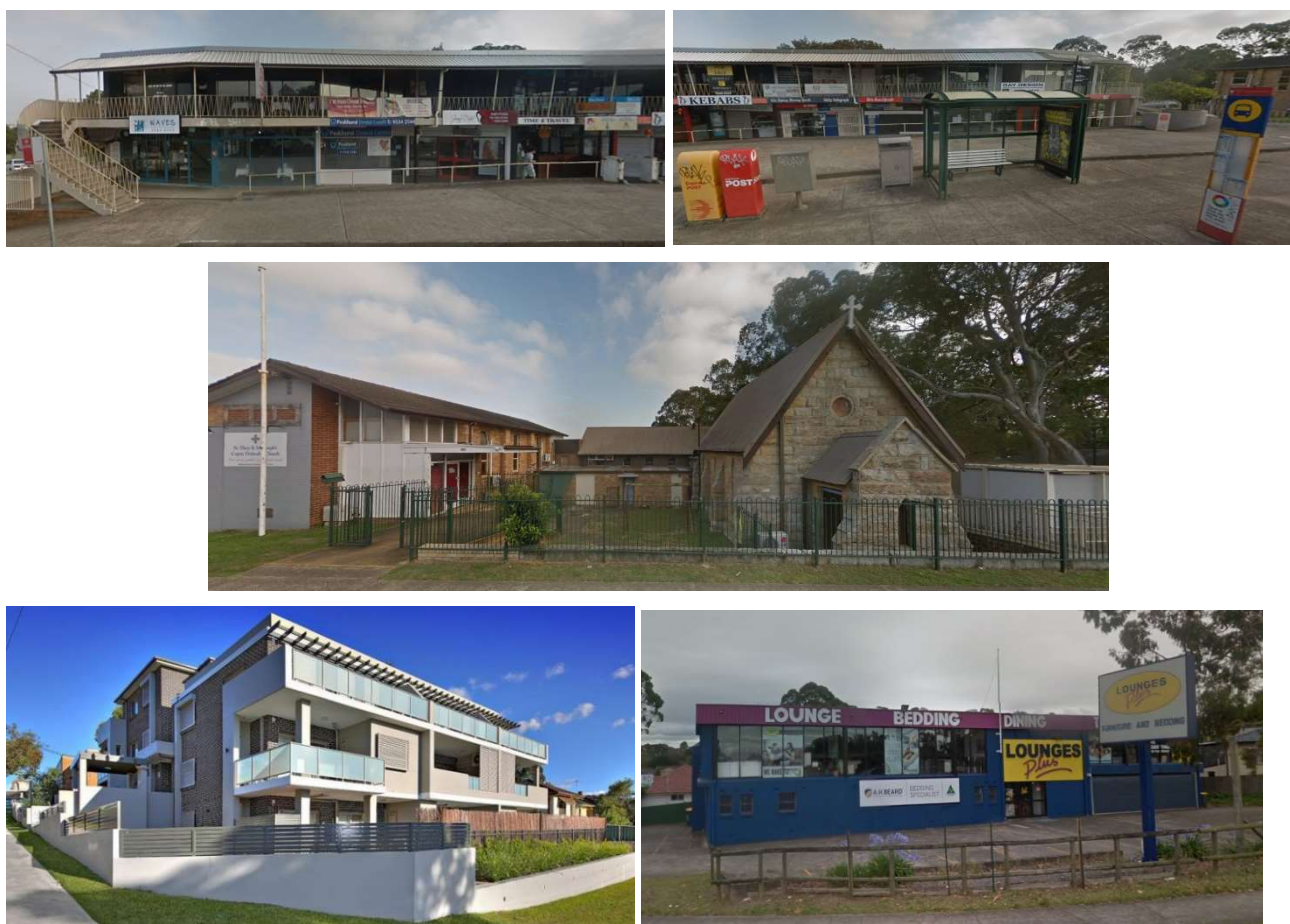


Figure 4 - Surrounding Development - North (Google, Realestate)



Figure 5 - Surrounding Development - South (Google)



Figure 6: Surrounding Development - West (Google)



Figure 7: Surrounding Development - East (Google)



Figure 8 - Site Context Plan, Sites outlined in red (Conybeare Morrison)

3. Existing Planning Framework

The Hurstville LEP 2012 (HLEP 2012) is the relevant local Environmental Planning Instrument (EPI) that applies to the subject land. The key land use zoning and built form planning controls currently applying to the land are outlined below. The table below provides a summary of the existing HLEP provisions.

Hurstville Local Environmental Plan 2012	
Zoning	R2 Low Density Residential
Building Height	9 metres
Floor Space Ratio	0.6: 1
Minimum Lot Size	450 m ²

Table 4 - Summary of Existing Key Planning Controls

3.1 Land Use Zoning

The subject land is currently zoned R2 Low Density Residential under the HLEP 2012, as shown in Figure 9 and Table 5. The adjacent Peakhurst local centre is zoned B1 Neighbourhood Centre.

R2 Low Density Residential Zone	
1. Objectives of zone	<ul style="list-style-type: none"> 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.
2. Permitted without consent	Home occupations
3. Permitted with consent	Animal boarding or training establishments; Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Multi dwelling housing; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Tank-based aquaculture; Water recycling facilities; Water reticulation systems
4. Prohibited	Any development not specified in item 2 or 3

Table 5 – Land Use Zoning (HLEP 2012)

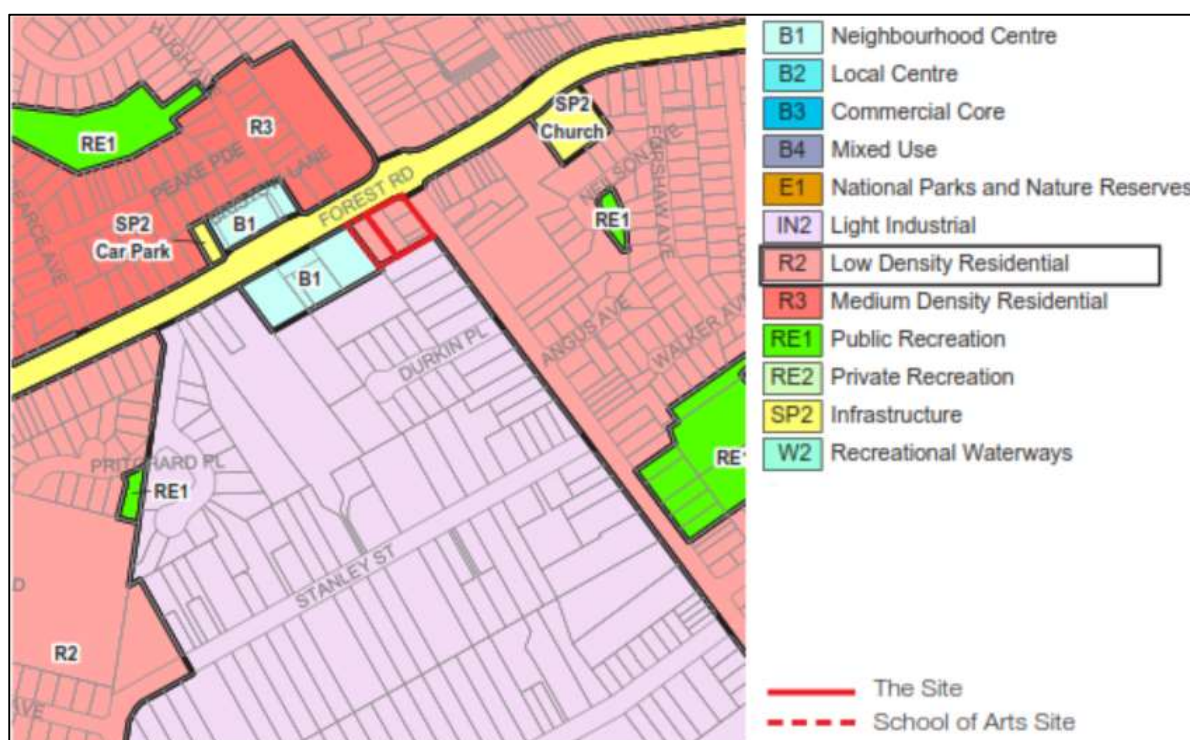


Figure 9 – Current Zoning Map, sites outlined in red (Conybeare Morrison)

3.2 Building Height

The existing maximum building height control for the site under the HLEP 2012 is 9 metres – See Figure 10. This height controls applies to the Peakhurst Neighbourhood Centre also.

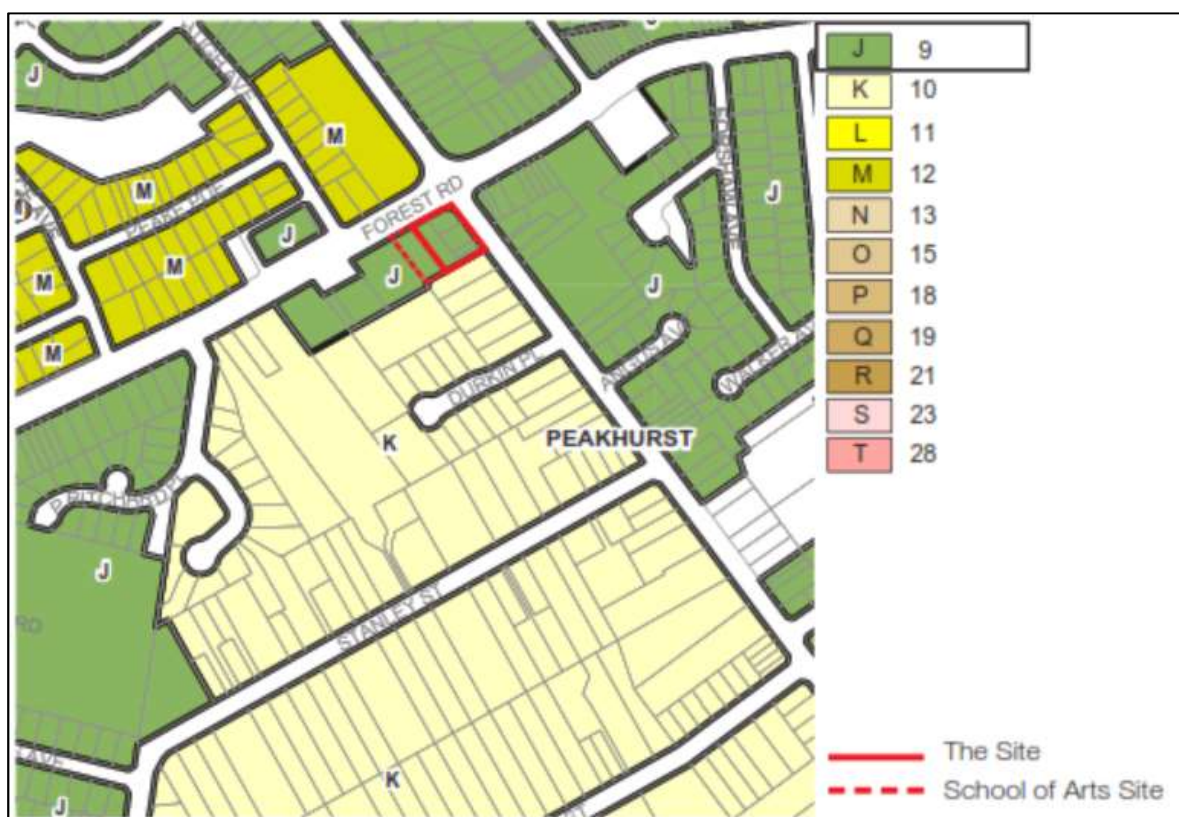


Figure 10 – Current Building Height Map, sites outlined in red (Conybeare Morrison)

3.3 Floor Space Ratio (FSR)

The existing FSR control for the site under the HLEP 2012 is 0.6:1 – See Figure 11.



Figure 11 – Current FSR Map, sites outlined red (Conybeare Morrison)

3.4 Minimum Lot Size

The planning proposal site has a minimum lot size of 450 sq.m - See Figure 12. The adjacent Neighbourhood centre is not controlled by a minimum lot size.



Figure 12 – Current Lot Size Map, sites outlined red (Conybeare Morrison)

3.5 Heritage

The site does not contain any heritage item or heritage conservation area. There is a heritage item to the north of Forest Road (Church) – See Figure 13.

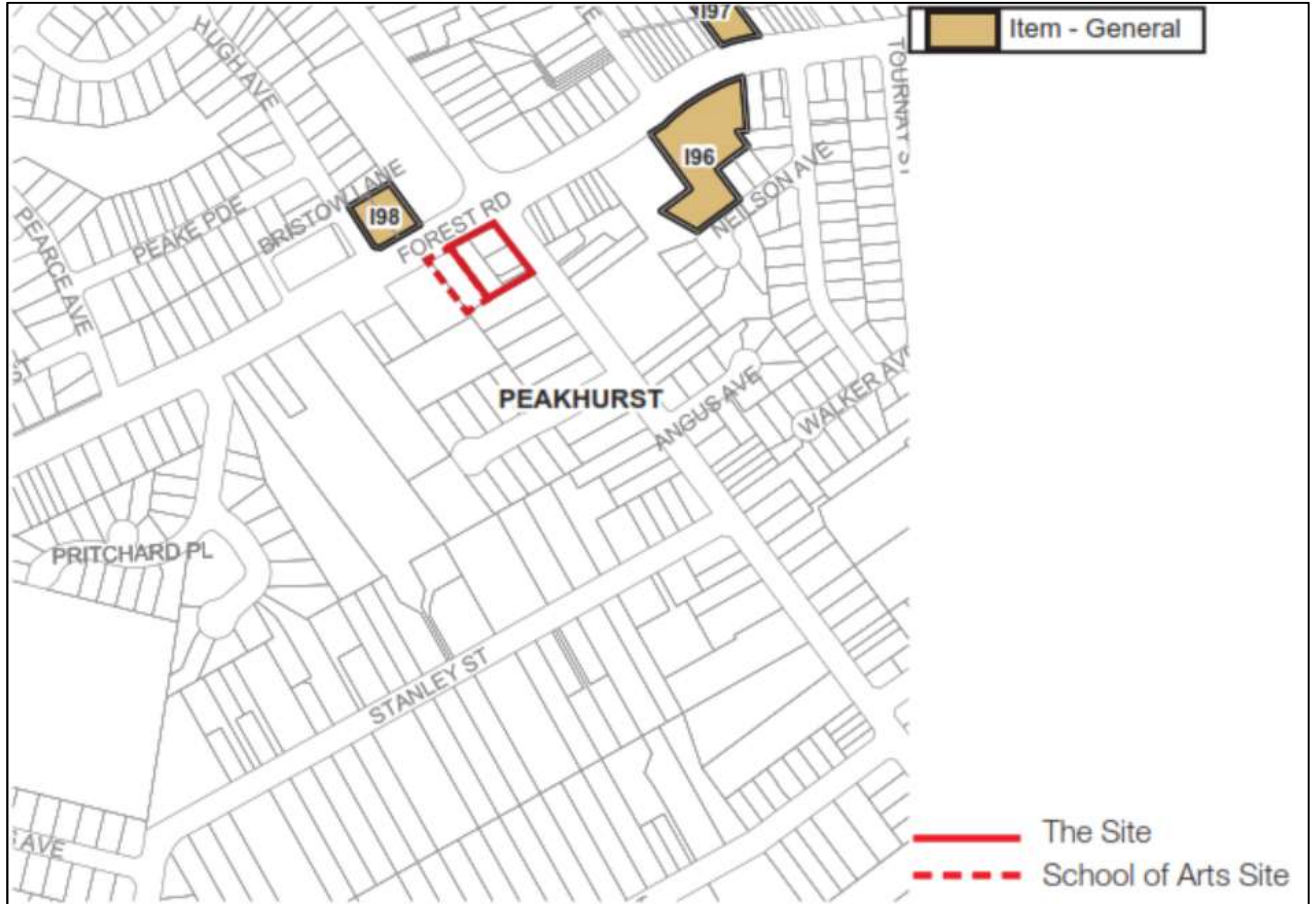


Figure 13 – Heritage Map, sites outlined red (HLEP 2012)

3.6 Airspace Operations

The planning proposal site is within the flight path for Sydney Airport and in accordance with the Obstacle Limitation Surface (OLS) Map, the site is within an OLS zone of 154.9m AHD. This would allow a building height of over 100 metres and therefore OLS limitations would not prevent the subject proposal for 12m and 15m maximum building heights.

