

# Planning Proposal

Peakhurst Centre Extension to  
Cnr Boundary Road and Forest Road, Peakhurst  
**Amendment to Georges River Local Environmental Plan 2021**

**Amendments to:**

Zoning

Maximum Floor Space Ratio

Maximum Height of Buildings

Minimum Lot Size

Submitted to

**Georges River Council**

Prepared on Behalf of

**The Rider Family**

March 2022

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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		
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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**
- **Appendix 6 – SEPP 65 Design and Overshadowing Statement, prepared by Conybeare Morrison**

## 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, and providing further analysis of the intended controls and relevant policies.

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 Georges River Local Environmental Plan 2021 (GRLEP 2021) 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 is located in Peakhurst, and comprises the following properties:

Corner site:

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

School of Arts site:

- 691 Forest Road

The aim 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 the requirements as set out in the Department of Planning and Environment's *Local Environmental Plan Making Guideline* (December 2021). This planning proposal addresses the requirements of this guide, as follows:

- **Part 1 – Objectives and intended outcomes** – a statement of the objectives of the proposed instrument
- **Part 2 – Explanation of provisions** – an explanation of the provisions that are to be included in the proposed instrument
- **Part 3 – Justification of strategic and site-specific merit** – justification of strategic and potential site-specific merit, outcomes, and the process for implementation
- **Part 4 – Maps** – existing and proposed maps, where relevant, to identify the effect of the planning proposal and the area to which it applies
- **Part 5 – Community consultation** – details of consultation undertaken with Government agencies, council or other authorities, and community consultation that is to be undertaken on the planning proposal post Gateway and during exhibition
- **Part 6 – Project timeline** – project timeline to detail the anticipated timeframe for the LEP making process

### **Supporting Reports**

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:

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

Appendix 6 – SEPP 65 Design and Overshadowing Statement, prepared by Conybeare Morrison

### **Structure of the Planning Proposal Document**

The structure of this planning proposal is set out below.

<b>Section 1</b>	Introduction
<b>Section 2</b>	Description of the site and context
<b>Section 3</b>	Existing planning framework
<b>Section 4</b>	Planning Proposal - An explanation of the proposed GRLEP 2021 amendments
<b>Section 5</b>	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
<b>Section 6</b>	Mapping
<b>Section 7</b>	Consultation and Engagement
<b>Section 8</b>	Indicative Project Timeline
<b>Section 9</b>	Assessment of Planning Issues
<b>Section 10</b>	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 Georges River Local Environmental Plan 2021 (GRLEP 2021). On the advice of Council planners, the planning proposal was revised and updated to include the School of Arts site in the proposed rezoning, and to reduce the built form and scale.

The planning proposal is to amend the following controls of the GRLEP 2021:

- 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:

- The strategic objectives of the South District Plan, Georges River LSPS, Housing Strategy, Commercial Centres Strategy, and Economic Development Strategy; and
- Contributing to achieving housing and jobs targets.

The planning 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 GRLEP 2021 are informed and supported by a concept design provided in the accompanying Urban Design Report (**Appendix 1**) and Supplementary Urban Design Report (**Appendix**

6) 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 GRLEP 2021 are supportable and justified in terms of both strategic and site-specific merit. A summary of the proposed amendments to the GRLEP 2021 are provided in **Table 1** below.

Properties	Control	Existing	Proposed
Corner site: <ul style="list-style-type: none"> <li>• 143 Boundary Road</li> <li>• 145 Boundary Road</li> <li>• 147 Boundary Road</li> <li>• 149 Boundary Road</li> <li>• 689 Forest Road</li> </ul>	<b>Zoning</b>	R2 Low Density Residential	B1 Neighbourhood Centre
	<b>Building Height</b>	9 metres	Part 12 metres Part 15 metres
	<b>Floor Space Ratio</b>	0.55:1	1.7:1
	<b>Minimum Lot Size</b>	450m <sup>2</sup>	NA
School of Arts site: <ul style="list-style-type: none"> <li>• 691 Forest Road</li> </ul>	<b>Zoning</b>	R2 Low Density Residential	B1 Neighbourhood Centre
	<b>Building Height</b>	9 metres	12 metres
	<b>Floor Space Ratio</b>	0.55:1	1.5:1
	<b>Minimum Lot Size</b>	450m <sup>2</sup>	NA

**Table 1** – Existing and proposed controls (GRLEP 2021)

This planning proposal has been prepared in accordance with the provisions of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and the *Local Environmental Plan Making Guideline* (December 2021) 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 2,998m<sup>2</sup>.

The Corner site has been used continuously for residential uses for 60 years since the current subdivision 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 concept envelopes. This urban design analysis confirms that it is possible to develop the School of Arts site independent of the Corner site.

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 to date.

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 GRLEP 2021.
- 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 GRLEP 2021 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 site has 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 2,998m<sup>2</sup> – 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 GRLEP 2021. 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
<b>Corner Site</b>	1	143 Boundary Road	Lot D, DP 389507	152 m <sup>2</sup>
	2	145 Boundary Road	Lot 12, DP 572452	155 m <sup>2</sup>
	3	147 Boundary Road	Lot 11, DP 572452	467 m <sup>2</sup>
	4	149 Boundary Road	Lot A, DP 389507	443 m <sup>2</sup>
	5	689 Forest Road	Lot 1, DP 11501	766 m <sup>2</sup>
<b>School of Arts</b>	6	691 Forest Road	Lot 1 DP 932423	1,015 m <sup>2</sup>

**Table 2** – Landholdings subject to planning proposal



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





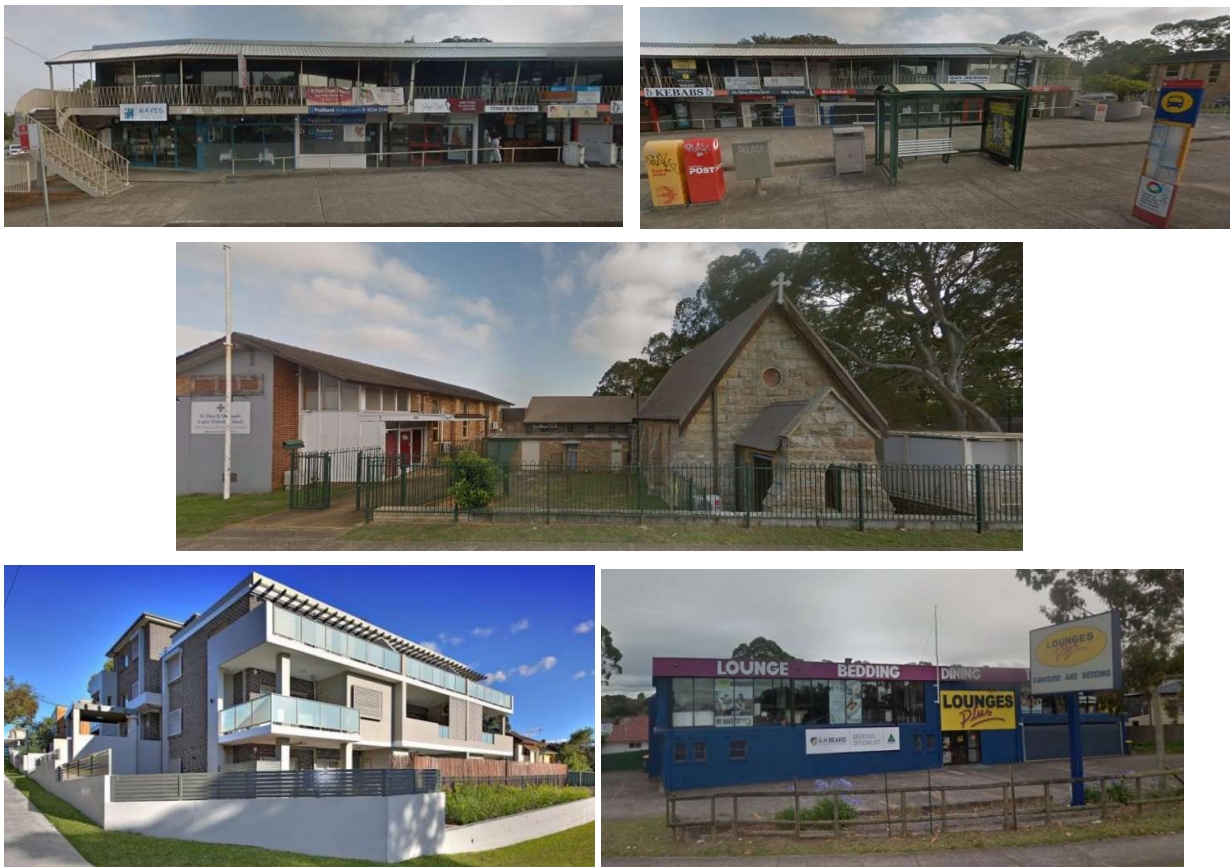
**Figure 3-** Photos of Site (Google)

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

**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 Georges River LEP 2021 (GRLEP 2021) 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 GRLEP 2021 provisions.

Georges River Local Environmental Plan 2021	
<b>Zoning</b>	R2 Low Density Residential
<b>Building Height</b>	9 metres
<b>Floor Space Ratio</b>	0.55: 1
<b>Minimum Lot Size</b>	450 m <sup>2</sup>

**Table 4** - Summary of Existing Key Planning Controls

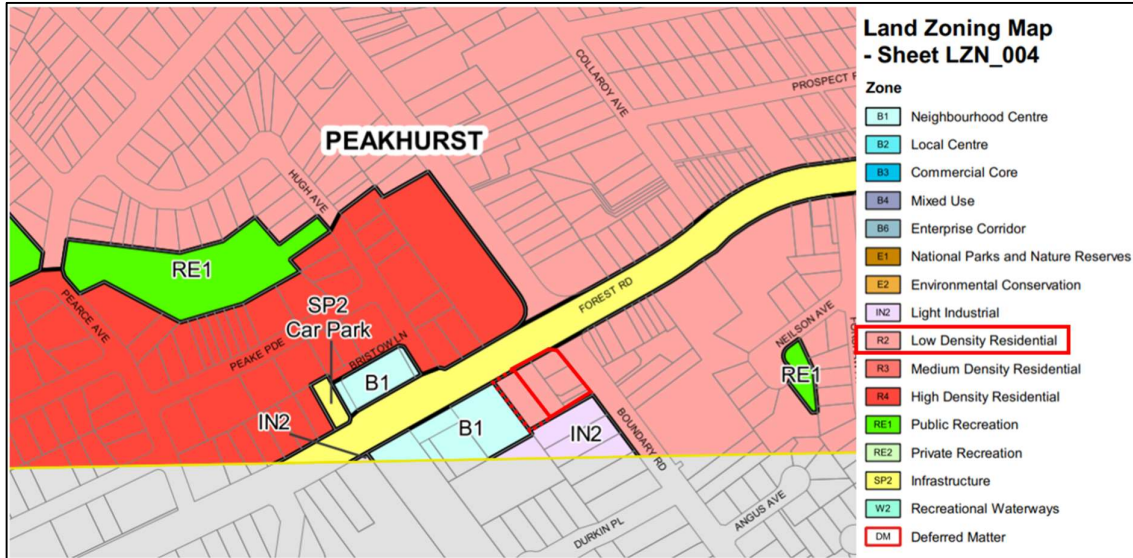
#### 3.1 Land Use Zoning

The subject land is currently zoned R2 Low Density Residential under the GRLEP 2021, as shown in Figure 9 and Table 5. The adjacent Peakhurst local centre is zoned B1 Neighbourhood Centre.

R2 Low Density Residential Zone	
<b>1. Objectives of zone</b>	<ul style="list-style-type: none"> <li>• To provide for the housing needs of the community within a low density residential environment.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>• To promote a high standard of urban design and built form that enhances the local character of the suburb and achieves a high level of residential amenity.</li> <li>• To provide for housing within a landscaped setting that enhances the existing environmental character of the Georges River local government area.</li> </ul>
<b>2. Permitted without consent</b>	Home occupations
<b>3. Permitted with consent</b>	<i>Bed and breakfast accommodation; Boarding houses; Boat sheds; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Group homes; Health services facilities; Home businesses; Home industries; Jetties; Oyster aquaculture; Pond-based aquaculture; Public administration buildings; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Tank-based aquaculture</i>
<b>4. Prohibited</b>	Any development not specified in item 2 or 3

**Table 5** – Current Land Use Zoning (GRLEP 2021)

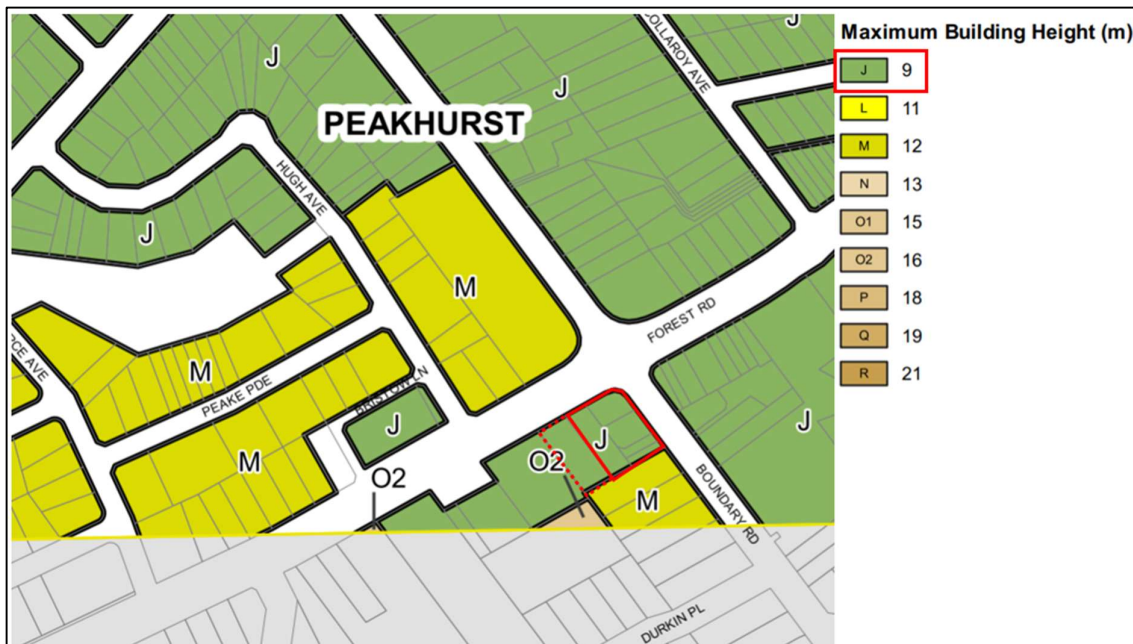




**Figure 9** – Current Zoning Map, sites outlined in red (GRLEP 2021)

### 3.2 Building Height

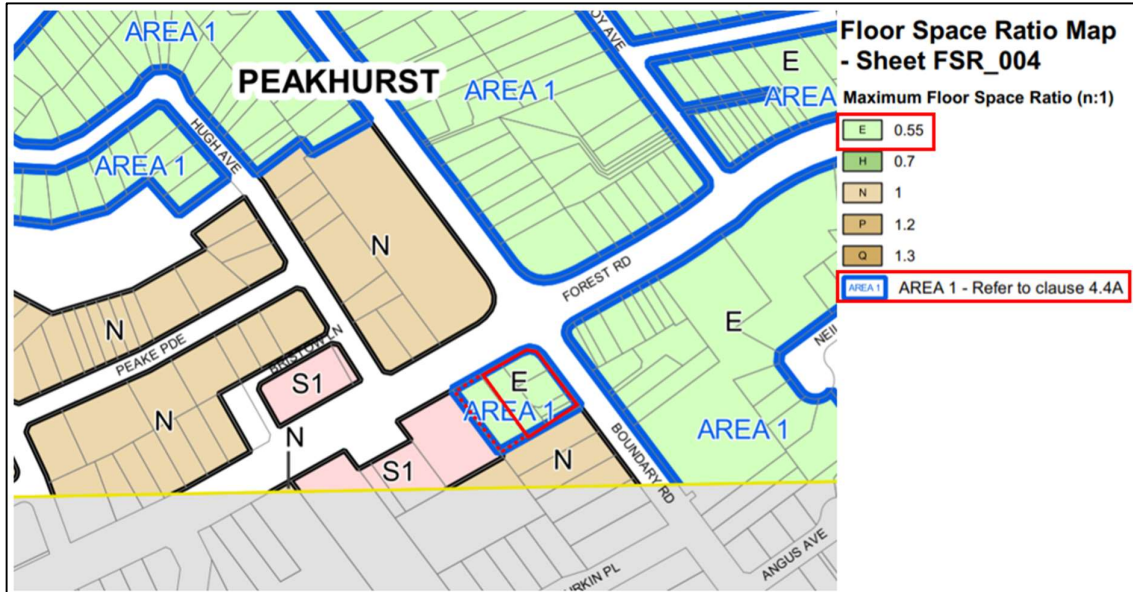
The existing maximum building height control for the site under the GRLEP 2021 is 9 metres – See Figure 10. This height controls applies to the Peakhurst Neighbourhood Centre also.