4. Planning Proposal

The following section includes an assessment against the requirements in 'A guide to preparing planning proposals'. This section demonstrates the need for the proposal and its relationship with the strategic planning framework.

4.1. PART 1 - Objectives or Intended Outcomes

The intended outcome is to achieve the following proposed amendments to the HLEP controls:

Properties	Control	Proposed
Corner site: • 143 Boundary Road • 145 Boundary Road • 147 Boundary Road • 149 Boundary Road • 689 Forest Road	Zoning	B1 Neighbourhood centre
	Building Height	Part 12 metres Part 15 metres
	Floor Space Ratio	1.7: 1
	Minimum Lot Size	No minimum
School of Arts site: • 691 Forest Road	Zoning	B1 Neighbourhood centre
	Building Height	12 metres
	Floor Space Ratio	1.5: 1
	Minimum Lot Size	No minimum

Table 6 - Proposed HLEP controls

The proposed amendment of the HLEP 2012 will enable the development of the two sites to provide the following outcomes that are not possible under the existing planning controls:

Improved Neighbourhood Centre

- Increased flexibility for the use of the School of Arts site and potential expansion of this community facility, through the incorporation of the School of Arts site into the Centre.
- The logical extension of the Peakhurst Centre to the corner of Boundary Road for increased services and facilities for the growing community.
- A viable mixed use development outcome for the Corner site, providing a building form that would provide a corner emphasis at the entrance to the Centre, provide public space adjacent to the School of Arts building and respond appropriately to the current and likely future context of the Centre.
- A key contribution to enhancing the amenity of the Peakhurst Centre in relation to public space, street activity, liveability and convenience.

Increase in Services and Activity

- New retail, business and community uses that would increase activity and range of services offered to compliment and support the role of the Peakhurst Neighbourhood Centre (noting however neither site would not be large enough to facilitate a full-line supermarket that would change the role of the centre).
- Development of the envisioned medical centre, pharmacy, restaurant or café, and/or other specialty retail or business premises (such as mixed business, delicatessen, bakery, beauty salon or hairdresser) on the Corner site to meet the needs of the growing local community.
- A density and scale that achieves an appropriate and improved mix of active ground floor uses consistent with achieving the objectives of the existing neighbourhood centre zoning.
- An estimated 1,500m² increase in employment floor space, providing potential for 28 local jobs and 36 indirect jobs on the Corner site (FTE), consistent with local strategic objectives for jobs growth in centres.
- An estimated 45 direct jobs and 130 additional indirect jobs during construction of the Corner site.

- Potential for an expanded community facility or mixed community/commercial development of up to 1,500m² that will complement the existing School of Arts building.

Viable Housing Delivery

- Mixed use development potential for suitably located shop-top housing (apartments) in conjunction with active ground floor uses (retail, business, medical, etc.) on the Corner site.
- An appropriate 3-4 storey building scale on the Corner site that enables viable short-term delivery of shop-top housing in the centre and a density that provides for this residential without compromising on the ground floor commercial floor space.
- An estimated 22 additional apartment dwellings on the corner site, contributing to meeting the shortfall in housing supply identified in recent local strategic studies, in an appropriate form and location.
- Commitment to affordable housing, including an offer to contribute at least 5% of residential yield on the Corner site to affordable housing (i.e. 1 or 2 dwellings) and sufficient flexibility in the building heights and envelopes to realise potential for 20% affordable housing under the ARH SEPP 2009 incentives.

Improved Public Domain

- Greater local centre amenity by incorporating a new 200m² public plaza and place for the community to meet as part of a mixed-use development on the Corner site.
- Potential for 125m² future expansion of the public plaza to the eastern side and front of the School of Arts building, taking the total space (including the footpath area) to 420m², with the main area having dimensions of 22m width x 17m depth.
- Public domain upgrades to provide full-width foot paving, tree planting and public art along Forest Road and footpath and tree planning along Boundary Road, which will improve walkability and the enjoyment of the centre.
- Active street frontages, through ground floor retail and business uses on the Corner site, which will improve interaction with the public domain, activity and safety in the Centre.

4.2. PART 2 - Explanation of Provisions

The planning proposal seeks to amend the HLEP 2012 to achieve the proposed outcome for the subject site by:

- Amending the Zoning Map (Sheet HOB_05) to provide a B1 Neighbourhood Centre zoning on the land (689 and 691 Forest Road and 143-149 Boundary Road);
- Amending the Height of Buildings Map (Sheet LZN_005) to provide a maximum permissible height of 12 metres (689 and 691 Forest Road) and 15 metres (143-149 Boundary Road);
- Amending the Floor Space Ratio Map (Sheet FSR_005), to provide a maximum FSR of 1.5:1 (691 Forest Road) and 1.7:1 (143-149 Boundary Road and 691 Forest Road); and
- Amending the Lot Size Map (Sheet LSZ_005), to remove the minimum lot size control across the land (689 and 691 Forest Road and 143-149 Boundary Road).

These proposed changes are detailed in the accompanying Urban Design Report and LEP maps shown at **Appendix 1 and 4**.

4.2.1 Zoning and Land Use

The subject land, comprising both the School of Arts site and the Corner site, is currently zoned R2 Low Density Residential in the HLEP 2012. The land adjoins B1 Neighbourhood Centre zoned land - See Figure 9 (Zoning map). It is proposed to rezone the site from its current R2 Low Density Residential to B1 Neighbourhood Centre. The land use table for the B1 Neighbourhood centre zone is provided in Table 7 below.

The subject land contains the only residential zoned lots within the street block on the southern side of Forest Road and it is surrounded by commercial and light industrial development. The rezoning of the land represents a logical extension of the existing B1 Neighbourhood Centre zone to Boundary Road.

It is envisaged that the rezoning of the Corner site will facilitate the development of a mixed use development including shop top housing and 1,500m² of non-residential floor space that would accommodate uses such as:

- a medical centre,
- pharmacy (shop),
- restaurant or café, and
- other specialty retail or business premises to meet the needs of the growing local community in the area.

As detailed in the accompanying Economic Assessment, there is a need for these uses and demand for additional commercial floor space in the Peakhurst Centre (**Appendix 2**). Retail premises (including pharmacies, specialty shops and food and drink premises), business premises (including medical centres, retail premises, food and drink premises) and shop top housing apartments are permissible with consent in the B1 Neighbourhood Centre Zoning - see Table 7.

The existing use of the School Arts building as a community facility is consistent with the permitted land uses and objectives of the B1 Neighbourhood Centre zone. The rezoning of the School of Arts site would allow greater flexibility for the use of the building and site for complimentary uses to the community facility, such as:

- weekend markets,
- a café,
- a gymnasium or similar indoor recreation facility, or
- a gallery, museum, library or other information and education facility.

The rezoning would also enable potential further development of School of Arts site in the future for a larger community facility in conjunction with commercial premises.

The planning proposal for the two sites represents a rational, consolidated planning approach to the extension of the Peakhurst Neighbourhood Centre.

Zone B1 Neighbourhood Centre	
1. Objectives of zone	<i>To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.</i>
2 Permitted without consent	<i>Home occupations</i>
2. Permitted with consent	<i>Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Garden centres; Hardware and building supplies; Health consulting rooms; Home industries; Kiosks; Markets; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Office premises; Respite day care centres; Restaurants or cafes; Roads; Shop top housing; Take away food and drink premises; Water recycling facilities; Any other development not specified in item 2 or 4</i>
3. Prohibited	<i>Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat building and repair</i>

Zone B1 Neighbourhood Centre	
	<i>facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Health services facilities; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water supply systems; Wholesale supplies</i>

Table 7 - Proposed Zoning

4.2.2 Height of Buildings

The subject land currently has a maximum building height of 9 metres, which accommodates a 2 storey building. It is proposed to increase the maximum height of building (HOB) across the site by amending the HLEP 2012 Height of Buildings Map to provide a maximum height of buildings as detailed within **Table 8** below:

Properties	Control	Proposed
Forest Road Frontage (approx. 60% of land): • 689 and 691 Forest Road	Maximum Height of Building	12 metres (accommodating 2-3 storeys*)
Corner and Boundary Road side (approx. 25m width / 40% of land): • 143-149 Boundary Road	Maximum Height of Building	15 metres (accommodating 3-4 storeys*)

* depending on use of levels and floor to ceiling heights

Table 8 – Proposed Maximum Building Heights

The proposed heights have been tested and are appropriate to achieve the concept design. The concept building envelopes have been designed through a 'place based' design response which included: providing building setbacks to the public domain to create a public plaza, responding to corner location of the site at the gateway to the centre to create a corner emphasis and street-edge definition and accounting for the topography of the land which falls toward the light industrial area at the rear. The Urban Design Report (Appendix 1), states that the proposed change to height would:

- *Permit a modest increase in permissible building height that would allow the development of a four storey building on this key corner site, that can accommodate retail uses on the ground floor and three levels of Shop Top Housing above;*
- *Permit an appropriate built form outcome for the site that is in scale with the generous width of Forest Road and Boundary Road, and with the 'big box' retail development to the west; and*
- *Provide the opportunity for a building of appropriate scale and stature to define this key corner site.*

The proposed building heights are compatible with the surrounding building height controls and respond to the likely future intention for the centre as follows:

- The properties to the rear (south) have a 12m building height and a typical light industrial form that involves warehouse type structures built to boundary and open parking areas.
- Residential housing to the north is separated from the land by a 30m wide main road and extensive tree landscaping and residential housing to the east is separated by a main road and a place of public worship built to the street edge boundary.
- The neighbourhood centre to the west currently has a building height of 9m, however, in order to realise the 1.5:1 FSR potential and achieve the housing and renewal of the retail centre envisioned under the local strategies (LSPS and Commercial Centres Strategy) it is understood that Council will consider increasing the building heights to facilitate mixed use development with Ground floor commercial/retail and two levels of residential shop top housing above.
- The proposed heights of 15m on the corner and 12m adjoining the existing neighbourhood centre would be compatible with either 12m (3 storey) or 15m (4 storey) built form outcomes to the west and limiting the 15m to the corner removes any concern about precedent for the remainder of the centre.
- The proposed 15m on the eastern side of the Corner site provides for the massing of the building on the corner and eastern side to create an open public plaza, as well as flexibility to account for the fall of the land along Boundary Road and provide suitable access to parking and loading in a semi-basement level at the rear, furthest away from the intersection.

4.2.3 Floor Space Ratio

The subject land currently has Floor Space Ratio (FSR) of 0.6:1. It is proposed to increase the Floor space ratio (FSR) control across the site by amending the HLEP 2012 FSR Map to provide a maximum FSR as detailed within Table 9 below.

Properties	Control	Proposed
Corner site: <ul style="list-style-type: none"> • 143 Boundary Road • 145 Boundary Road • 147 Boundary Road • 149 Boundary Road • 689 Forest Road 	Floor Space Ratio	1.7:1
School of Arts site: <ul style="list-style-type: none"> • 691 Forest Road 	Floor Space Ratio	1.5:1

Table 9 – Proposed Maximum Floor Space Ratios

The proposed FSR will enable the Corner site to provide approximately 1,500m² of employment space, an estimated 22 apartments and a 200m² public plaza, resulting in an improved public domain, local services, housing and economic outcome for the site and Peakhurst Neighbourhood Centre. The proposed FSR is based on the testing of the concept design building envelopes adopting conservative efficiency assumptions consistent with the Apartment Design Guide and established best practice.

The proposed increase in FSR for the School of Arts site will provide approximately 1,350m² of additional floor space towards a community facility or other compatible uses. The Urban Design Report has tested this large site and confirmed that the 1.5:1 FSR can be achieved within a 2-3 storey building at the rear of this large site, whilst still retaining the existing single storey brick School of Arts building. This FSR is consistent with the current FSR applying to B1 zoned sites to the west.

The concept design results in a non-residential ground floor GFA of 1,455m², an ratio of approximately 0.73:1. This is well in excess of the Hurstville LEP 2012 minimum requirements of 0.3:1 non-residential FSR (Clause 4.4A, Non-residential floor space ratios).

4.2.4 Lot Size

The subject land currently has a minimum lot size of 450m². Consistent with the approach to the existing neighbourhood centre zones under HELP 2012, it is proposed to remove this control from the land such that there is no prescribed minimum lot size. Nevertheless, it is noted that to achieve reasonable development of three or four storeys under the proposed controls, sufficient land area and width is generally required to accommodate parking and servicing. Both the School of Arts site and the Corner site each have a sufficient width of over 20m and site area of over 1,000m² and fragmentation by subdivision lots within these two holdings would not be in either owner's interest.

4.2.5 Land to Which the Plan will Apply

The land that is proposed to be included in the site specific HLEP 2012 amendment has a Real Property description of:

- 143 Boundary Road Lot D, DP 389507
- 145 Boundary Road Lot 12, DP 572452
- 147 Boundary Road Lot 11, DP 572452
- 149 Boundary Road Lot A, DP 389507
- 689 Forest Road Lot 1, DP 11501
- 691 Forest Road Lot 1, DP 932423

4.3. PART 3 – Justification

The planning proposal is considered to be justifiable and supportable in terms of its strategic and site-specific merit, as detailed below. A number of supporting reports have been prepared to support the planning proposal including Urban Design Report, Economic Assessment and Traffic Impact Assessment (See Appendices 1 – 3)

The relevant environmental, social, economic and other site-specific considerations are detailed in Section 8.

Section A - Need for the planning proposal

4.3.1 Q1 - Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

The planning proposal responds to the strategic study that is the Georges River Economic Study. The Georges River Economic Study was completed by Hill PDA in May 2019 and forms the basis of the draft Commercial Centres Strategy.

Hill PDA study key findings for Peakhurst Centre (Forest Road):	Planning Proposal Response:
<u>Current Hierarchical Role</u> Peakhurst is identified as currently being a "Village", being strip of shops supporting a local residential and worker population. These centres typically: <ul style="list-style-type: none"> - "provide 3,000 to 5,000sqm of retail space to cater for small catchment areas" and 	The proposal will maintain and enhance the Peakhurst Village role, extending the centre moderately to Boundary Road. It will also contribute to the potential for the centre to advance and become a Local Centre.