**Figure 10** – Current Building Height Map, sites outlined in red (GRLEP 2021)

### 3.3 Floor Space Ratio (FSR)

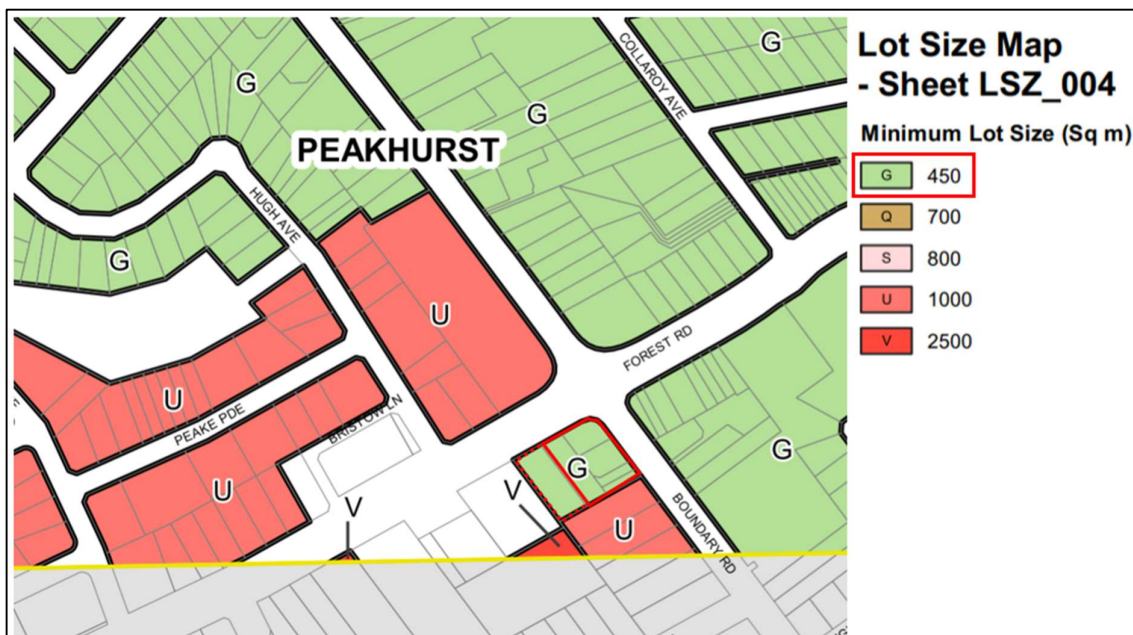
The existing FSR control for the site under the GRLEP 2021 is 0.55:1 – See Figure 11.



**Figure 11** – Current FSR Map, sites outlined red (GRLEP 2021)

### 3.4 Minimum Lot Size

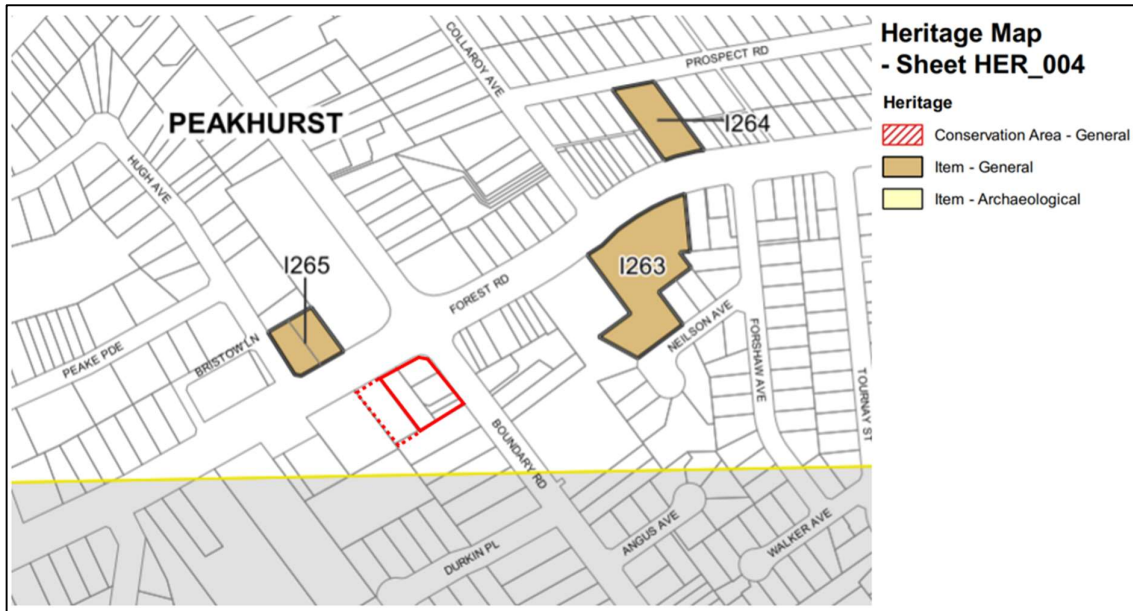
The planning proposal site has a minimum lot size of 450 sqm--- See Figure 12. The adjacent Neighbourhood Centre is not controlled by a minimum lot size.



**Figure 12** – Current Lot Size Map, sites outlined red (GRLEP 2021)

### 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 (GRLEP 2021)

### 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 from having 12m and 15m maximum building heights.



## 4. Planning Proposal

This section demonstrates the need for the proposal and its relationship with the strategic planning framework. It includes an assessment against the requirements as set out in the Department of Planning and Environment's *Local Environmental Plan Making Guideline* (December 2021).

### 4.1. PART 1 - Objectives or Intended Outcomes

The intended outcome is to achieve the following proposed amendments to the GRLEP 2021 controls:

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

**Table 6-** Proposed Controls

The proposed amendment of the GRLEP 2021 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 consolidate and increase activity and the range of services offered to complement 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 1,500m<sup>2</sup> increase in employment floor space, providing potential for approximately 30 jobs, 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 1,500m<sup>2</sup> 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 supports the provision of shop-top housing in the centre, and a density that provides for this residential without compromising the ground floor commercial floor space and active frontages.
- An estimated 22 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.

#### **Improved Public Domain**

- Greater local centre amenity by incorporating a new public plaza and place for the community to meet as part of a mixed-use development on the Corner site. The plaza will be identified in the supporting Development Control Plan.
- Potential for future expansion of the public plaza to the eastern side and front of the School of Arts building. This is subject to further detailed design and will be confirmed by the supporting Development Control Plan.
- Public domain upgrades to include foot paving, tree planting and public art, 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 existing and proposed controls are provided in Table 1. The planning proposal seeks to amend the GRLEP 2021 to achieve the proposed outcome for the site by:

- Amending the Zoning Map (Sheet LZN\_004) 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 HOB\_004) to provide a maximum height of:
  - 12 metres (143 Boundary Road, 689 Forest Road, 691 Forest Road); and
  - 15 metres (145, 147 and 149 Boundary Road);
- Amending the Floor Space Ratio Map (Sheet FSR\_004), to provide a maximum FSR of
  - 1.5:1 (691 Forest Road); and
  - 1.7:1 (143, 145, 147 and 149 Boundary Road and 689 Forest Road)
- Amending the Lot Size Map (Sheet LSZ\_004), 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 GRLEP 2021. 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.