<ul style="list-style-type: none"> - have "one <u>small neighbourhood supermarket</u> (less than 500sqm) or convenience store" and - "contain a large amount of <u>non-retail</u> floorspace" (i.e. medical centres, education and community facilities) 	<p>The proposal would provide for an estimated additional 1,455m² of GFA (or 1,300m² net leasable area at 90% efficiency), which is expected to include:</p> <ul style="list-style-type: none"> - 895m² GFA / 805m² NLA of retail floorspace - 550m² GFA / 495m² NLA of non-retail (medical) floor space
<p><u>Potential for Growth to Meet Demand</u></p> <p>"Georges River LGA is projected to experiences strong population growth between 2016 and 2036, increasing by 31,895 residents or 21%. This additional population will increase the demand for additional services to be provided in its commercial centres."</p> <p>Over the next 18 years, Village, Small village, Neighbourhood Centres across the Georges River LGA are forecast to have a total floor space undersupply of 24,636m², including a business floor space undersupply of 10,205m². Hill PDA "...estimate that around 24,600sqm more occupied employment space would be required to meet demand over the next 18 years". This undersupply has the potential to increase significantly (up to 109,217m²) under a minimum non-residential capacity scenario, (i.e. if B1 zoned sites such as on the northern side of Forest Road redevelop for mixed use development and provide the minimum non-residential floor space).</p> <p>"Village, small village and neighbourhood centres located in high growth areas would be the best candidates for "advancement" in the retail hierarchy with associated greater share of the forecast retail and employment space going to these centres."</p> <p>"The village, small village, neighbourhood and enterprise centres contain a large amount of non-retail floorspace (around 94,400sqm). This highlights the important role these centres play in providing non-retail services and employment opportunities for their surrounding communities. Over the forecast period, an additional 21,630sqm would be required to meet future demand..."</p>	<p>The Economic Study identifies that Peakhurst is currently a Village centre and that such centres in high growth areas would be the best candidates for advancement in the retail hierarchy. The draft LSPS identifies Peakhurst Centre for growth and advancement to a "Local centre".</p> <p>Total retail/commercial floor space would increase floor space in the Peakhurst Centre from 4,685m² to 5,490m² as a result of the proposal. As a general guide, Village Centres typically provide up to 5,000m² and Local Centres are typically "over 5,000m² and anchored by one or two supermarkets over 1,000m²". The proposal alone would not necessarily change the defined hierarchical role of the centre, considering that the supermarket anchor is around 700m² (i.e. under 1,000m²) and current retail floorspace includes 1,100m² hardware store, non-typical retail space in Village Centres. However, the proposed extension of the centre provides for an additional 1,300m² (NLA) which, in addition to the potential redevelopment of another site in the centre (such as the Mitre 10 or IGA site) for a larger supermarket, would enable the centre to become a Local Centre as envisioned.</p> <p>The proposal involves two distinct sites of approximately 1,015m² and 1,983m², neither of which is sufficient in size to accommodate a supermarket over 1,000m² that would change the "Village" role of the centre. The Economic Assessment by Deep End Services provided market advice that the site is also "...not attractive for a significant retail uses such as a supermarket, because of the lack of at-grade car parking, the need for residential entries, and the difficult position on the corner of a major intersection."</p> <p>The Peakhurst Centre catchment is forecast to have one of the highest small centre rates of population growth to 2036 at 35%, from 10,858 to 14,665 people. This is higher than the 21% average for the Georges</p>

	<p>River LGA. As such it would be appropriate to expect and plan for a greater share of employment floor space to be provided Peakhurst Centre compared to other small centres. The proposal provides for 3.3% of the total estimated small centres retail supply required to meet demand, marginally higher than the 2.6% average share, and 2.3% of the non-retail supply. Many of the small village and neighbourhood strip centres established in amongst low density residential areas are subdivided and would retain low density and height controls, and so not be capable of redevelopment.</p> <p>The analysis by Deep End Services, provided in the Economic Assessment report at attachment 2, resulted in the following findings:</p> <ul style="list-style-type: none"> - The proposal provides additional retail and non-retail floor space capacity to meet the demands of current and future local population growth within the catchment and contributes toward additional local jobs in centres; maintaining and reinforcing the role of Peakhurst as a Village Centre (as well as contribute to its potential to advance to a Local Centre). - The proposed development would provide an opportunity for new types of businesses to be established within the Peakhurst centre, complementing the existing retail and business mix and consolidating its role as a Village centre within the activity centre hierarchy. - Retail effects on other businesses within the centre are likely to be positive as a result of additional customer visitation, and the increase in retail floorspace would have little or no effect on the role or performance of other centres in the region. - Importantly, the inclusion of a medical centre would fill a gap in the provision of such services, especially having regard to the advantageous position within an employment precinct and on a major travel route.
<p><u>Employment Growth</u></p> <p>"Georges River is also projected to experience strong employment growth over the period, increasing by 12,935 jobs or 26%. With industrial related employment projected to decrease the majority of these jobs would be accommodated within its commercial centres, further driving demand for additional space."</p>	<p>The proposal would provide for an estimated 28 additional FTE local jobs in the Peakhurst Centre, a 20% increase to the current 132 jobs estimated in the Economic Study. Another 36 FTE jobs would be created in the wider economy through the employment multiplier.</p>

The planning proposal responds to the draft Georges River Local Strategic Planning Statement (LSPS) and Commercial Centres Strategy. Whilst the Georges River LSPS has not yet been endorsed, it is in its second draft form following extensive community consultation and likely remain substantially the same. The finalisation of the LSPS is imminent and it is expected to be endorsed prior to the Gateway assessment and determination of this proposal and subsequent community consultation.

The planning proposal aligns with strategic direction of those strategies and will contribute to the achievement of the local strategic objectives. In particular it aligns with the draft LSPS strategy for the Peakhurst Centre to grow and advance to a “Local centre”. Due consideration has also been given to community feedback received to the draft LSPS, as well as relevant local studies and reports of Council, as detailed in Table 12. The proposed amendments to the HLEP 2012 planning controls align with regional and local plans as detailed below.

4.3.2 Q2 - Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A planning proposal is required to amend the Zoning, FSR, Height and Lot Size Controls of the HLEP 2012. This planning proposal is considered the most suitable means of achieving the intended outcomes of the planning proposal having regard to the following:

1. The proposed rezoning will facilitate the extension of the Peakhurst Centre, assist the consolidation of its local activity centre role and support its renewal and revitalisation.
2. The proposed increase in the maximum Height of Buildings (HOB) and Floor Space Ratio (FSR) will support the mix of retail, business and community uses necessary to deliver a better planning outcome for the Corner site, School of Arts site and the neighbourhood centre.
3. The proposed increase in the HOB to 15m on the corner and eastern side will facilitate the form and massing of development anticipated by the concept plans.
4. Investment in an improved public domain (public plaza and streetscape) is possible only with increased HOB and FSR achievable on site.

Section B – Relationship to strategic planning framework

4.3.3 Q3 - 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)?

The planning proposal is consistent with the following relevant plans and strategies:

Greater Sydney Region Plan, A Metropolis of Three Cities (Greater Sydney Commission, 2018)

The Greater Sydney Commission’s (GSC) Greater Sydney Region Plan (Region Plan) provides the metropolitan planning framework for the growth of Sydney over the next 40 years. The Region Plan, along with the Greater Sydney Services and Infrastructure Plans and Transport Strategy 2056, seeks to provide an integrated approach to managing growth, delivering infrastructure, protecting and enhancing employment and amenity, and delivering the housing required for the population.

The Region Plan identifies key challenges facing Greater Sydney, which is forecast to grow from 4.7 million people to 8 million people by 2056. Greater Sydney must provide for an additional 817,000 jobs by 2036 and will need to provide 725,000 more homes over the next 20 years.

The Region Plan is “built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places”. It states that “the integration of the mass transit network with the economic corridors, centres, transit oriented development, urban renewal and health and education precincts” is of critical importance.

Providing an increase of employment opportunities, housing and community facilities within walking distance of an increasing residential population and existing local centre is consistent with government’s aim to achieve a 30 minute city.

The Region Plan sets 10 key directions under the three main headings of ‘Liveability’, ‘Productivity’ and ‘Sustainability’ in order to focus and priorities growth and investment in infrastructure. The planning proposal is consistent with the following relevant directions and objectives:

Region Plan - Direction / Objective	Planning Proposal Response
Direction - A city supported by infrastructure	
Objective 1 Infrastructure supports the three cities	The site is in an accessible location with good public transport access (bus) and adjacent to an existing local centre. An increased density at this location is consistent with supporting centres within a walkable distance to public transport. The planning proposal will improve the services and housing activity of the Peakhurst ‘local centre’, delivering a 30 minute city.
Direction - A collaborative city	
Objective 5 Benefits of growth realised by collaboration of governments, community and business	The proponent of the planning proposal aims to collaborate with Council on the future planning of the area to deliver community benefits required for this area such as increased public open space, local services, jobs and housing.
Direction - A city for people	
Objective 6 Services and infrastructure meet communities’ changing needs Objective 7 Communities are healthy, resilient and socially connected Objective 8 Greater Sydney’s communities are culturally rich with diverse neighbourhoods Objective 9 Greater Sydney celebrates the arts and supports creative industries and innovation	<p>Peakhurst is identified as a ‘local centre’. Consistent with the Region Plan’s objective, the planning proposal will provide an increase of floor space available for providing services and uses to meet community needs. For example, the centre does not currently provide a medical centre or pharmacy. As detailed in the Economic Assessment (Appendix 2), “The proposed inclusion of a medical centre responds to a lack of such facilities within the local area to serve local residents, people working in the industrial precinct, and those travelling along Forest Road”. The B1 Neighbourhood Centre zoning allows for health-related uses.</p> <p>The planning proposal will result in improvements to social infrastructure by providing a new public plaza that will encourage social interactions and connections and provide an improved local character. Ground floor non-residential uses will support street activation and engagement with the public realm.</p> <p>The planning proposal will increase walkable access to a local centre by facilitating an increase of jobs and housing in proximity to the centre. This will promote a healthy and connected community.</p> <p>With the inclusion of the School of Arts site, this provides the opportunity for the owner of this landholding to deliver an</p>

Region Plan - Direction / Objective	Planning Proposal Response
	<p>improved community facility. This would encourage a creative and connected community and greater social opportunities.</p> <p>In summary, a moderate expansion of the Peakhurst local centre will support the local community and workers through an expansion of uses and new services that are lacking in the area.</p>
Housing the city	
<p>Objective 10 Greater housing supply</p> <p>Objective 11 Housing is more diverse and affordable</p>	<p>A rezoning of the subject site will enable an increase of housing supply in a strategic location adjoining existing services. The planning proposal will enable approximately 22 residential units (depending on the final mix of unit types which would be subject to development approval). The scheme as proposed estimates the following unit mix:</p> <ul style="list-style-type: none"> - Studio: 1 unit - 1 Bedroom: 8 units - 2 Bedroom: 11 units - 3 Bedroom: 2 units <p>Any future development will contribute to affordable housing, An offer has been made to contribute a minimum of 5% of the overall residential yield (or approximately 1-2 units) as affordable housing and there is sufficient flexibility in the building heights and envelopes to realise potential for 20% affordable housing under the ARH SEPP 2009 incentives (should the SEPP be amended to include shop top housing apartments in the future).</p> <p>The site, within walking distance to an existing centre and public transport, is suitable for providing an increased density of residential development.</p> <p>The proposal would provide for an increase in services by enabling additional retail or business units.</p>
Direction - A city of great places	
<p>Objective 12 Great places that bring people together</p>	<p>The planning proposal will deliver a 'great place' and improvements to the local centre, through an improved public domain, increased access to public open space, expansion of community facilities and improved amenity for employees and the local community.</p> <p>Located on the corner of Peakhurst and Boundary Roads, this strategic location of the site provides an opportunity to create an improved gateway to the centre, creating a sense of arrival.</p>
Direction - A well-connected city	
<p>Objective 14 A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities</p>	<p>The planning proposal will provide potential for approximately 28 jobs and 36 indirect full time equivalent (FTE) jobs during operation as a result of the proposal. During construction 45 jobs and 130 additional indirect job opportunities will be provided for as a result of the planning proposal. (See Economic Assessment, Appendix 2). In addition, it will provide for approximately 22 residential units</p>

Region Plan - Direction / Objective	Planning Proposal Response
	<p>within a walkable distance of new and existing local communities, services and public transport infrastructure. This is consistent with delivering a 30 minute city.</p>
Direction - Jobs and skills for the city	
<p>Objective 22 Investment and business activity in centres</p>	<p>The Region Plan supports the expansion of supermarket-based local centres, and states that:</p> <p><i>Local centres are important for access to day-to-day goods and services. These centres create a strong sense of place within the local community. Local centres are collections of shops and health, civic or commercial services. Larger local centres, such as those anchored by a supermarket, can form the focus of a neighbourhood. Supermarket-based centres also provide local employment, accounting for close to 18 per cent of all Greater Sydney's jobs.</i></p> <p><i>While local centres are diverse and vary in size (as measured by floor space), they play an important role in providing access to goods and services close to where people live. <u>Increasing the level of residential development within walking distance of centres with a supermarket is a desirable liveability outcome.</u></i></p> <p><i>Enhancing the accessibility, connectivity and amenity of walking and cycling paths in and around centres is required to improve walkability. Improving road and footpath environments within centres enhances the centre's function as a destination and contributes to the vitality and viability of the centre (refer to Objective 12). Enhanced walkability can also be achieved through provision of a fine grain urban form with a <u>diversity of commercial spaces and public places</u>, and co-location of services and infrastructure.</i></p> <p>The subject site is in the vicinity of the Peakhurst local centre, which provides a range of services including supermarket (IGA) and small business and retail uses. It is noted that the centre is lacking in health services such as a medical centre and pharmacy.</p> <p>Providing increased housing and services at this location is entirely consistent with the role of a local centre. A mix of land uses through the co-location of residential with local centre services such as a medical centre and pharmacy is consistent with providing a walkable centre.</p> <p>As detailed in the Economic Assessment (Appendix 2), the planning proposal would support local businesses and complement and extend the offer available within the centre, helping to consolidate the role of the centre.</p>
Direction - A city in its landscape	
<p>Objective 30 Urban tree canopy cover is increased</p>	<p>Improvements to the public domain and open space are proposed through street tree planting, an upgraded pedestrian pavement, and new public plaza.</p>

Region Plan - Direction / Objective	Planning Proposal Response
Objective 31 Public open space is accessible, protected and enhanced	
Direction - An efficient city	
Objective 33 A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	<p>The proposed development will be designed to provide a built form that responds to sustainability measures.</p> <p>The proposal will increase housing and jobs in a location served by public transport and within a walkable distance to a local centre, minimising the need for private vehicles and encouraging green travel options.</p>

Table 8 – Region Plan, Direction and Objectives

South City District Plan (Greater Sydney Commission 2018)

The South City District Plan (the Plan), adopted by the Greater Sydney Commission in March 2018, provides the framework to manage growth whilst maintaining liveability and productivity across Greater Sydney. The Plan is broken down into sections of Liveability, Productivity and Sustainability with a total of 10 directions (aligning with the Sydney Region Plan) and 20 Strategic Priorities, of which the following specifically relate to the site and proposed development. Within each Priority are a number of Objectives and Actions. The following section outlines how the planning proposal is consistent with the District Plan.

Peakhurst is identified as a 'Local Centre' - See Figure 14. The District Plan (pg. 47) states that "*Local centres are a focal point of neighbourhoods, and, where they include public transport and transport interchanges, they are an important part of a 30-minute city. While local centres are diverse and vary in size, they provide essential access to day to day goods and services close to where people live*". The planning proposal is consistent with the role of a Local Centre, aiming to provide an increase of employment floor space for the providing of goods and services, as well as additional housing to enable more people to live in walking distance of the local centre. Furthermore, the planning proposal aims to improve the public domain and create an improved 'focal point' for the neighbourhood.