<b>Zone B1 Neighbourhood Centre</b>	
<b>1. Objectives of zone</b>	<ul style="list-style-type: none"> <li>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.</li> <li>To ensure development contributes to the vibrancy of the neighbourhood.</li> <li>To ensure residential development provides housing that meets the needs of the community.</li> </ul>
<b>2. Permitted without consent</b>	Home occupations
<b>3. Permitted with consent</b>	Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Oyster aquaculture; Respite day care centres; Roads; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4
<b>4. Prohibited</b>	Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Attached dwellings; Backpackers' accommodation; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; High technology industries; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Jetties; Landscaping material supplies; Marinas; Mooring pens; Moorings; Multi dwelling housing; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Port facilities; Pubs; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential flat buildings; Restricted premises; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Specialised retail premises; Storage premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

**Table 7 - Proposed B1 Zoning**

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 1,500m<sup>2</sup> 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.

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**). Business premises, medical centres, neighbourhood shops and supermarkets, and shop top housing are all permissible with consent in the B1 Neighbourhood Centre Zoning - see **Table 7**.

The rezoning would also enable potential further development of the School of Arts site in the future for a larger community facility in conjunction with a commercial premises. 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 complementary 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 planning proposal for the two sites represents a rational, consolidated planning approach to the extension of the Peakhurst Neighbourhood Centre.

#### Consistency with Zone Objectives

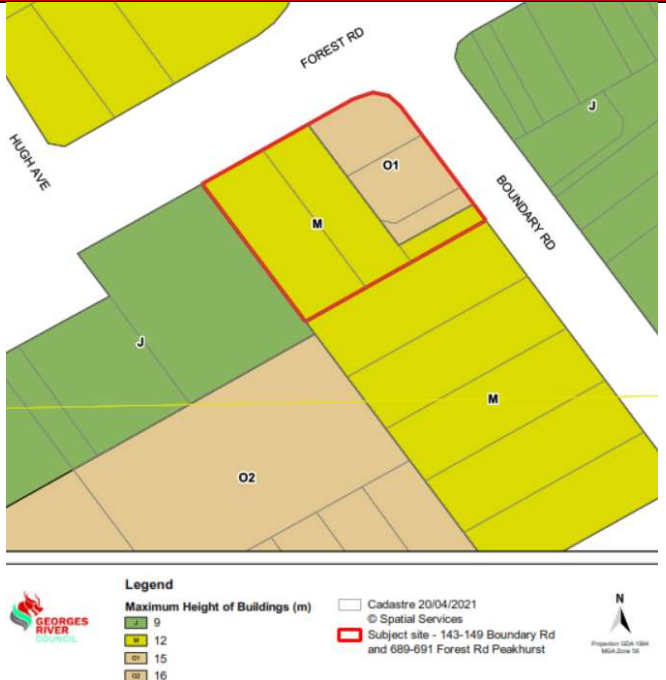
The proposed zone objectives align with the intended outcomes of this planning proposal, being:

B1 Neighbourhood Centre Zone				
Objectives	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 <sup>2</sup> 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.
<i>To ensure development contributes to the vibrancy of the neighbourhood.</i>	✓			The concept proposal has been designed in accordance with a high-quality urban design approach, as detailed in the Urban Design Report ( <b>Appendix 1</b> ) and Supplementary Urban Design Report, prepared by Conybeare Morrison ( <b>Appendix 6</b> ), which will contribute to the vibrancy of the Peakhurst local centre.
<i>To ensure residential development provides housing that meets the needs of the community.</i>	✓			The planning proposal will increase the housing types and sizes that can be developed on the land.

**Table 8** - Consistency with GRLEP 2021 – Zone Objectives

#### 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 GRLEP 2021 Height of Buildings Map to provide a maximum height of buildings as detailed within **Table 9** below.

Properties	Proposed HOB	Proposed HOB Map
<ul style="list-style-type: none"> <li>145 Boundary Road</li> <li>147 Boundary Road</li> <li>149 Boundary Road</li> </ul>	15 metres  (Accommodating 3-4 storeys*)	
<ul style="list-style-type: none"> <li>143 Boundary Road</li> <li>689 Forest Road</li> <li>691 Forest Road (School of Arts Site)</li> </ul>	12 metres  (Accommodating 2-3 storeys*)	

**Table 9** – Proposed Maximum Building Heights (\* depending on use of levels and floor to ceiling heights)

The proposed heights have been assessed and are considered 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 12-16m maximum permissible 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.

#### Consistency with Building Height Objectives

The planning proposal's consistency with the GRLEP 2021 objectives for building height is demonstrated below.

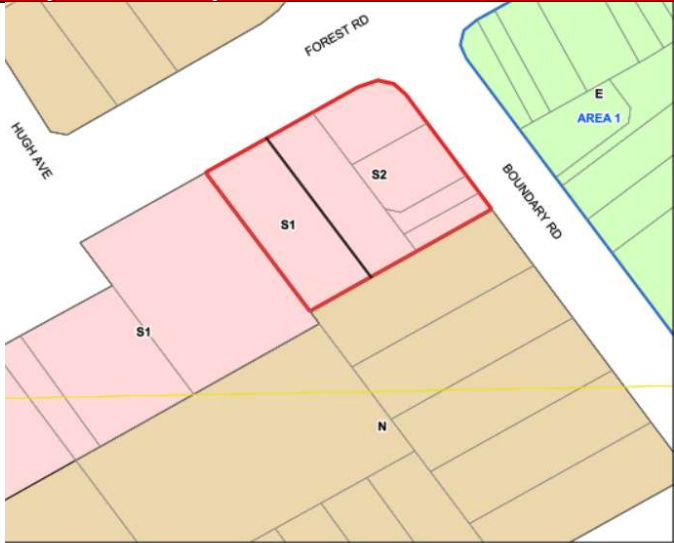
Building Height				
Objectives	Consistent			Comment
	Yes	No	N/A	
<i>(a) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality,</i>	✓			<p>The proposed development provides a high-quality built form. An increase in height to 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 <b>Appendix 1</b>.</p> <p>The extent of proposed floor space is also generally supported by the Economic Assessment – See <b>Appendix 2</b>.</p>
<i>(b) to minimise the impact of overshadowing, visual impact, disruption of views and loss of privacy on adjoining properties and open space areas,</i>	✓			<p>A proposed development is able to be designed to ensure compliance with these requirements as demonstrated in the Urban Design Report (<b>Appendix 1</b>) and Supplementary Urban Design Report, prepared by Conybeare Morrison (<b>Appendix 6</b>).</p>

Building Height				
Objectives	Consistent			Comment
	Yes	No	N/A	
(c) to ensure an appropriate height transition between new buildings and— (i) adjoining land uses, or (ii) heritage items, heritage conservation areas or Aboriginal places of heritage significance.	✓			<p>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 <b>Appendix 1</b> and <b>Appendix 6</b>. An appropriate transition is achieved to the School of Arts Site to the west.</p> <p>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.</p>

**Table 10-** Consistency with GRLEP 2021 – Building Height Objectives

#### 4.2.3 Floor Space Ratio

The subject land currently has Floor Space Ratio (FSR) of 0.55:1. It is proposed to increase the Floor space ratio (FSR) control across the site by amending the GRLEP 2021 FSR Map as detailed within Table 11 below.

Properties	Proposed FSR	Proposed FSR Map
Corner site: • 143 Boundary Road • 145 Boundary Road • 147 Boundary Road • 149 Boundary Road • 689 Forest Road	1.7:1	
School of Arts site: • 691 Forest Road	1.5:1	

**Table 11** – Proposed Maximum Floor Space Ratios

The proposed FSR will enable the Corner site to provide approximately 1,500m<sup>2</sup> of employment space, an estimated 22 apartments and a 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 1,350m<sup>2</sup> 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 1,455m<sup>2</sup>, providing a ratio of approximately 0.73:1. This is well in excess of the minimum requirements of 0.3:1 non-residential FSR (GRLEP 2021 , Clause 4.4B, Non-residential floor space ratios).

Further explanation regarding the proposed FSR and height controls is provided in **Appendix 1 and 6**, including the following:

*"The proposed FSR controls have been tested to ensure they align with the nominated desired built forms on both sites (please refer to Section 8.2 of the Urban Design Report). The same approach has been used to the proposed HOB map where the proposed heights align with the amalgamation pattern. The HOB map illustrates that the School of Arts site and the west portion of the site at 143-149 Forest Road share the same height control of 12m, whereas a higher building height control of 15m is introduced at the Forest and Boundary Roads intersection. The proposed height difference is to allow a higher building on the corner transitioning down towards the lower scaled surrounding areas. It is our opinion that this would provide a more appropriate urban design outcome".*

*"Although the same approach has been applied to both proposed FSR and HOB controls, they are not fully aligned due to the reasons mentioned above. It is also important to note that HOB controls define physical building envelopes, which do not always coincide with property boundaries; whereas FSR controls govern the density across a consolidated site. We believe that a good design outcome can be achieved as long as the HOB and FSR controls support each other. The yield testing in the urban design report has indicated that the proposed HOB and FSR controls would work together, therefore the proposed maps are reasonable and would deliver the desired urban design outcome".*

### Consistency with Floor Space Ratio Objectives

The planning proposal's consistency with the GRLEP 2021 floor space ratio objectives is demonstrated below.

Floor Space Ratio				
Objectives	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>	✓			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 <b>Appendix 1 and 6</b> .
<i>(b) to ensure that development provides appropriate built form transition between new buildings and— (i) adjoining land uses, or (ii) heritage items, heritage conservation areas or Aboriginal places of heritage significance,</i>	✓			The site is within walking distance of an existing centre and bus services, reducing the need for private vehicles.  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 <b>Appendix 1 and Appendix 6</b> . An appropriate transition is achieved to the School of Arts Site to the west.
<i>(c) to control development density and intensity of land use, taking into account— (i) the environmental constraints and values of the site, including retaining the scenic, visual, and landscape qualities of the area, and (ii) the amenity of adjoining land and the public domain, and (iii) the availability of infrastructure to service the site, and (iv) the capacity of the road network to accommodate the vehicular and pedestrian traffic that a development will generate.</i>	✓			The planning proposal will provide an appropriate density of development as follows: <ul style="list-style-type: none"> <li>- There are no significant environmental constraints and values of the site;</li> <li>- The scale of building is based on an urban design analysis of the wider locality and reflects the character, including the School of Arts Building to the west;</li> <li>- The redevelopment of the site will support and incentivise the urban renewal of the Neighbourhood Centre. This includes the provision of a publicly accessible plaza;</li> <li>- A Voluntary Planning Agreement supports the planning proposal as it relates to the corner site only;</li> <li>- Local infrastructure contributions would be levied as part of any Development Application to Council;</li> <li>- The site is located in an established urban area which is serviced by both Forest Road and Boundary Road. Further detail on traffic is provided in the accompanying Traffic Impact Assessment which confirms that the proposal is supportable in terms of its traffic impacts – See <b>Appendix 3</b>.</li> </ul>

**Table 12-** Consistency with GRLEP 2021– Floor Space Ratio Objectives

#### 4.2.4 Built Form

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

- *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.*

A high-level review of the building envelope against SEPP 65 was prepared by Conybeare Morrison (see **Appendix 6**), confirming that the proposed planning controls can accommodate a development that achieves the design quality principles. Furthermore, a high level of assessment against the Apartment Design Guide confirms that a development is capable of complying with the design criteria including solar access, cross ventilation, building widths, building separation and communal open space.

The proposed FSR controls are based on the high-level testing of the proposed building envelopes utilising best practice efficiency rates. CM detail that the planning controls aim to *"defined a fine grained outcome for the proposed building envelopes. The maps are to incorporate the major setback provisions and capture the topography changes etc. Although the proposed HOB and FSR controls are not fully aligned, they would work together to define the desired built form, providing a positive urban design outcome for the locality"*.

The integrated approach to the proposed built form and public domain is sympathetic to the character of surrounding development and the creation 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.

#### 4.2.5 Lot Size

The subject land currently has a minimum lot size of 450m<sup>2</sup>. Consistent with the approach to the existing neighbourhood centre zones under GRLEP 2021, 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 1,000m<sup>2</sup> and fragmentation by subdividing lots within these two holdings would not be in either owner's interest.

#### 4.2.6 Land to Which the Plan will Apply

The land that is proposed to be included in the site specific GRLEP 2021 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 of Strategic and Site-Specific Merit

The planning proposal is considered to be justifiable and supportable in terms of its strategic and site-specific merit. This is summarised in Tables 13-14 and further detailed below and in the .reports prepared to support the planning proposal (See **Appendices 1 – 6**).

#### Summary of Strategic and Site-Specific Merit Assessment Criteria

##### a) Strategic Merit Assessment Criteria

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 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 Georges River Local Strategic Planning Statement (LSPS) and supporting Local Centres Strategy. Georges River Council's LSPS recognises Peakhurst as a Centre with potential for additional jobs and housing.
<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"> <li>Population growth resulting in demand for additional jobs and services;</li> <li>Lack of services provided currently by the local centre, particularly responding to the need for a medical centre and pharmacy; and</li> <li>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.</li> </ul>
<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.

**Table 13 – Consistency with Strategic Merit test criteria**

## b) 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 and Environment's Guidelines. An assessment of the planning proposal against the site-specific merit test criteria is provided below. How each of those criteria have been satisfied has been informed by the supporting specialist studies as follows:

- Urban Design Report - Conybeare Morrison (January 2020) – Appendix 1
- SEPP 65 Design Statement - Conybeare Morrison (January 2022) – Appendix 6
- Economic Assessment - Deep End Services (January 2020) – Appendix 2
- Traffic Impact Assessment – Ason Group (July 2019) - Appendix 3

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>	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.  The site comprises residential zoned lots despite being surrounded by commercial and industrial development.  The density and height of building proposed (as informed by the concept plan) are not expected to significantly impact on surrounding existing uses.
<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>	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). The accompanying Traffic Impact Assessment prepared by Ason Group ( <b>Appendix 3</b> ) concludes that the proposed development is supportable in terms of its transport, traffic and parking impacts.

**Table 14 – Consistency with Site-Specific Merit Criteria**

## 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 proposal is not specifically the result of an endorsed local strategic planning statement, strategic study or report, however it is consistent with Council's LSPS and other strategic reports and studies, as detailed in Section B. The planning proposal aligns with the strategic direction of those strategies and will contribute to the achievement of the local strategic objectives. In particular it aligns with the LSPS strategy for the Peakhurst Centre to grow and advance to a "Local centre".



#### 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 GRLEP 2021. 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 planning proposal is the best means of achieving the intended outcomes for the site from a land use and permissibility perspective.
2. 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.
3. 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.
4. 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.
5. Investment in an improved public domain (public plaza and streetscape) is possible only with increased HOB and FSR achievable on site.

The LSPS identifies Peakhurst as a Centres to be investigated for expansion for jobs and/or housing, as part of Council's LEP review. There is significant planning merit for bringing the rezoning of the subject land forward, for reasons including the following:

- Delaying the planning proposal would delay investment in the centre, as well as providing jobs and housing.
- The subject land represents a logical extension of the existing B1 Neighbourhood Centre Zone 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.
- Proceeding with this planning proposal is the most time-effective approach to achieving the desired outcomes.
- The proposal aligns with the Regional and District Plans (See Table 15 and 16).
- Council's LSPS identifies Peakhurst as a centre for potential growth. The proposal is consistent with the LSPS Priority (15) for "All local centres are supported to evolve for long-term viability".
- Council's Local Housing Strategy has included the subject planning proposal in its assessment of housing demand/supply and has forecast that the subject planning proposal will contribute toward achieving 6-10 year housing targets.
- The proposal is consistent with Council's adopted criteria for considering the expansion of centres (See Table 19).
- Supporting studies have been prepared to accompany this planning proposal to investigate the suitability of the proposal. This includes the Economic Assessment (**Appendix 2**) that confirms there is a need for additional commercial uses, which will provide approximately 30 jobs.
- The planning proposal will not jeopardise the outcome of Council's review for the remainder of the Centre.
- There is still potential for the existing centre to expand irrespective of this planning proposal.