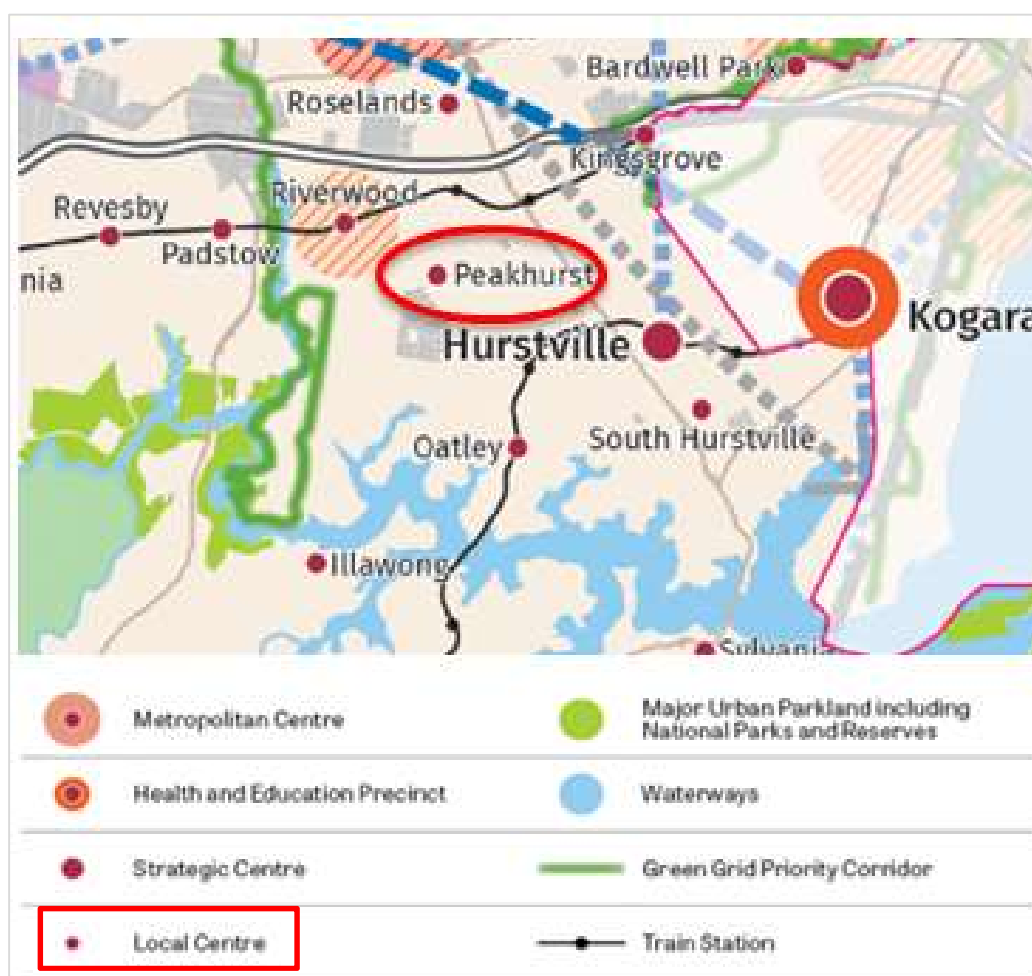


Figure 14 – Structure Plan, South District Plan (GSC 2018)

Priority 6 of the District Plan is the “Creating and **renewing great places and local centres**, and respecting the District’s heritage”. The District Plan acknowledges the need for additional housing close to local centres and the need for centres to grow and evolve over time. The Plan states that “Additional residential development within a 5-minute walk of a centre focussed on local transport, or within a 10-minute walk of a centre with city-shaping or city-serving public transport, will help to create walkable local centres” However, housing should not compromise a centre’s primary role to provide goods and services, and the opportunity for the centre’s employment function to grow and change over time.. The planning proposal site is within a 5 minute walk of a local centre (see Figure 14), that is served by numerous bus routes. Providing additional housing and employment opportunities within a 5 minute walk of the centre is consistent with the District Plan’s placed-based approach to renewing local centres. Increased density at the subject site will reduce urban sprawl development to out of centre locations.

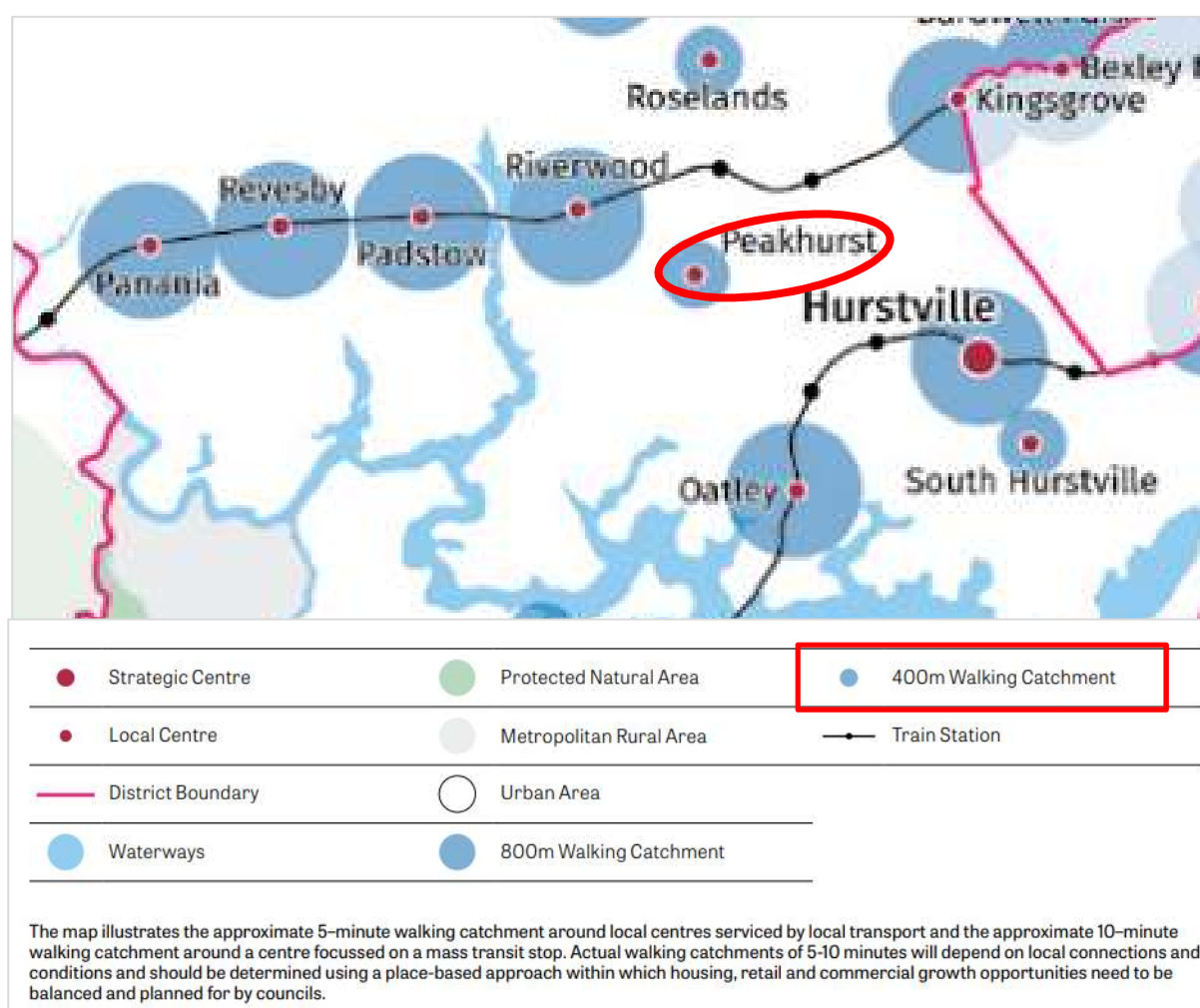


Figure 15 – Local Centres, South District Plan (GSC 2018)

The proposal is consistent with the following principles for place-based planning for creating and renewing great local centres:

- *provide public realm and open space focus*
- *deliver transit-oriented development and co-locate facilities and social infrastructure*
- *provide, increase or improve local infrastructure and open space*
- *improve walking, cycling and public transport connections, including through the Greater Sydney Green Grid*
- *protect or expand retail and/or commercial floor space*
- *protect and expand employment opportunities*
- *integrate and support arts and creative enterprise and expression*
- *support the night-time economy*
- *augment or provide community facilities and services, arts and cultural facilities*
- *conserve and interpret heritage values*
- *increase residential development in, or within a walkable distance of, the centre*
- *provide parking that is adaptable to future uses and takes account of access to public*
- *transport, walking and cycling connections.*

Furthermore, the planning proposal aligns with the following relevant priorities of the District Plan:

- S1 - Planning for a city supported by infrastructure
- S2 - Working through collaboration
- S3 - Providing services and social infrastructure to meet people's changing needs
- S4 - Fostering healthy, creative, culturally rich and socially connected communities
- S5 - Providing housing supply, choice and affordability with access to jobs, services and public transport
- S9 - Growing investment, business opportunities and jobs in strategic centres
- S10 - Retaining and managing industrial and urban services land
- S12 - Delivering integrated land use and transport planning and a 30-minute city
- S15 - Increasing urban tree canopy cover and delivering Green Grid connections
- S16 - Delivering high quality open space

NSW Transport – Future Transport 2036

The Future Transport Strategy 2056 (Transport Strategy), prepared by Transport for NSW, is a 40 year strategy, supported by plans for regional NSW and for Greater Sydney. The planning proposal is consistent with the following objectives of the Transport Strategy:

Transport Strategy Objective	Planning Proposal Response
<i>Towns and villages will offer employment and housing and will continue to be important in attracting domestic and international visitors, bringing job opportunities and economic benefits to rural communities.</i>	The planning proposal will deliver an increase of employment and housing in a location within close proximity to an existing local centre that is serviced by public transport in the form of regular bus services every 30 minutes and higher frequency 20 minute peak services.
<i>Encouraging active travel (walking and cycling) and using public transport</i>	The subject site is within walking distance to bus stops providing access to regular services every 30 minutes and higher frequency 20 minute peak services. The close proximity of the site to an existing local centre supports encouraging active travel.
<i>Changes in land use, population and demand, including seasonal changes, are served by the transport system</i>	The planning proposal will provide potential for approximately 28 jobs and 36 indirect full time equivalent (FTE) jobs during operation as a result of the proposal. During construction 45 jobs and 130 additional indirect job opportunities will be provided for as a result of the planning proposal. Approximately 22 dwellings will be provided for within a walkable distance of new and existing local communities, services and public transport infrastructure. This is consistent with delivering a 30 minute city.
<i>A metropolis of three cities, where people can access the jobs, education and services they need within 30 minutes by public or active transport</i>	The planning proposal will increase access to jobs by providing additional employment space

Table 9 – Transport Strategy Objectives

b) Strategic Merit

The NSW Department of Planning and Environment has established a Strategic Merit Test for determining whether a planning proposal should proceed to a Gateway Determination. The Strategic Merit test criteria and response to each is set out below:

Strategic Merit Test Criteria	Planning Proposal Response
<i>Will it give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment?</i>	The planning proposal will give effect to the relevant Policies and Directions of the South City District Plan within the Greater Sydney Region. A review and assessment of the planning proposal against those Policies and Directions confirms that the planning proposal is consistent with the District and Region Plan – See Section 4.3.3.
<i>Will it give effect to a relevant local strategic planning statement or strategy that has been endorsed by the Department or required as part of a regional or district plan or local strategic planning statement?</i>	The planning proposal is consistent with the draft Georges River Local Strategic Planning Statement (LSPS) and supporting Local Centres Strategy. Whilst the LSPS has not yet been endorsed by the Department, it is in its second draft form following extensive community consultation and likely remain substantially the same. The finalisation of the LSPS is imminent and it is expected to be endorsed prior to the Gateway assessment and determination of this proposal and community consultation. Georges River Council's draft LSPS recognises that Peakhurst Centre is a 'Key Centre' with potential for additional jobs and housing to meet the current and future demand over the next 20 years and potential to advance to become a Local Centre – See Figure 16 .
<i>Is it responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing strategic plans?</i>	There has been no major change in circumstances relating to major infrastructure or demographics, however the planning proposal responds to the following trends: <ul style="list-style-type: none"> Population growth resulting in demand for additional jobs and services; Lack of services provided currently by the local centre, particularly responding to the need for a medical centre and pharmacy; and The identification of the Peakhurst neighbourhood centre as a local centre in the District Plan, supporting its expansion and the delivery of a 30 minute city.
<i>Is the planning proposal seeking to update planning controls if they have not been amended in the last 5 years?</i>	The planning controls for the site have not been amended in the last 5 years. The current controls were adopted under the 2012 Hurstville LEP.

Table 10 – Consistency with Strategic Merit test criteria

d) Site-Specific Merit

Together with the strategic merit test, it is necessary for the planning proposal to satisfy the site-specific merit tests as prescribed by the Department of Planning's Guidelines. Those site-specific merit test criteria are provided below. How each of those criteria have been satisfied has been informed by the supporting specialist studies as provided in Appendices 1-3.

Those studies include:

- Urban Design Report - Conybeare Morrison (January 2020)
- Economic Assessment - Deep End Services (January 2020)
- Traffic Impact Assessment – Ason Group (July 2019)

The proposal has site-specific merit, having regard to the following:

Site-Specific Merit Criteria	Planning Proposal Response
<i>The natural environment (including known significant environmental values, resources or hazards)</i>	The planning proposal relates to an existing urban area and will not result in any known impacts on the natural environment. An initial evaluation of the potential for site contamination in accordance with the SEPP No. 55 Planning Guidelines has been undertaken – see section 4.3.6. Land contamination is not likely to be an issue.
<i>The existing uses, approved uses and likely future uses of land in the vicinity of the land subject to the planning proposal</i>	<p>The subject site is underutilised and the only landholding within this block of land occupied by single dwelling residential development and a single storey community facility.</p> <p>The density and height of building proposed (as informed by the concept plan) are not expected to significantly impact on surrounding existing uses.</p>
<i>The services and infrastructure that are or will be available to meet the demands arising from the planning proposal and any proposed financial arrangements for infrastructure provision.</i>	<p>The site is accessible by public transport and major roads and can be appropriately serviced (further site servicing details to be provided as part of the development application).</p> <p>In terms of any financial arrangements for the provision of community infrastructure (e.g. public plaza, street improvement works and affordable housing) a letter of offer has been provided and it is the intention of the proponent to enter into a Voluntary Planning Agreement with Council.</p> <p>In addition, local infrastructure contributions would be payable upon development of the site, in accordance with the relevant contributions plan under Part 7 of the EP&A Act (currently Hurstville Section 94 Development Contributions Plan 2012).</p>

Table 11 – Consistency with Site-Specific Merit Criteria

4.3.5 Q4 – Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

The planning proposal will give effect to the following endorsed local strategies and plans:

Strategy	Comment and Planning Proposal Response
Georges River Community Strategic Plan 2018-2028	<p>Council's Community Strategic Plan was adopted in 2018. The Plan is centred on the following six pillars:</p> <ul style="list-style-type: none"> • A protected environment and green open spaces • Active and accessible places and spaces • Quality, well planned development. • A diverse and productive economy • A harmonious and proud community with strong social services and infrastructure • Leadership and transparency <p>The Community Strategic Plan includes a goal to target economic development initiatives in Peakhurst. The planning proposal will result in many economic benefits for Peakhurst, including supporting the local centre, as detailed in the accompanying Economic Assessment (Appendix 2).</p> <p>The Strategic Plan states that:</p> <ul style="list-style-type: none"> • <i>In 2016, the area's population was more than 150,000 people living in just over 50,000 dwellings – and we expect this population to grow to just over 185,000 by 2036.</i> • <i>GRC needs to approve 1,000 additional dwellings in the LGA every year for the next five years”.</i> <p>The planning proposal will contribute approximately 22 dwellings to cater for this demand.</p> <p>In addition, the planning proposal is consistent with the following goals:</p> <ul style="list-style-type: none"> • The community helps to plan the LGA's future. • The LGA has a range of transport options to connect people, goods and businesses. • Local businesses are supported to help protect jobs and create employment opportunities. • Outcomes from an Employment Lands Study ensure sufficient land is available for future employment growth • Affordable and quality housing options are available • The community is socially and culturally connected • Diverse, vibrant community facilities and spaces are connected, well maintained and accessible
Georges River Council Economic Development Strategy 2018 - 2022	<p>The Georges River Council Economic Development Strategy is guided by three economic themes for the community:</p> <ol style="list-style-type: none"> 1. <i>Building on local jobs for local people for a local lifestyle</i> 2. <i>Attractive and healthy places to work, live and invest in – day and night</i> 3. <i>Growing a progressive, innovative, diverse and productive economy</i>

Strategy	Comment and Planning Proposal Response
	<p>Peakhurst is identified as a key centre <i>‘where families work, live and play’</i> – See Figure 16. The Strategy defines key centres as <i>‘places with high levels of employment and employment opportunity, or places expected to experience significant population growth’</i>.</p> <p>Peakhurst Industrial Precinct is identified as the largest industrial zoned area in Georges River LGA, with almost 3,500 workers.</p> <p>Peakhurst is expected to experience a growth of population from 10,812 (estimate for 2016) to 14,665 by 2036 (3,853 people).</p> <p>As stated by the Strategy, <i>“An increase in population [in the LGA] should be matched [to] more local jobs to maintain a “local community lifestyle”</i>.</p> <p>This strategy provides an evidence-based direction for the economic growth and liveability of the Georges River LGA. Based on this evidence, the Economic Development Strategy includes the following Opportunity for Peakhurst: <i>Redeveloping or amalgamating underutilised sites to create new employment-generating opportunities.</i></p> <p>The planning proposal will amalgamate underutilised sites in proximity to the Peakhurst Industrial area and within walking distance of the Peakhurst local centre. The planning proposal will create new job opportunities by providing approximately 1,500m² of employment floor space. In addition, the planning proposal will support workers of the industrial area and surrounds by providing additional housing within a walkable distance to jobs. Furthermore, the proposal will provide additional local services needed to support workers (e.g. medical centre and pharmacy) and the local community.</p> <p>Other opportunities for the LGA relevant to the planning proposal include:</p> <ul style="list-style-type: none"> • <i>Strengthen and promote centre-based sense of place and place-making opportunities</i> • <i>Encourage more small business ‘spin-offs’ from the health sector</i> <p>Popular community ideas for change included:</p> <ul style="list-style-type: none"> • <i>increasing street trees, planting and green spaces</i> • <i>creating community spaces for socialising, programs and play.</i>

Table 12 – Assessment of Endorsed Local Planning Strategies/ Plans

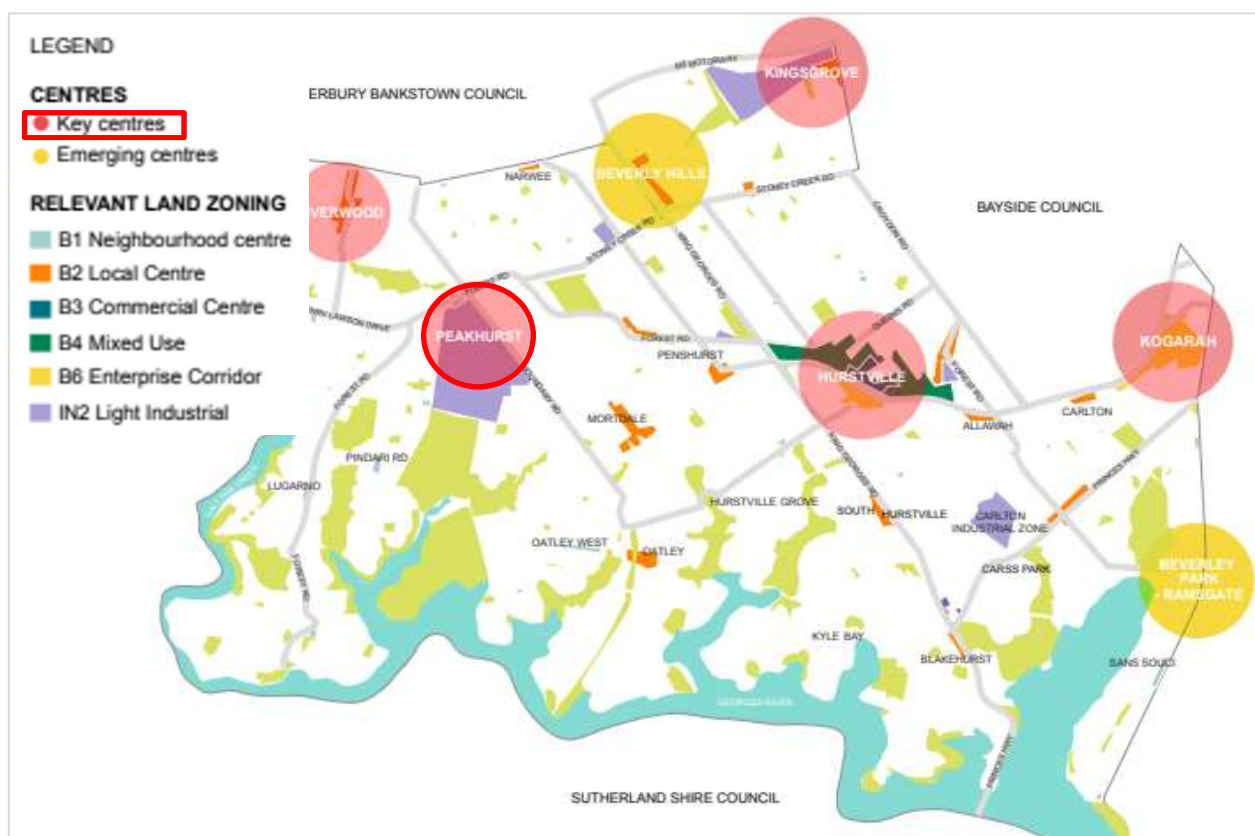


Figure 16 – Key Centres, Economic Development Strategy (George River Council)

It is noted that this 'test' criteria relates to 'council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan'. The following draft strategies are of relevance to the planning proposal:

Draft Strategies	Comment and Planning Proposal Response
Draft Local Strategic Planning Statement 2040 (LSPS)	<p>Georges River Council released a Draft LSPS for public exhibition in July 2019 which was updated in October 2019. Whilst the Georges River LSPS has not yet been endorsed, it is in its second draft form following extensive community consultation and likely remain substantially the same. The finalisation of the LSPS is imminent and it is expected to be endorsed prior to the Gateway assessment and determination of this proposal and subsequent community consultation. The LSPS provides a vision for land use for the LGA. The vision is explored through five interrelated themes:</p> <ul style="list-style-type: none"> • Access and movement • Infrastructure and community • Housing and neighbourhoods • Economy and centres • Environment and open space <p>The Draft LSPS states that <i>"All centres have a role in jobs and housing growth"</i>.</p> <p>Peakhurst is identified as key 'Local Centre' with the potential for jobs and housing growth - See Figure 17.</p>

Draft Strategies	Comment and Planning Proposal Response																
	<p>The LSPS identifies that <i>"It is important that our centres accommodate (forecast) growth..."</i> of around 13,000 jobs <i>"...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... Peakhurst."</i></p> <p>The LSPS also expresses the desire that <i>"Our community has access to a choice of high quality housing across the LGA. The mix of housing types and sizes are located appropriately to meet the needs of people at different life stages, with differing incomes and lifestyles. People enjoy the urbane lifestyle that high density living provides, particularly around urban transport interchanges and centres. These buildings are complemented by vibrant streets and green spaces."</i></p> <p>The planning proposal to extend the Peakhurst B1 Neighbourhood Centre zone is entirely aligned with this vision, proposing for approximately 1,500m² additional employment floor space, an estimated 28 additional local jobs and additional housing types and sizes; all within a Centre that is specifically identified for expansion.</p> <p>The proposal responds to the opportunities and constraints identified in the draft LSPS:</p> <table border="1"> <thead> <tr> <th data-bbox="467 992 970 1043">Opportunities</th><th data-bbox="970 992 1473 1043">Planning Proposal Response</th></tr> </thead> <tbody> <tr> <td data-bbox="467 1043 970 1173">Medium to high density housing around transport nodes will provide convenience and accessibility</td><td data-bbox="970 1043 1473 1173">Proposal provides low-rise, higher density housing in the centre itself, at the junction of transport services.</td></tr> <tr> <td data-bbox="467 1173 970 1303">Opportunities to increase access to housing and jobs along future new transport links</td><td data-bbox="970 1173 1473 1303">Increased housing and jobs in this location that is identified for growth would make new services viable.</td></tr> <tr> <td data-bbox="467 1303 970 1509">New open, social spaces can be created in our Strategic Centres</td><td data-bbox="970 1303 1473 1509">Proposal provides for a new 200m² public plaza on the Corner site with the potential to be extended into the School of Arts site in the future to create a wider enhanced public domain space.</td></tr> <tr> <td data-bbox="467 1509 970 1715">Place-making initiatives in our neighbourhoods such as pop-up events can be facilitated through local guidelines and controls and supported by an Activation Plan</td><td data-bbox="970 1509 1473 1715">The proposal for the Corner site would assist in renewal and revitalisation of the centre, with the public plaza providing a much needed gathering place for small events and initiatives.</td></tr> <tr> <th data-bbox="467 1715 970 1767">Challenges</th><th data-bbox="970 1715 1473 1767">Planning Proposal Response</th></tr> <tr> <td data-bbox="467 1767 970 1897">Development is limited on land classified as foreshore, flood prone or bushfire affected</td><td data-bbox="970 1767 1473 1897">The subject land is not limited by these natural hazards.</td></tr> <tr> <td data-bbox="467 1897 970 2007">Infrastructure is generally provided after housing is delivered</td><td data-bbox="970 1897 1473 2007">The voluntary offer of a Voluntary Planning Agreement proposes public domain infrastructure upgrades which</td></tr> </tbody> </table>	Opportunities	Planning Proposal Response	Medium to high density housing around transport nodes will provide convenience and accessibility	Proposal provides low-rise, higher density housing in the centre itself, at the junction of transport services.	Opportunities to increase access to housing and jobs along future new transport links	Increased housing and jobs in this location that is identified for growth would make new services viable.	New open, social spaces can be created in our Strategic Centres	Proposal provides for a new 200m ² public plaza on the Corner site with the potential to be extended into the School of Arts site in the future to create a wider enhanced public domain space.	Place-making initiatives in our neighbourhoods such as pop-up events can be facilitated through local guidelines and controls and supported by an Activation Plan	The proposal for the Corner site would assist in renewal and revitalisation of the centre, with the public plaza providing a much needed gathering place for small events and initiatives.	Challenges	Planning Proposal Response	Development is limited on land classified as foreshore, flood prone or bushfire affected	The subject land is not limited by these natural hazards.	Infrastructure is generally provided after housing is delivered	The voluntary offer of a Voluntary Planning Agreement proposes public domain infrastructure upgrades which
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Draft Strategies	Comment and Planning Proposal Response										
		can be delivered in conjunction with a mixed use development.									
	New housing must be delivered without losing what people value	The subject land is bound by two main roads a light industrial area and retail shop, and as such is considered an ideal location to provide additional housing any loss of existing residential amenity.									
	Existing mismatch in household composition and supply of dwellings and facilitating a supply of a diversity of housing	The proposal provides for shop top apartment housing, form of housing that is not readily available in the Peakhurst area.									
	Increasing the supply of inclusive / affordable housing stock for very low to medium income households (including key workers)	The proposal includes the offer of a contribution of at least 5% of residential yield on the Corner site to affordable housing (i.e. 1 or 2 dwellings) and sufficient flexibility in the building heights and envelopes to realise potential for 20% affordable rental housing under the ARH SEPP 2009 incentives.									
	The proposal substantially aligns with key feedback provided by the community during the draft LSPS consultation:										
	<table><tr><th>Community message</th><th>Can it be realised / achieved?</th></tr><tr><td>New development should complement an area’s existing street character, building, and materials and provide sufficient open space, appropriate setbacks and parking</td><td>Yes, development and renewal of the subject land can enhance the character of the centre and provide sufficient spaces.</td></tr><tr><td>Maintaining the character of the existing suburbs, particularly trees and green open space and walkability is important</td><td>The proposal would enable increased street trees, a new open plaza and improved public domain.</td></tr><tr><td>The streetscape, especially footpath areas are important to building community</td><td>The streetscape would be enhanced, activated and upgraded with mixed use development of the Corner site.</td></tr><tr><td>Priority given to pedestrians, shading for rain shelter and protection from the heat in summer</td><td>The proposal would enable a mixed use development with a shop awning along the front of shops on the Corner site for pedestrians waiting to cross Forest or Boundary Roads.</td></tr></table>	Community message	Can it be realised / achieved?	New development should complement an area’s existing street character, building, and materials and provide sufficient open space, appropriate setbacks and parking	Yes, development and renewal of the subject land can enhance the character of the centre and provide sufficient spaces.	Maintaining the character of the existing suburbs, particularly trees and green open space and walkability is important	The proposal would enable increased street trees, a new open plaza and improved public domain.	The streetscape, especially footpath areas are important to building community	The streetscape would be enhanced, activated and upgraded with mixed use development of the Corner site.	Priority given to pedestrians, shading for rain shelter and protection from the heat in summer	The proposal would enable a mixed use development with a shop awning along the front of shops on the Corner site for pedestrians waiting to cross Forest or Boundary Roads.
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Draft Strategies	Comment and Planning Proposal Response	
	More affordable housing options are needed for older people, young people, key workers and for people on very low, low and moderate incomes	The proposal will provide alternative housing options and sizes for different needs and will include affordable housing as part of a mixed use residential development.
	Higher density should be concentrated along transport corridors and in centres for ease of access and to promote centres	The proposal is for higher density housing (in a low-rise building form) on a transport corridor in an extended Peakhurst Centre.
	<p>The Draft LSPS identifies the housing target of approximately 14,000 additional dwellings by 2036 to meet population growth and acknowledges that based on current land use zonings there would be a 2,000 dwelling shortfall.</p> <p>The subject land represents a logical extension of the Peakhurst centre and an opportunity to ensure that the FSR and height controls facilitate viable housing in this ideal location where it would not have any negative effect on low density residential character, but a positive impact on the centre.</p> <p>The draft LSPS indicates that the Peakhurst Neighbourhood Centre will be reviewed as part of Council's 2022 LEP review. The LSPS identifies an area of housing growth adjacent to the subject site (R3 medium density zoned land as shown in zoning map at Figure 9), and areas for potential new housing as part of the LEP 2020 – See Figure 18. There is significant planning merit for bringing the rezoning of the subject land forward, for reasons including the following:</p> <ul style="list-style-type: none"> • This increase in local population serves to reinforce and consolidate the role of the Village Centre and contribute to its potential to become a Local Centre. • The planning proposal will coordinate land use and services to cater for this population increase. • Supporting a wider range of Centre based uses in a walkable distance will promote a more attractive Centre with greater amenity. • Contributing significantly to the public domain of the Neighbourhood Centre. • Promoting the urban renewal of the Neighbourhood Centre consistent with the place making principles of 'Great Places'. • The redevelopment of the site with support and incentivise the urban renewal of the Neighbourhood Centre, acting as a catalyst for the transformation of and investment in the Neighbourhood Centre • The site comprises residential zoned lots despite being surrounded by commercial and industrial development. • The rezoning of the site will provide a logical extension of the existing B1 Neighbourhood Centre Zone. • Consolidating the role of the Neighbourhood Centre will support its service role for the adjacent industrial area. • The expansion of the Centre will enable it to grow to provide the required goods, services and community facilities for the local community. • The planning proposal will facilitate concept design prepared by Conybeare Morrison, including provision of a 200m² public plaza adjacent to the School 	

Draft Strategies	Comment and Planning Proposal Response
	<p>of Arts building. This has been designed with the potential to be extended and incorporated into any renewed or redeveloped School of Arts site in the future to create a wider enhanced public domain space.</p> <ul style="list-style-type: none"> • An upgraded School of Arts with increased potential for expansion, possibly as part of a mixed community/commercial development, would provide a valuable community facility for the Peakhurst community and could be used for a range of uses including meeting rooms, library facilities, and a 21st Century auditorium. • The site is a unique gateway location that will complement not detract from the planning and urban renewal of the rest of the Neighbourhood Centre. • Supporting the planning proposal will not prejudice the planning by Council for the remainder of the Centre.
<p>Draft Commercial Centres Strategy</p>	<p>The Draft Commercial Centres Strategy (Centres Strategy) was prepared to support Council's Draft Local Strategic Planning Statement 2040. The Centres Strategy is being developed by Council in 2 parts to support the staged approach to preparing the new Local Environmental Plan (LEP).</p> <p>The Centres Strategy (part 1) includes a hierarchy of centres. Peakhurst is identified as a 'Village' – See Figure 18. A Village is classed as a centre that <i>"supports a local residential and worker population with 3,000 to 5,000 sqm of retail floor space and typically includes a small supermarket or convenience store"</i>.</p> <p>It is noted that Peakhurst is identified as a 'local centre' in the District Plan. The updated draft LSPS also identifies the Peakhurst Centre for potential growth and advancement to a "Local centre". The Centres Strategy classified a Local Centre as a centre to <i>"provide essential access to day to day goods and services close to where people live with over 5,000sq.m of retail floor space and anchored by at least one supermarket larger than 1,000sq.m"</i>.</p> <p>The Centres Strategy identifies the needs for additional non-residential floorspace in Peakhurst, as follows:</p> <p><i>"a greater share of non-residential floor space is required to be provided due to a greater demand generated by:</i></p> <ul style="list-style-type: none"> • <i>The "village" classification in the centres hierarchy</i> • <i>Location within an area of high forecast population growth</i> • <i>Having good visibility from passing trade</i> • <i>Having access to car parking provisions</i> • <i>Evenly distributed spatially from similar and higher ordered centres</i> <p>For Peakhurst, the Centres Strategy includes a recommendation to <i>"Investigate expansion of centre if there is demonstrated demand for additional commercial floor space that cannot be met within the existing centre"</i>.</p> <p>The planning proposal responds to an identified need for additional floorspace in the centre. Total retail/commercial floor space would increase floor space in the Peakhurst Centre from 4,685m² to 5,490m² as a result of the proposal. The proposal alone would not necessarily change the defined hierarchical role of the centre, considering that the supermarket anchor is around 700m² (i.e. under 1,000m²) and current retail floorspace includes 1,100m² hardware store, non-typical retail space in Village Centres. However, the proposed extension of the centre provides for an additional</p>