- The proposal relates to a distinct parcel of land that is zoned residential within a commercial precinct. The site is a unique gateway location that will complement not detract from the planning and urban renewal of the rest of the Centre.
- The planning proposal will not result in any significant demand on existing infrastructure.
- There is no risk to Council or the Department of Planning and Environment in the planning proposal proceeding separately.

## 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 proposed aligns with regional, district and local plans as detailed below.

#### **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 the Government's aim to achieve a 30-minute city.

The Region Plan sets 10 key directions under the four main headings of 'Infrastructure and collaboration', 'Liveability', 'Productivity' and 'Sustainability' to focus and prioritise growth and investment in infrastructure. The planning proposal is consistent with the following relevant directions and objectives:

Region Plan - Direction / Objective	Planning Proposal Response
<b>Direction - A city supported by infrastructure</b>	
<b>Objective 1</b> 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.

Region Plan - Direction / Objective		Planning Proposal Response
Direction - A collaborative city		
<b>Objective 5</b> Benefits of growth realised by collaboration of governments, community and business	The proponent of the planning proposal aims to collaborate with Council and is aligned with Council's own LSPS on the future planning of the area in delivering community benefits such as increased public open space, local services, jobs and housing.	
Direction - A city for people		
<b>Objective 6</b> Services and infrastructure meet communities' changing needs <b>Objective 7</b> Communities are healthy, resilient and socially connected <b>Objective 8</b> Greater Sydney's communities are culturally rich with diverse neighbourhoods <b>Objective 9</b> 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 (<b>Appendix 2</b>), <i>"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"</i>. 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 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		
<b>Objective 10</b> Greater housing supply <b>Objective 11</b> Housing is more diverse and affordable	<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"><li>- Studio: 1 unit</li><li>- 1 Bedroom: 8 units</li><li>- 2 Bedroom: 11 units</li><li>- 3 Bedroom: 2 units</li></ul>	

Region Plan - Direction / Objective	Planning Proposal Response
	<p>An offer was made to contribute a component of affordable housing. However, Council has not formalised a policy for accepting and managing affordable housing through a VPA.</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>
<b>Direction - A city of great places</b>	
<p><b>Objective 12</b> 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 Forest 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>
<b>Direction - A well-connected city</b>	
<p><b>Objective 14</b> 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, <b>Appendix 2</b>). In addition, it will provide for approximately 22 residential units 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>
<b>Direction - Jobs and skills for the city</b>	
<p><b>Objective 22</b> 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</u></i></p>

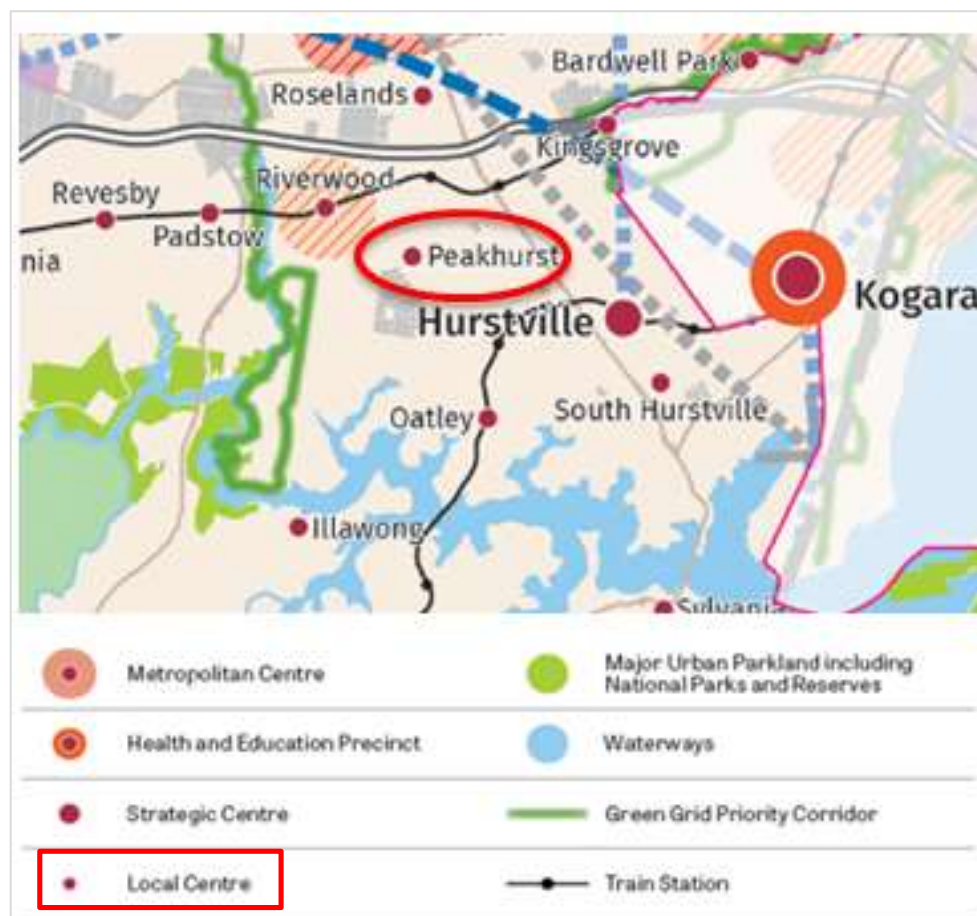
Region Plan - Direction / Objective	Planning Proposal Response
	<p><u>distance of centres with a supermarket is a desirable liveability outcome.</u></p> <p>Enhancing the accessibility, connectivity and amenity of walking and cycling paths in and around centres is required to improve walkability. Improving 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.</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 (<b>Appendix 2</b>), the planning proposal will support local businesses and complement and extend the offer available within the centre, helping to consolidate the role of the centre.</p>
<b>Direction - A city in its landscape</b>	
<b>Objective 30</b> Urban tree canopy cover is increased  <b>Objective 31</b> Public open space is accessible, protected and enhanced	Improvements to the public domain and open space are proposed through street tree planting, an upgraded pedestrian pavement, and new public plaza.
<b>Direction - An efficient city</b>	
<b>Objective 33</b> 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 15 – Region Plan, Direction and Objectives**

### South District Plan (Greater Sydney Commission 2018)

The South 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 the South District. The Plan is broken down into sections of Infrastructure and Collaboration, 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.

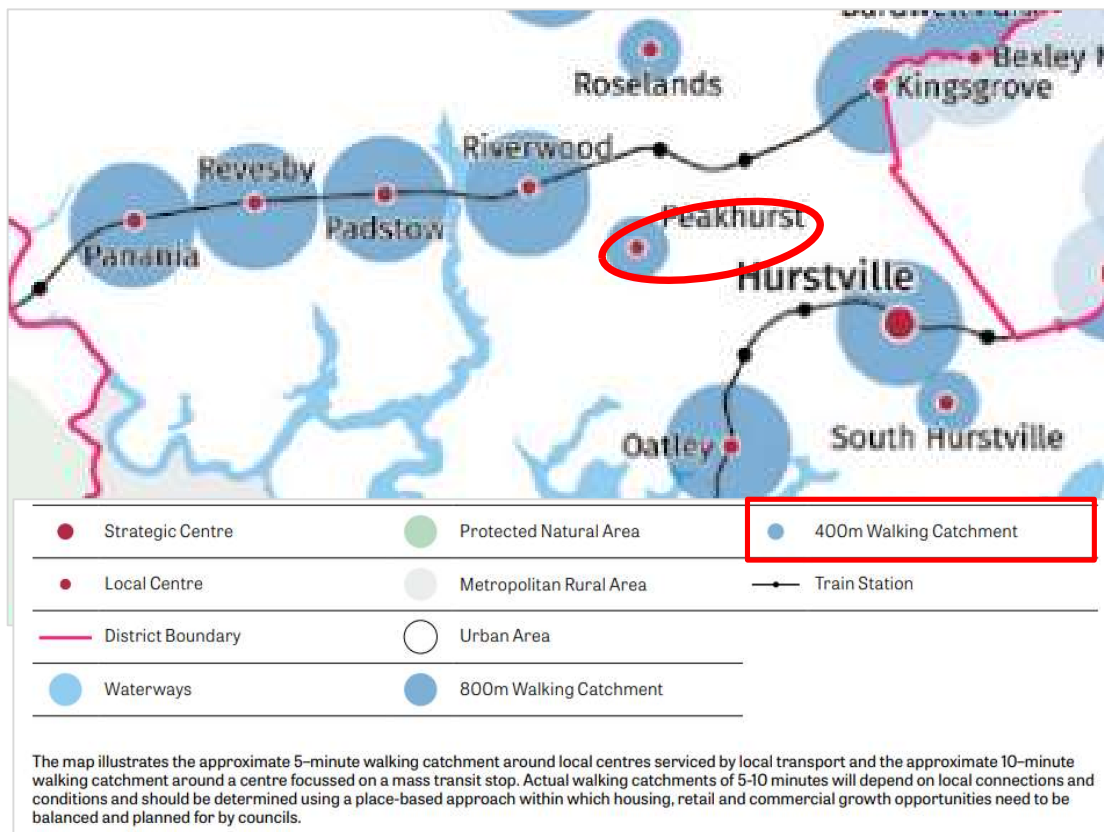
Peakhurst is identified as a 'Local Centre' - See **Figure 14**. The District Plan (pg. 47) states that "*Local centres are a focal point of neighbourhoods, and, where they include public transport and transport interchanges, they are an important part of a 30-minute city. While local centres are diverse 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 provision 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 “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 the 400m walking catchment of Peakhurst centre (see **Figure 15**), 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 place-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 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:

District Plan Priorities	Planning Proposal Response
<i>S1 - Planning for a city supported by infrastructure</i>	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.
<i>S2 - Working through collaboration</i>	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.
<i>S3 - Providing services and social infrastructure to meet people's changing needs</i>	By consolidating a diversity of housing within an extended local centre, the planning proposal will make a positive contribution to changing community needs.
<i>S4 - Fostering healthy, creative, culturally rich and socially connected communities</i>	Facilitating an increase in local jobs and housing as part of an extended local centre, promotes a healthy and connected community.
<i>S5 - Providing housing supply, choice and affordability with access to jobs, services and public transport</i>	A rezoning of the subject site will enable an increase in housing supply in a strategic location adjoining existing services. The planning proposal will enable approximately 22 residential units within a walkable distance of local services and good access to existing public transport routes.
<i>S9 - Growing investment, business opportunities and jobs in strategic centres</i>	<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 and consolidating increased housing and services at this location is entirely consistent with the role of a local centre.</p>
<i>S10 - Retaining and managing industrial and urban services land</i>	The planning proposal will not impact upon the industrial and urban services land, proposing a minor expansion of the Peakhurst local centre.

District Plan Priorities	Planning Proposal Response
<i>S12 - Delivering integrated land use and transport planning and a 30-minute city</i>	The planning proposal will provide 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, <b>Appendix 2</b> ). In addition, it will provide for approximately 22 residential units 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>S15 - Increasing urban tree canopy cover and delivering Green Grid connections</i>	Improvements to the public domain and open space are proposed through street tree planting, an upgraded pedestrian pavement, and new public plaza. Together, they will significantly improve the local amenity of the Peakhurst Centre.
<i>S16 - Delivering high quality open space</i>	A new publicly accessible plaza on the Corner site will be provided for with the potential to be extended into the School of Arts site in the future to create a wider enhanced public domain space.

**Table 16 – Consistency with District Plan Priorities**

#### 4.3.4 Q4 – Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

##### Local Strategic Planning Statement

The planning proposal will give effect to Council's endorsed Georges River Local Strategic Planning Statement (LSPS). The LSPS provides a vision for land use for the LGA explored through five interrelated themes:

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

The proposal is consistent with the following LSPS priorities and actions:

LSPS Priorities and Actions	Planning Proposal Response
<b>Access and Movement</b>	
<i>P1. We have a range of frequent, efficient transport options to connect people, goods, services, businesses and educational facilities</i>	The site has existing access to public transport (bus)
<i>P3. Roads, footpaths and cycleways are safe, accessible and free of congestion</i>	The development will be designed to ensure vehicular access minimises conflict with the pedestrian environment, and footpaths are improved and designed to a high quality.



LSPS Priorities and Actions	Planning Proposal Response
<b>Infrastructure And Community</b>	
<p><i>P4. Collaboration supports innovation and delivers infrastructure, services and facilities</i></p> <ul style="list-style-type: none"> <li><i>A17. Adopt a policy statement that zoning changes will be contingent on the existing or suitable infrastructure provision and services</i></li> <li><i>A18. Investigate appropriate infrastructure funding options where there is an uplift in density</i></li> </ul>	<p>The site is adjoining an existing centre, and the zoning change is appropriate given the existing infrastructure and services in the area.</p> <p>The proposal will be accompanied by a VPA to ensure contribution to infrastructure.</p>
<p><i>P5. The community is involved in planning our future</i></p> <ul style="list-style-type: none"> <li><i>A34. Engage the community on land use, development and infrastructure provision and consider the feedback in decision-making</i></li> </ul>	<p>The community will have the opportunity to provide feedback on the proposal through the public exhibition period, and have also had the opportunity to address Council meetings.</p>
<b>Housing and Neighbourhoods</b>	
<p><i>P7. Residential suburbs will be protected and retained unless identified as areas of change or investigation</i></p>	<p>The LSPS identifies Peakhurst as a centre to be investigated for additional growth.</p> <p>The Corner site is the only residential zoned land within the road boundary of the business zone - See Figure 9 (Zoning map). Two of the lots to be rezoned are vacant. The rezoning of the land will not result in a dramatic change to the remainder of the low density residential zoned land.</p>
<p><i>P8. Place-based development, quality building design and public art deliver liveable places</i></p> <ul style="list-style-type: none"> <li><i>A46. Include local provisions that facilitate placemaking through urban design, urban art and connectivity between social infrastructure and people in Council's DCPs</i></li> </ul>	<p>The proposal has been subject to years of detailed design assessment and review to ensure a high quality urban design and place making outcome.</p> <p>A site-specific DCP will be prepared to ensure the future development achieves the desired urban design outcomes, and could encourage the inclusion of public art.</p>
<p><i>P9. A mix of well-designed housing for all life stages caters for a range of needs and incomes</i></p> <ul style="list-style-type: none"> <li><i>A47. Complete a Local Housing Strategy that includes planning for District Plan housing targets, a hierarchy of residential zones, providing targets for inclusive housing and addressing housing diversity</i></li> <li><i>A48. Facilitate a broader range of housing types across the LGA through rezoning land, including controls for medium density development in Council's LEP and DCP.</i></li> </ul>	<p>The proposal is consistent with Council's Local Housing Strategy and has been included in the assessment of housing targets. The 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. As detailed below, the planning proposal site has been included in the Housing Strategy as a site that will contribute to meeting the District's 6-10 year housing targets.</p>

LSPS Priorities and Actions	Planning Proposal Response
	<p>The LSPS expresses the desire for improved housing choice, as follows:</p> <p><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’s intention to extend the Peakhurst B1 Neighbourhood Centre zone is entirely aligned with this vision, providing additional housing supply and choice within an existing centre.</p>
<p><i>P10. Homes are supported by safe, accessible, green, clean, creative and diverse facilities, services and spaces</i></p>	<p>The site is in proximity to existing facilities, services and open space. The future development will include public and private open space.</p>
<p><i>P11. Aboriginal and other heritage is protected and promoted</i></p>	<p>The proposal will not impact on any heritage items.</p>
Economy and Centres	
<p><i>P12. Land is appropriately zoned for ongoing employment growth</i></p> <ul style="list-style-type: none"> <li><i>A64. Ensure ongoing review of the zoning and development controls of all centres with the aim of providing sufficient employment floor space to meet future population and employment projections</i></li> </ul>	<p>The LSPS states that <i>“All centres have a role in jobs and housing growth”</i>. Peakhurst is identified as a Centre with the potential for jobs and housing growth as part of the Centres Expansion Investigation - See Figure 16.</p> <p>The LSPS identifies Peakhurst as a centre to be investigated for additional growth, as follows:</p> <p><i>“It is important that our centres accommodate (forecast) growth...” of around 13,000 jobs “...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 planning proposal’s intention to extend the Peakhurst B1 Neighbourhood Centre zone is entirely aligned with this vision, proposing for approximately 1,500m<sup>2</sup> additional employment floor space, an estimated 28 additional local jobs within a Centre that is identified for expansion.</p> <p>Furthermore, consolidating the role of the Centre will support its service role for the adjacent industrial area.</p>