Draft Strategies	Comment and Planning Proposal Response
	<p>1,300m² (NLA) which, in addition to the potential redevelopment of another site in the centre (such as the Mitre 10 or IGA site) for a larger supermarket, would enable the centre to become a Local Centre as envisioned.</p> <p>The Economic Assessment by Deep End Services (Appendix 2) concludes that:</p> <ul style="list-style-type: none"> - <i>The proposal provides additional retail and non-retail floor space capacity to meet the demands of current and future local population growth within the catchment and contributes toward additional local jobs in centres; maintaining and reinforcing the role of Peakhurst as a Village Centre (as well as contribute to its potential to advance to a Local Centre).</i> - <i>The proposed development would provide an opportunity for new types of businesses to be established within the Peakhurst centre, complementing the existing retail and business mix and consolidating its role as a Village centre within the activity centre hierarchy.</i> - <i>Retail effects on other businesses within the centre are likely to be positive as a result of additional customer visitation, and the increase in retail floorspace would have little or no effect on the role or performance of other centres in the region.</i> - <i>Importantly, the inclusion of a medical centre would fill a gap in the provision of such services, especially having regard to the advantageous position within an employment precinct and on a major travel route.</i> <p>The Centres Strategy includes a recommendation to “Review and incorporate active street frontage provisions into DCP 2020 to enhance the centre’s connectivity and vibrancy”. The planning proposal is consistent with this, enhancing the centres vibrancy through active ground floor uses and improved public domain. The concept design envelopes that form the basis of the proposal provide for an active street frontage along Forest Road.</p> <p>The draft Centres Strategy includes (under Section 4.5) rezoning criteria for consideration of the expansion of centres. The proposal satisfies these criteria and detailed separately in Table 14.</p>
<p>Draft Georges River Employment Lands Study 2017</p>	<p>The ‘Georges River Employment Lands Study: Stage 2: Industrial and Commercial Lands Strategy’ prepared by JLL on behalf of Council (Employment Lands Study) includes an analysis of the B1 Neighbourhood Centre adjoining the subject site, referred to as the ‘Peakhurst – Forest Road Precinct’.</p> <p>The Employment Lands Study recognises that the Peakhurst Neighbourhood centre is in need of an upgrade.</p> <p>The planning proposal is consistent with the following relevant statements:</p> <ul style="list-style-type: none"> • <i>“Fragmented land ownership in the B1 - Neighbourhood Centre zones makes it difficult to secure appropriate sized development sites” (fact sheet).</i> <p>Response - The subject site provides a unique opportunity to release a non-fragmented site for development immediately adjoining the existing B1 Neighbourhood Centre zone.</p> <ul style="list-style-type: none"> • <i>“The site offers good exposure. The existing retail has value, particularly considering the rezoning of residential to a more intense use. Additional,</i>

Draft Strategies	Comment and Planning Proposal Response
	<p><i>residential densification and intensification in Peakhurst and in the broader area would support greater retail demand". (pg. 72)</i></p> <p>Response - The extension of the Peakhurst B1 Neighbourhood Centre zone to include the subject site will provide additional land to cater for this retail demand.</p> <ul style="list-style-type: none"> • <i>"There is potentially demand for additional supermarket provision [In Peakhurst general]" (pg. 45)</i> <p>The planning proposal involves two distinct sites, neither of which could reasonably accommodate a supermarket. However, additional retail space on the Corner site would provide greater incentive and ability for other sites in the centre to redevelop to include a 1,000m²+ supermarket with reduced disruption to the Centre.</p> <ul style="list-style-type: none"> • <i>Retain the existing B1 – Neighbourhood Centre Zone</i> <p>Response - The B1 zone should be retained, extended and expanded and discussed below.</p> <ul style="list-style-type: none"> • <i>Increase in the maximum permitted height of buildings from 9m to 12m so as to allow realisation of the maximum FSR of 1.5:1</i> <p>Response – An increase of the maximum building height to 12m and 15m on the subject site is considered appropriate due to the location of the site at the gateway to the centre, and within walking distance to public transport. The concept design envelope testing in the Urban Design report confirms that an FSR of 1.7:1 can be achieved within the 12m and 15m heights on the Corner site. Similarly, an FSR of 1.5:1 can be reasonably achieved within a height of 12m on the School of Arts site, assuming large floorplate community facility and/or commercial uses on that site. This is a moderate increase to that already applied to the B1 Zone (9 metres and 1.5:1). As demonstrated in the accompanying Urban Design Report (Appendix 1), the proposed maximum building height is an appropriate scale for this site and the proposed FSR is feasible within the building envelopes that reflect those heights.</p>

Table 13 – Assessment of Draft Local Planning Strategies/ Plans

Criteria for Considering Expansion of Centres	Satisfaction	Comment / Conclusion
<ul style="list-style-type: none"> • Not an ad hoc out-of-centre rezoning 	✓	Extension of existing centre to a logical end at Boundary Road
<ul style="list-style-type: none"> • Rationalises existing use right and/or additional permitted use premises 	N/A	No existing use or APU, however B1 zone could also be applied to school of arts which forms part of the Peakhurst Centre
<ul style="list-style-type: none"> • Is immediately adjacent and within the same street block of an existing centre with the following categorisation in the retail hierarchy of centres: <ul style="list-style-type: none"> ○ Strategic centre ○ Local centre ○ Village ○ Small village 	✓	Adjacent to and within the same street block of the Peakhurst Centre

<ul style="list-style-type: none"> Meeting an economic demand for additional employment floor space that cannot be provided within the existing centre 	✓	<ul style="list-style-type: none"> Unmet demand in small centres identified by Hill PDA strategic Economic Study Centres Strategy identifies need for additional non-residential floorspace in Peakhurst Little capacity within existing B1 zoned land Economic Assessment confirms proposal would meet the demands of current and future local population growth within the catchment with little or no impact on other centres Current B1 zoned land is 1 ha, compared with Narwee and Hurstville East Village Centres, 1.7 ha
<ul style="list-style-type: none"> Addressing a demonstrated shortfall / retail gap, particularly in the local food and grocery network that cannot be located within the existing centre 	✓	<ul style="list-style-type: none"> Economic Assessment identified gap in medical centre services No pharmacy Limited restaurant / café selection (currently only 3) No food specialty retail – bakery, deli, butcher, etc. Limited office space – no real estate, financial, ATM
<ul style="list-style-type: none"> Does not negatively impact the economic viability and performance of the existing centre 	✓	<ul style="list-style-type: none"> Not a new centre Extension of existing centre 180m walking catchment – would function as one centre Greater diversity improves overall viability
<ul style="list-style-type: none"> Delivers a greater net community benefit compared to the existing use on the subject site 	✓	<ul style="list-style-type: none"> Currently benefit limited to minimal housing provision and limited community facility use Proposal provides additional retail and business convenience, public meeting space, housing and (including affordable housing) and customers for viable services local services and employment in Peakhurst Centre Proposal increases capacity for community facility expansion and flexibility for greater use of School of Arts site

<ul style="list-style-type: none"> • Presents a significant opportunity to provide much-needed, community-oriented benefits including but not limited to: <ul style="list-style-type: none"> ○ At-grade public gathering spaces ○ Multi-use and flexible community facilities ○ Through-site links ○ Public view corridors and vistas ○ Public car parking ○ Improved traffic and road network conditions ○ Facilitates arts and creative industries ○ offers the opportunity to provide better linkages between fragmented parcels of employment uses within the existing centre ○ Offers the opportunity for an innovative adaptive re-use of an historic building or ○ creates a built form that presents an appropriate transition and interface between the existing centre boundary and the surrounding heritage fabric 	✓	<p>Proposal provides 4 much needed public benefits in this location:</p> <ol style="list-style-type: none"> 1. Open public gathering space that could be further extended across the front of the School of Arts site 2. Improvement of 90m of roadside and footpath space around key intersection, including removal of 3 driveway cross overs 3. Café and food premises which support and compliment the increased use of the adjacent School of Arts facility for arts and creative activities 4. Built form with corner emphasis and definition of the centre, and open curtilage area improving the visibility of the School of Arts building
<ul style="list-style-type: none"> • Enables a significantly improved transition and integration between the existing centre's development potential at the centre boundary and adjoining lower density areas 	✓	<p>Significant improvement to the current situation involving a small low density residential pocket bound by the centre and light industrial area, by extending the centre to a logical end at Boundary Road</p>
<ul style="list-style-type: none"> • Enhances the existing centre's identity in line with the desired future character 	✓	<p>Proposed renewal will enhance the centres identity and corner emphasis will define the centre</p>
<ul style="list-style-type: none"> • Demonstrates that there is no potential for a precedent to be set 	✓	<p>Involves a small isolated low density residential pocket and a logical end at Boundary Road</p>
<ul style="list-style-type: none"> • Provides strategic merit in expanding the existing centre that aligns with the policy direction of this Strategy and the Greater Sydney Region Plan and South District Plan 	✓	<p>Consistent with GSRP and Sydney South District Plan which identifies Peakhurst as a 'Local Centre' that should '<i>provide essential access to day to day goods and services</i>' and provide '<i>additional residential development within a 5-minute (400m) walk</i>'</p>
<ul style="list-style-type: none"> • Satisfies the strategic merit test and site-specific merit test in accordance with NSW DPE Planning Circular PS 16-004. 	✓	<p>Proposal clearly satisfies the strategic merit test:</p> <ul style="list-style-type: none"> - consistent with the relevant Sydney South District Plan, AND - while it is noted that it does not apply until endorsed by the


		<p>GSC, is nevertheless consistent with the draft LSPS which identifies Peakhurst as a 'Local Centre' for potential growth and the wider area for future housing investigation</p> <p>Proposal also meets the site-specific merit test:</p> <ul style="list-style-type: none"> - No natural environmental significance - Suitable and compatible with surrounding uses, existing and planned - Essential and State services and infrastructure are available to service the proposal and local infrastructure upgrades are proposed
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Table 14 – Assessment Against Georges River Centres Strategy Criteria for Considering Expansion of Centres



Figure 17 - Centres Growth, Draft LSPS (George River Council 2019)

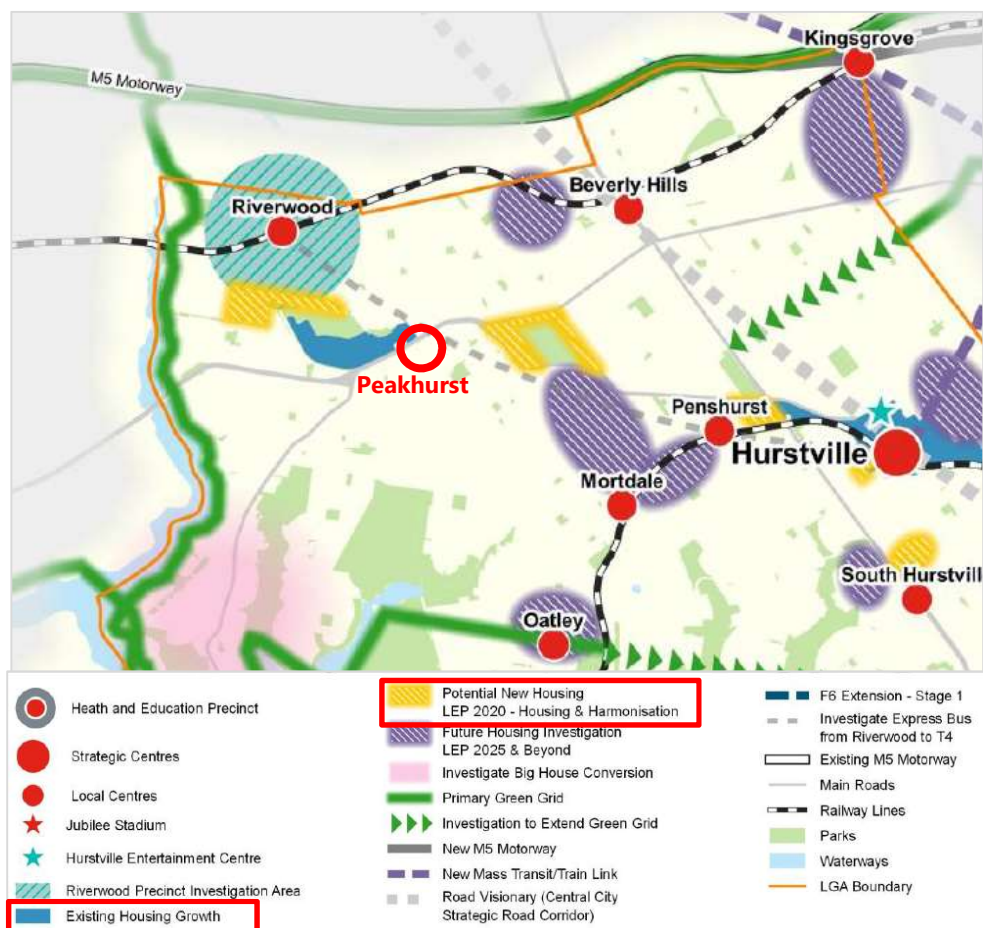


Figure 18 – Housing Growth, Draft LSPS (George River Council 2019)

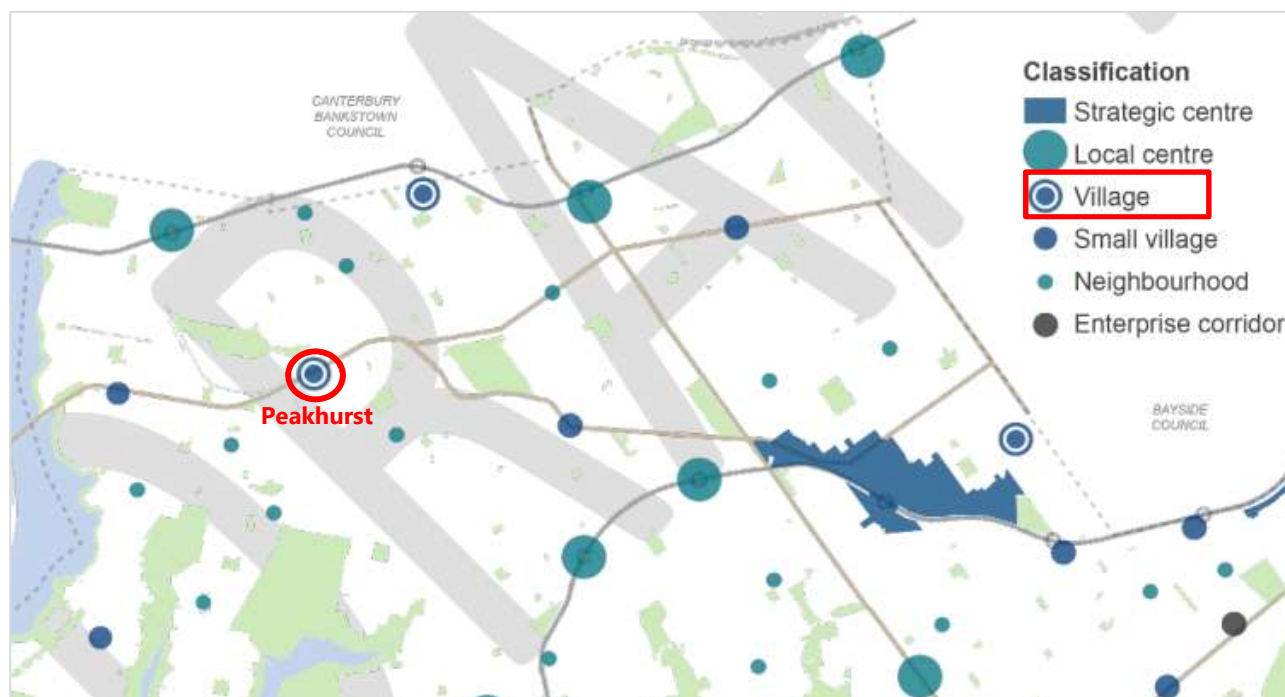


Figure 19 – Existing Centres Hierarchy, Draft Centres Strategy (George River Council 2019)

4.3.6 Relevant Legislation and Regulations

Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (the EP&A Act) and the Environmental Planning and Assessment Regulation 2000 (EPA Regs) set out amongst other things the:

- requirements for rezoning land;
- requirements regarding the preparation of a local environmental study as part of the rezoning process;
- matters for consideration when determining a development application; and
- approval permits and/or licences required from other authorities under other legislation.

This planning proposal has been prepared in accordance with the requirements set out in Division 3.4, Section 3.33 of the EP&A Act in that it explains the intended outcomes of the proposed instrument; an explanation of the proposed provisions; provides justification for the proposed amendment to the LEP; and includes proposed maps to be adopted.

4.3.7 Q5 - Is the planning proposal consistent with applicable State Environmental Planning Policies?

State and Regional Statutory Framework

An assessment of the planning proposal against the applicable State Environmental Planning Policies (SEPP) and Sydney Regional Environmental Plans (SREP) is provided in the Table 14 below.

Planning Policy	Consistent			Comment
	Yes	No	N/A	
SEPP No 1 – Development Standards	✓			The planning proposal will amend the HLEP 2012 to provide suitable development standards.
SEPP No. 19 - Bushland in Urban Areas			✓	Not relevant to the proposed amendment.
SEPP No. 21 – Caravan Parks			✓	Not relevant to the proposed amendment.
SEPP No. 30 – Intensive Agriculture			✓	Not relevant to the proposed amendment.
SEPP No. 33 – Hazardous and Offensive Development			✓	Not relevant to the proposed amendment.
SEPP No. 36 – Manufactured Home Estates			✓	Not relevant to the proposed amendment.
SEPP No. 44 – Koala Habitat Protection			✓	Not relevant to the proposed amendment.
SEPP No. 50 - Canal Estate Development			✓	Not relevant to the proposed amendment.
SEPP No. 55 – Remediation of Land	✓			An initial evaluation of the potential for site contamination in accordance with the SEPP No. 55 Planning Guidelines is provided below for further consideration by Council as the Planning Authority. The land has not been identified as contaminated land in a public register and land contamination is not likely to be an issue.
SEPP No. 62 – Sustainable Aquaculture			✓	Not relevant to the proposed amendment.
SEPP No. 64 – Advertising and Signage			✓	The relevance of the SEPP would be addressed at the development application stage.
SEPP No. 65 – Design Quality of Residential Flat Development	✓			The proposed development will be subject to the requirements of SEPP 65.
SEPP No 70 – Affordable Housing (Revised Schemes)	✓			The planning proposal will provide affordable housing in accordance with Council and GSC requirements.
SEPP (Affordable Rental Housing) 2009			✓	Not relevant to the proposed amendment.
SEPP (Sydney Drinking Water Catchment) 2011			✓	Not relevant to the proposed amendment.
SEPP (Three Ports) 2013			✓	Not relevant to the proposed amendment.
SEPP (BASIX) 2004	✓			Any future development application will demonstrate the development satisfies the requirements of this SEPP
SEPP (Miscellaneous Consent Provisions) 2007			✓	Not relevant to the proposed amendment.
SEPP (State Significant Precincts) 2005			✓	Not relevant to the proposed amendment.
SEPP (Mining, petroleum production and extractive industries) 2007			✓	Not relevant to the proposed amendment.

Planning Policy	Consistent			Comment
	Yes	No	N/A	
SEPP (Exempt and Complying Development Codes) 2008			✓	This SEPP applies to the site but is not applicable to this planning proposal.
SEPP (Infrastructure) 2007			✓	Not relevant to the proposed amendment.
SEPP (Housing for Seniors or People with a Disability) 2004			✓	Not relevant to the proposed amendment.
SEPP (Sydney Harbour Catchment) 2005			✓	Not relevant to the proposed amendment.
SEPP (State and Regional Development) 2011			✓	Not relevant to the proposed amendment.
SEPP (Urban Renewal) 2010			✓	Not relevant to the proposed amendment.
SEPP (Vegetation in Non-Rural Areas) 2017			✓	Not relevant to the proposed amendment.
SEPP (Educational Establishments and Child Care Facilities) 2017			✓	Not relevant to the proposed amendment.
SEPP (Coastal Management) 2018			✓	The subject site is outside of the Coastal Management area.
SEPP (Primary Production and Rural Development) 2019			✓	Not relevant to the proposed amendment.
Greater Metropolitan Regional Environmental Plan (SREP) No 2- Georges River Catchment	✓			This SREP applies to the site but is not applicable to this planning proposal.

Table 14 - Consistency with State and Regional Environmental Planning Policies

Initial Evaluation of Contamination Potential – SEPP No. 55 – Remediation of Land

Section 3.2 of the Guidelines requires that an initial investigation is undertaken to determine contamination is an issue and whether sufficient information is available to carry out a planning function in good faith. According to the guidelines, this initial evaluation is based on readily available factual information, much of which resides with the Council. An initial evaluation has been carried out as follows:

Available information:	Source:	Finding:	Indication:
Current LEP zoning and permitted uses	Hurstville LEP 2012	R2 Low Density Residential Permitted with or without development consent: Home occupations; Animal boarding or training establishments; Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Oyster aquaculture; Places of public	No activity permitted that would likely cause contamination

		<p>worship; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Tank-based aquaculture; Water recycling facilities; Water reticulation systems.</p> <p>Prohibited: Any other purpose</p>	
Previous LEP zoning and permitted uses	Hurstville LEP 1998	<p>Zone No 2 (Residential Zone) Permitted with or without development consent: Exempt development; public utility undertakings other than gas holders or generating works. Animal establishments; bed and breakfast accommodation; carparks; child care centres; commercial signs; community facilities; dual occupancies; dwelling houses; educational establishments; group homes; health consulting rooms; home activities; hospitals; multiple dwellings; places of worship; recreation areas; recreation facilities; residential flat buildings; residential offices; roads.</p> <p>Prohibited: Any other purpose</p>	No activity permitted that would likely cause contamination
Historic Aerial Photos	NSW Department of Finance and Services Spatial Information exchange	Sydney 1943 Imagery (see Figure 20 below)	Apparent use of the properties for non-urban pastoral land up until the 1940's, unlikely chemical use or other activity that would likely cause contamination
Site Inspection	Existing House Structures and Improvements	<p>One rendered double-brick house with timber sash windows, chimney, wrought iron railings and solid masonry fence – indicative of late 1940s construction.</p> <p>Two timber framed fibre cement clad houses (one substantially altered) with minimal detail, timber sash windows, terracotta tiled roofs and breeze block fencing – indicative of 1950's construction.</p> <p>One early 1900's symmetrical brick School of Arts building with high pitch</p>	Apparent continuous residential use of the Corner site properties since the late 1940's / 1950's with no signs of activity that would likely cause contamination

		roof and bull-nose veradah, located closer to the road.	
Development application, building application and property file records	Georges River Council	A request for the retrieval of this information from government achieves has been made to Council under the GIPA Act. This information will be made available, noting that Council planners have readily available access.	This is expected to confirm the indications of other available information that no activity appears to have been carried out that would cause land contamination to be an issue

Table 15 – Initial Evaluation of Contamination Potential

Note: As per Table 1 of the SEPP 55 Planning Guidelines, activities that may cause contamination are acid/alkali plant and formulation, agricultural/horticultural activities, airports, asbestos production and disposal, chemicals manufacture and formulation, defence works, drum re-conditioning works, dry cleaning establishments, electrical manufacturing (transformers), electroplating and heat treatment premises, engine works, explosives industry, gas works, iron and steel works, landfill sites, metal treatment, mining and extractive industries, oil production and storage, paint formulation and manufacture, pesticide manufacture and formulation, power stations, railway yards, scrap yards, service stations, sheep and cattle dips, smelting and refining, tanning and associated trades, waste storage and treatment and wood preservation.

Historic Aerial Photo - 1943



Disclaimer: This report has been generated by various sources and is provided for information purposes only. Spatial Services does not warrant or represent that the information is free from errors or omission, or that it is exhaustive. Spatial Services gives no warranty in relation to the information, especially material supplied by third parties. Spatial Services accepts no liability for loss, damage, or costs that you may incur relating to any use or reliance upon the information in this report.

Figure 20 – 1943 Historic Aerial Photo, Corner Boundary Road and Forest Road Peakhurst
(NSW Department of Finance and Services Spatial Information exchange)

An initial evaluation based on readily available factual information has not revealed any indications potentially contaminating activities have been carried out on the land such that contamination would be an issue.

4.3.8 Local Statutory Planning Framework

Consistency with HLEP 2012 Aims

The planning proposal's consistency with the overall aims of the HLEP 2012 is demonstrated below.

HLEP 2012 - Aims				
Objective	Consistent			Comment
	Yes	No	N/A	
<i>(a) to encourage and co-ordinate the orderly and economic use and development of land that is compatible with local amenity,</i>	✓			The planning proposal will enable the orderly economic use and development of a site adjoining an existing local centre and will result in improvements to local amenity.
<i>(b) to provide a hierarchy of centres to cater for the retail, commercial, residential accommodation and service needs of the Hurstville community,</i>	✓			The proposal will not alter the hierarchy of centres but will enable increased offering of the Peakhurst Neighbourhood centre to provide additional retail, commercial, residential accommodation floorspace. The proposed uses will meet the needs of residents and workers of Peakhurst.
<i>(c) to provide a range of housing choice that: (i) accords with urban consolidation principles, and (ii) is compatible with the existing environmental character of the locality, and (iii) is sympathetic to adjoining development.</i>	✓			The planning proposal is consistent with this objectives as it aims to: <ul style="list-style-type: none"> - increase the density of the site supporting an increase in housing; - consolidate an existing urban centre; and - Is sympathetic to the scale and use of adjoining development
<i>(d) to conserve, protect and enhance the environmental heritage, cultural heritage and aesthetic character of Hurstville,</i>	✓			The planning proposal will not impact environmental or cultural heritage and will improve the aesthetic character of Peakhurst.
<i>(e) to maintain and enhance the existing amenity and quality of life of the Hurstville community,</i>	✓			The proposal will improve quality of life for the local community by providing an increase of local services, housing within a walkable distance to jobs, and a new public plaza that will enhance the neighbourhood amenity. Potential for the expansion upon the existing community facilities in the form of the School of Arts.
<i>(f) to ensure development embraces the principles of quality urban design,</i>	✓			The concept proposal has been deigned in accordance with a high quality urban design approach, including consideration of the 'Better Placed' initiatives for placemaking, as detailed in the Urban Design Report (Appendix 1).
<i>(g) to ensure development is carried out in such a way as to promote the efficient and equitable provision of public services, infrastructure and community facilities,</i>	✓			The proposed land use and increased density is appropriate for the subject site, located in proximity to an existing centre, community facilities, and public transport connections.

HLEP 2012 - Aims				
Objective	Consistent			Comment
	Yes	No	N/A	
<i>(h) to protect and enhance areas of remnant bushland, natural watercourses, wetlands and riparian habitats,</i>			✓	The land subject to the planning proposal does not contain any areas such as these.
<i>(i) to retain, and where possible extend, public access to foreshore areas and link existing open space areas for environmental benefit and public enjoyment,</i>			✓	The land subject to the planning proposal does not contain any areas such as these.
<i>(k) to strengthen the role of Hurstville City Centre as a major business, retail and cultural centre of southern Sydney,</i>	✓			The proposal will provide an increase of commercial activities that is consistent with a local neighbourhood centre scale and density, therefore not competing with the City Centre.
<i>(l) to encourage a range of employment, services, housing and recreation to meet the needs of existing and future residents of the Hurstville City Centre,</i>			✓	The planning proposal will not impact Hurstville City Centre.
<i>(m) to concentrate intensive land uses and trip-generating activities in locations most accessible to transport and centres,</i>	✓			The land subject to the planning proposal is an accessible location adjacent to an existing centre and public transport.
<i>(n) to foster economic, environmental and social well-being so that the Hurstville City Centre continues to develop as a sustainable and prosperous place to live, work and visit.</i>			✓	The planning proposal will not impact Hurstville City Centre.

Table 16 - Consistency HLEP 2012 – Aims

Consistency with Zone Objectives

The planning proposal is the best means of achieving the intended outcomes for the site from a land use and permissibility perspective. In particular the zone objectives align with the intended outcomes of this planning proposal, being:

B1 Neighbourhood Centre Zone				
Objective	Consistent			Comment
	Yes	No	N/A	
<i>To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.</i>	✓			The planning proposal will provide approximately 1,500m ² of retail/commercial floorspace. Potential uses considered suitable for the site include a medical centre, pharmacy and small scale retail uses. These uses would be consistent with the objective to provide retail and business uses.

Table 17 - Consistency with HLEP 2012 – Zone Objectives

Consistency with Building Height Objectives

The planning proposal's consistency with the HLEP 2012 objectives for building height is demonstrated below.

Building Height				
Objective	Consistent			Comment
	Yes	No	N/A	
<i>(a) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality,</i>	✓			<p>The proposed development provides a high-quality built form. An increase in height to 12 metres for those lots facing Forest Road and 15 metres for those lots facing Boundary Road is appropriate for a local centre location, and in keeping with the character of the surrounding area.</p> <p>The proposal is of an appropriate scale for this site as detailed in the Urban Design Report – See Appendix 1.</p> <p>The extent of proposed floor space is also generally supported by the Economic Assessment – See Appendix 2.</p>
<i>(b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development and to public areas and public domain, including parks, streets and lanes,</i>	✓			A proposed development is able to be designed to ensure compliance with these requirements.
<i>(c) to minimise the adverse impact of development on heritage items,</i>	✓			The land does not contain any heritage item. There is an existing heritage item to the north of the property that will not be impacted by the proposal.
<i>(d) to nominate heights that will provide a transition in built form and land use intensity,</i>	✓			Council adopted a 12m height for the R3 Medium Density Zone opposite the subject site – See Figure 9. This area is undergoing transformation to a higher density of development. With the extension of the adjoining B1 Neighbourhood Centre to include the subject site, it would be appropriate to focus on height and density at the centre of the neighbourhood and provide a transition to the medium density residential development.
<i>(e) to establish maximum building heights that achieve appropriate urban form consistent with the major centre status of the Hurstville City Centre,</i>			✓	The proposed increase of height is appropriate for a local neighbourhood centre. The proposed uses will not compete with the Hurstville City Centre as the uses are aimed to serve the local community and workers.
<i>(f) to facilitate an appropriate transition between the existing character of areas or localities that are not undergoing, and are not likely</i>	✓			The proposed scale of building is based on an urban design analysis of the wider locality and subsequently reflects the character of the surrounding area – See Appendix 1 .

Building Height				
Objective	Consistent			Comment
	Yes	No	N/A	
<i>to undergo, a substantial transformation,</i>				
<i>(g) to minimise adverse environmental effects on the use or enjoyment of adjoining properties and the public domain.</i>	✓			The planning proposal will not impact any adjoining properties and will result in improvements to the public domain.

Table 18 - Consistency with HLEP 2012 – Building Height Objectives**Consistency with Floor Space Ratio Objectives**

The planning proposal's consistency with the HLEP 2012 floor space ratio objectives is demonstrated below.

Floor Space Ratio				
Objective	Consistent			Comment
	Yes	No	N/A	
<i>(a) to ensure that buildings are compatible with the bulk and scale of the existing and desired future character of the locality,</i>	✓			See Table 17
<i>(b) to establish the maximum development density and intensity of land use, accounting for the availability of infrastructure and generation of vehicular and pedestrian traffic to achieve the desired future character of the locality,</i>	✓			The site is within walking distance of an existing local centre and bus services, reducing the need for private vehicles. Further detail on traffic is provided in the accompanying Traffic Impact Assessment which confirms that the proposal is supportable in terms of its traffic and parking impacts – See Appendix 3 .
<i>(c) to minimise adverse environmental effects on the use or enjoyment of adjoining properties and the public domain,</i>	✓			See Table 17
<i>(d) to facilitate an appropriate transition between the existing character of areas or localities that are not undergoing and are not likely to undergo a substantial transformation,</i>	✓			See Table 17
<i>(e) to minimise the adverse impact of the development on heritage items,</i>				The land does not contain any heritage items. There is an existing heritage item to the north of the site that will not be impacted by the proposal.
<i>(f) to establish maximum floor space ratios that ensure the bulk and scale of development is compatible with the major centre status of the Hurstville City Centre</i>				The proposed mix of floor space ratio is appropriate for a local neighbourhood centre. The proposed uses will not compete with the Hurstville City Centre as the uses are aimed to serve the local community and workers.

Table 18 - Consistency with HLEP 2012– Floor Space Ratio Objectives

4.3.9 Q6 - Is the planning proposal consistent with applicable Section 9.1 Ministerial Directions (previously s 117 directions)?

The planning proposal is consistent with the relevant directions for planning proposals issued by the Minister for Planning under Section 9.1 of the EP&A Act, as detailed in Table 19.

Ministerial Direction	Comment
Employment and Resources	
1.1 Business and Industrial Zones The objectives of this direction are to: (a) encourage employment growth in suitable locations, (b) protect employment land in business and industrial zones, and (c) support the viability of identified centres. A planning proposal must: (a) give effect to the objectives of this direction, (b) retain the areas and locations of existing business and industrial zones, (c) not reduce the total potential floor space area for employment uses and related public services in business zones, (d) not reduce the total potential floor space area for industrial uses in industrial zones, and (e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Secretary of the Department of Planning and Environment.	The planning proposal gives effect to the objectives of this direction and will provide an increase in employment space and services in an extension of an established neighbourhood centre. This will support the viability of the centre by providing investment and an increase of uses that will attract additional people to the centre.
1.2 Rural Zones	NA
1.3 Mining, Petroleum Production and Extractive Industries	NA
1.4 Oyster Aquaculture	NA
1.5 Rural Lands	NA
2 Environment and Heritage	
2.1 Environmental Protection Zones	NA
2.2 Coastal Protection	NA
2.3 Heritage Conservation	NA
2.4 Recreation Vehicle Areas	NA
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast WLEPs	NA
2 Housing, Infrastructure and Urban Development	
3.1 Residential Zones A planning proposal must include provisions that encourage the provision of housing that will: <ul style="list-style-type: none"> ▪ broaden the choice of building types and locations available in the housing market, and ▪ make more efficient use of existing infrastructure and services, and ▪ reduce the consumption of land for housing and associated urban development on the ▪ urban fringe, and ▪ be of good design. A planning proposal must, in relation to land to which this direction applies:	While it is not proposed to rezone the site to a residential zoning, the planning proposal will enable a greater provision of housing in an existing urban area.

Ministerial Direction	Comment
<ul style="list-style-type: none"> contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and <p>not contain provisions which will reduce the permissible residential density of land.</p>	
3.2 Caravan Parks and Manufactured Home Estates	NA
3.3 Home Occupations	NA
3.4 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>This 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>A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:</p> <ul style="list-style-type: none"> Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and The Right Place for Business and Services – Planning Policy (DUAP 2001). 	<p>The planning proposal will provide a higher density of jobs in close proximity to services and public transport.</p> <p>As detailed in the accompanying traffic assessment (Appendix 3), <i>"The Site is well serviced by a number of bus stops within 400 walking distance of the Site"</i>.</p> <p>These bus stops provide access to multiple regular services every 30 minutes and higher frequency 20 minute peak services. The subject land is adjacent to the existing Peakhurst Village Neighbourhood Centre zone and is proposed to be an extension of this centre that will consolidate its role, including a higher density of residential development within a walkable catchment.</p>
3.5 Development Near Licensed Aerodromes	NA
3.6 Shooting Ranges	NA
3.7 Reduction in non-hosted short term rental accommodation period	NA
4. Hazard and Risk	
4.1 Acid Sulphate Soils	NA
4.2 Mine Subsidence and Unstable Land	NA
4.3 Flood Prone Land	NA
4.4 Planning for Bushfire Protection	NA
5 Regional Planning	
5.1 Implementation of Regional Strategies	NA
5.2 Sydney Drinking Water Catchments	NA

Ministerial Direction	Comment
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	NA
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	NA
5.9 North West Rail Link Corridor Strategy	NA
5.10 Implementation of Regional Plans	The proposal is consistent with the Greater Sydney Regional Plan, as detailed in Section 4.3.3 and Table 8.
5.11 Development of Aboriginal Land Council land	NA
6 Local Plan Making	
6.1 Approval and Referral Requirements A planning proposal must: <ul style="list-style-type: none"> ▪ minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and ▪ not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of: <ul style="list-style-type: none"> ▪ the appropriate Minister or public authority, and ▪ the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), ▪ prior to undertaking community consultation in satisfaction of section 57 of the Act, and ▪ not identify development as designated development unless the relevant planning authority: <ul style="list-style-type: none"> can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a significant impact on the environment, and has obtained the approval of the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act. 	The planning proposal does not propose any such provisions listed in Direction 6.1.
6.2 Reserving Land for Public Purposes	NA
6.3 Site Specific Provisions	NA
7. Metropolitan Planning	
7.1 Implementation of the Metropolitan Plan for Sydney 2036 Investigation	The proposal is consistent with the Metropolitan Plan for Sydney 2036 as discussed in further detail in Section 4.3.3.
7.2 Implementation of Greater Macarthur Land Release Investigation	NA
7.3 Parramatta Road Corridor Urban Transformation Strategy	NA
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	NA
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	NA
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	NA

Ministerial Direction	Comment
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	NA
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	NA
7.9 Implementation of Bayside West Precincts 2036 Plan	NA
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	NA

Table 19 - Assessment of relevant Section 9.1 Ministerial Directions

Section C – Environmental, Social and Economic Impacts

4.3.10 Q7 – 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 result in any impact on critical habitat or threatened species, populations or ecological communities or their habitats, given the subject land is an existing urban residential location.

4.3.11 Q8 - Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

A detailed assessment of the environmental impacts of the planning proposal is provided in Assessment of Planning Issues - **Section 8** of this planning proposal.

4.3.12 Q9 - Has the planning proposal adequately addressed any social and economic effects?

The planning proposal will enhance investment in Peakhurst by revitalising an underutilised site, and supporting employment generating uses and additional housing as part of the growth of the Peakhurst local centre.

The planning proposal will address the following social considerations:

- An increase in potential jobs (estimate 28 FTE local jobs and 45 FTE jobs during construction)
- Providing improved public domain, including a new public open space in the form of a 200m² plaza
- Improving amenity for workers, residents and visitors to the area by increasing the range of services on offer
- Providing additional housing supply and diversity of choice in the Peakhurst area

A greater density of local centre uses on the site will contribute to consolidating the economic importance of the centre. The economic benefits are detailed in the accompanying Economic Assessment – **See Appendix 2**. This includes the following:

- opportunity for new types of businesses to be established within the Peakhurst centre
- inclusion of a medical centre would fill a gap in the provision of such services
- Employment generation during construction (approx. 45 FTE jobs)
- Ongoing employment generation (approx. 28 FTE jobs)
- Support for local businesses which may capture a share of the estimated \$1.1m in retail spending by residents
- Opportunities for other businesses in health, personal and business services
- Increased activity and support for retailing and dining establishments in the Peakhurst Village centre
- Support for local policy which anticipates expanded demand for retail and other centre-based services in Peakhurst

- *Increased employment intensity in accordance with planning policy*
- *Increased residential density close to shops and services, in accordance with planning policy*

Section D – State and Commonwealth Interests

4.3.13 Q 10 - Is there adequate public infrastructure for the planning proposal?

The site is within walking distance to Peakhurst Neighbourhood Centre, an established mixed use area providing a range of local services. The site is within walking distance of public bus stops, which provide access to train stations in less than 10 minutes. It is accordingly in the interest of Government to intensify development in close proximity to existing services and infrastructure.

Existing utility services will adequately service any future development and will be upgraded or augmented where required.

4.3.14 Q 11 - What are the views of State and Commonwealth public authorities consulted?

Upon lodgement, no formal consultation has been undertaken with other State or Commonwealth authorities. Where necessary, consultation with relevant authorities will be undertaken as required in accordance with the Gateway determination.

5. PART 4 - Mapping

The proposed amendments to the current Hurstville LEP 2012 are provided at **Appendix 4**.

6. PART 5 – Community Consultation

The importance of engagement with stakeholders and community involvement is understood and acknowledged by the owners of the site.

It is noted that public exhibition of the planning proposal is generally undertaken in the following manner:

- notification in a newspaper that circulates in the area affected by the planning proposal
- notification on the website of the Relevant Planning Authority (RPA)
- notification in writing to affected and adjoining landowners, unless the planning authority is of the opinion that the number of landowners makes it impractical to notify them

During the exhibition period, the following material is to be made available for inspection:

- the planning proposal, in the form approved for community consultation by the Gateway determination,
- the Gateway determination, and
- any information or technical information relied upon by the planning proposal.

Proposals that are considered to be of low-impact are to be exhibited for a minimum of 14 days, whilst all other proposals are to be exhibited for a minimum 28 days.

It is important to note that Council (or the Relevant Planning Authority) can undertake additional consultation if this is deemed appropriate or necessary. This may include, but is not limited to broad consultation by letter, open days or public forum.

7. PART 6 - Project Timeline

The Department's *Planning Proposals: A guide to preparing planning proposals* (December 2018) requires an indicative project timeline to be included with the Planning Proposal. This is provided below and assumes Council's endorsement of the Proposal and issue of a Gateway determination.

The planning proposal timeline will be determined in consultation with Council.

Assuming the planning proposal is endorsed by Council, the timeframe for the consideration and completion of the planning proposal is dependent upon a number of variables including:

- Council's consideration of the proposal and need or otherwise for additional information.
- The need or requirement for referrals to any relevant Government agencies.
- The extent and duration of community consultation (public exhibition).

Stage	Indicative Timeframe
Lodgement of Planning Proposal with Council	1 August 2019
Council request for changes and additional information	5 September 2019
Meeting with Council planners	20 September 2019
Update to Council on progress of recommissioned Planning Proposal, Urban Design and Economic report	28 November 2019
Submission of revised Planning Proposal with additional information	14 February 2020
Review and consideration by Local planning Panel	April 2019
Consideration by Council of Planning Proposal	May 2019
Referral to Department of Planning & Environment for Gateway Determination	June 2019
Gateway Determination	August 2019
Timeframe for completion of any technical information and any government agency referrals	October 2020
Public exhibition	November 2020
Timeframe for consideration of submissions and consideration of planning proposal following public exhibition	February 2021
Anticipated date the RPA will make the plan (assuming delegation to Council)	May 2021
Overall estimated timetable	August 2019 to May 2021 (21 months - 15 months from resubmission on 14 February 2020)

Table 22 - Indicative Project Timeline (noting that final timeline will be subject to the Council)

8. Assessment of Planning Issues

This section considers the key planning issues associated with the planning proposal as well as those associated with a future development.

8.1 Built Form

In establishing the planning proposal, an indicative architectural scheme and montages have been prepared by (CM) reflecting an urban analysis of the locality ensuring all relevant built form, separation, amenity, and design parameters are appropriately considered – See **Appendix 1**.

As stated in the Urban Design Report, the following urban design principles define the built form strategy for the site:

- *Extend ground level active frontages along Forest Road to the Boundary Road intersection.*
- *Provide zero ground level setbacks along Forest Road and Boundary Road except for an area adjoining the School of Arts fronting Forest Road, forming a new plaza for the community.*
- *Provide a secondary setback for the built form facing the new plaza to mitigate the scale impact.*
- *Provide a roof garden on the podium to provide communal open space.*
- *Reinforce the continuous street wall.*

The integrated approach to the proposed built form and public domain is sympathetic to the character of surrounding development and the creating of future urban spaces consistent with the 'Great Places' design approach. The proposed built form as illustrated in the Urban Design Report sets out an appropriate building height and setbacks to provide a feasible development, whilst also achieving a development that provides improved amenity and public benefit.

8.2 Access, Traffic and Parking

The accompanying Traffic Impact Assessment prepared by Ason Group (**Appendix 3**) addresses the potential impact of the proposal on the surrounding transport and movement systems. The Assessment sets out the anticipated transport implications of the planning proposal and concludes that the proposed development is supportable in terms of its transport, traffic and parking impacts.

The subject site is well located in terms of public transport accessibility, within walking distance to six bus stops (less than 5 minutes) that provide access to regular services every 30 minutes and higher frequency 20 minute peak services. These buses provide access to Hurstville, Penshurst, Mortdale, Riverwood, Narwee and Bankstown train stations, as detailed in the accompanying traffic assessment which states:

Whilst the Site is not located within 800m walking distance to any train stations in the area, it is important to note that bus services on Boundary Road, Bonds Road and Forest Road provide connections to the surrounding train stations, including the T4 (via Penshurst station to the south of the Site) and T8 (via Riverwood train station to the north of the Site) train lines and thus connectivity to the broader Metropolitan area.

The proximate location of the site to an existing centre that is served by public transport is consistent with locating a higher density development adjacent to existing services.

The required parking spaces can be provided in basement level parking of any future development. It is expected that parking provision will be assessed as part of the Development Application (DA) stage of the project.

Due to the proximity of the site to a key intersection, vehicular access is recommended to be provided at the southern end of the site on Boundary Road.

The proposal is supportable in terms of traffic impacts, as detailed in the Traffic Impact Assessment (**Appendix 3**), which states that:

The Proposal would only increase the traffic by less than 1% during the road network AM and PM peak hours. This is considered a negligible increase in traffic which is not anticipated to have any material impact on the operation of the surrounding road network.

Nevertheless, to offset the impact from the introduced Planning Proposal traffic, it is noted that the intersection will require minor changes to improve lane capacity in the northern and southern approaches. A potential modification involves increasing effective length of exit lanes on the northern and southern approaches by extending parking lanes.

8.3 Public Benefits

The proposal will provide significant public benefit, including the following:

- Contributor to local housing choice adjacent and within a walkable distance of the existing Peakhurst Centre, including a minimum of 5% of residential yield as affordable housing
- Public domain improvements to contribute to public amenity, such as by:
 - Providing a new public plaza and increase of open space
 - Promoting ground floor street frontage activation
 - Street planting
 - Public art
 - Widened footpaths.

The proponent has indicated a preparedness to enter into a Voluntary Planning Agreement (VPA) with Council in order to provide certainty over the provision of public benefits arising from the proposed development. See the accompanying Letter of Offer (**Appendix 5**).

9. Conclusion

This planning proposal aims to support and complement the role of Peakhurst Centre. It aims to do so by seeking the support of Council to extend the B1 Neighbourhood Centre zone to the Boundary Road and amending height and density controls to enable the achievement of an outcome that will make best use of a site. It will do so by the recommended planning controls informed by a concept plan that respects the surrounding development.

This planning proposal confirms the strategic and site specific merit of the planning proposal for the subject land, which provide the basis for an amendment to the relevant Hurstville LEP 2012.

The planning proposal is consistent with government's adopted planning policy for the District and the Council's strategic Economic Study and aligns with the strategic directions and objectives of the draft Georges River LSPS and Commercial Centres Strategy. Accordingly, and by reference to all relevant planning principles, goals and local strategies, the planning proposal is supportable and justified in terms of strategic and site specific merit.

Appendix 1 - Urban Design Report, prepared by Conybeare Morrison

Appendix 2 - Economic Assessment, prepared by Deep End Services

Appendix 3 - Traffic Impact Assessment, prepared by Ason Group

Appendix 4 - LEP Mapping

Appendix 5 - Letter of Offer