LSPS Priorities and Actions	Planning Proposal Response
<i>P13. Planning, collaboration and investment delivers employment growth and attractive, lively, accessible and productive centres.</i>	The proposal will deliver jobs and housing and an improved public domain that will result in increased activity and investment in the centre.
<i>P15. All local centres are supported to evolve for long-term viability</i> <ul style="list-style-type: none"> <li><i>A80. activation and ongoing viability by conducting place-based analysis of key centres including the investigation of development standards and centre expansion as part of Council's LEP 2022</i></li> </ul>	<p>The LSPS identifies Peakhurst as a Centre to be investigated for expansion for jobs and/or housing, as part of Council's 2022 LEP review. There is significant planning merit for bringing the rezoning of the subject land forward as discussed in Section 4.3.2.</p> <p>The Planning proposal supports the long-term viability of Peakhurst Centre, as follows:</p> <ul style="list-style-type: none"> <li>The expansion of the Centre will enable it to grow to provide the required goods and services for the local community.</li> <li>Supporting a wider range of Centre based uses in a walkable distance will promote a more attractive Centre with greater amenity.</li> <li>The redevelopment of the site will support and incentivise the urban renewal of the Centre, acting as a catalyst for the transformation of and investment in the Centre. Promoting the urban renewal of the Centre is consistent with the place making principles of 'Great Places'.</li> </ul>
<b>Environment and Open Space</b>	
<i>P17. Tree canopy, bushland, landscaped settings and biodiversity are protected, enhanced and promoted</i>	The proposal will contribute to an enhanced environment by providing improved landscaping and street trees.
<i>P18. An environmentally friendly approach is applied to all development</i>	The future development will be designed in accordance with required sustainability and stormwater controls.
<i>P19. Everyone has access to quality, clean, useable, passive and active open and green spaces and recreation places</i>	<p>The future development will include private open space (communal rooftop) and public open space (plaza).</p> <p>The new plaza will provide an innovative solution to providing public open space in a business zone setting.</p>

**Table 17:** LSPS Priorities and Actions



**Figure 16** - Structure Plan Overall, LSPS (George River Council 2020)

Furthermore, the proposal responds to the opportunities and challenges identified in the LSPS:

LSPS Opportunities and Challenges	
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 publicly accessible 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 publicly accessible 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	A Voluntary Planning Agreement will provide contribution for required infrastructure.
New housing must be delivered without losing what people value	The proposal will not result in 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, a form of housing that is not readily available in the Peakhurst area.

**Table 18:** LSPS Opportunities and Challenges

### Local Housing Strategy

The Georges River Local Housing Strategy (Housing Strategy) was prepared to support Council's Local Strategic Planning Statement 2040. The Housing Strategy sets out the strategic direction for housing in the Georges River LGA over the next 20 years.

The Housing Strategy outlines the following opportunities and challenges to the provision of housing within the LGA:

#### Opportunities

- Proximity to Sydney CBD, good connections to jobs and other opportunities
- Numerous local centres have exceptional access to transport infrastructure
- Centres offer a mix of cultural, retail, entertainment and community facilities
- St George Public Hospital is one of six major trauma centres in NSW
- Proposed mass transit links will enhance the LGA's connectivity to the Central River City and Western Parkland City
- Opportunities to increase access to housing and jobs along future new transport links

#### Challenges

- Providing additional public open space for future population increase, especially in the north of the LGA and in the vicinity of the Strategic Centres of Hurstville and Kogarah
- Protecting the character of the suburbs whilst housing future population growth
- Protecting heritage
- Protecting the riparian lands and watercourses, foreshore area and tree canopy
- Balance between commercial and residential floor space

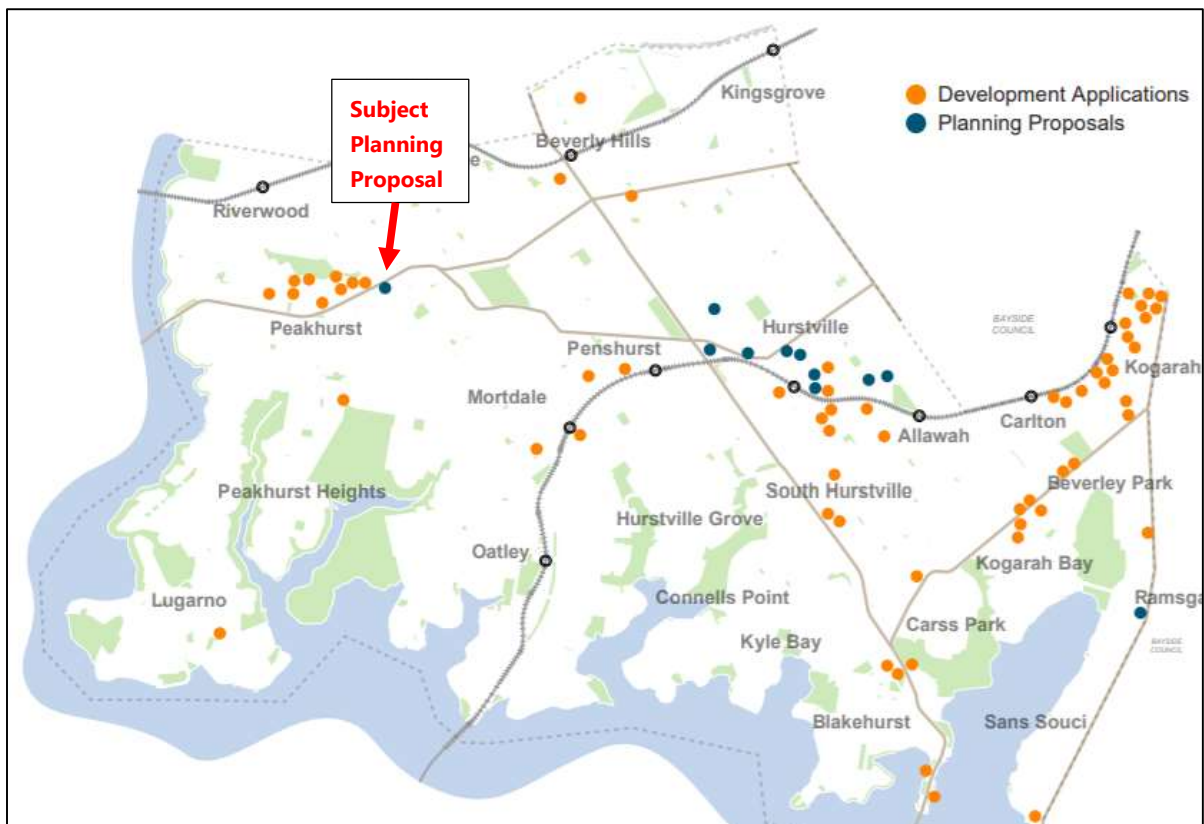
The planning proposal responds to the challenges outlined in the Housing Strategy by:

- providing for additional housing supply as part of an existing and expanded local centre;
- providing for a public plaza which will contribute towards high quality open space;
- will not impact upon a listed heritage item nor environmentally sensitive land; and
- proposes a mix of land uses comprising both residential accommodation and a minimum quantum of commercial floorspace focussed on the ground floor plane.

As detailed in the Housing Strategy it is predicted that there will be a shortfall of 2,000 dwellings to 2036 based on the current planning controls and that there will be challenges meeting the short term targets for housing supply "based on the current demand for dwellings it will be challenging for Georges River to meet the

*South District Plan target of 4,800 dwellings for the 0-5 years (2016-2020 inclusive)...While there is a shortfall for the 0-5 years, Council is still committed to deliver 14,000 new homes over the next 20 years to align closely with the South District Plan's strategic housing target and create flexibility for additional take up in the 6-10 year and 10-20 year dwelling targets."*

For the purpose of determining housing supply to 2036, the Housing Strategy (Section 5.3) included an assessment of development opportunities and states the following "an *assessment of the number of dwellings that is likely to be developed over the short, medium and long term from known major development and **strategic sites** within Georges River LGA was undertaken. (Major developments are known development applications that have 10 dwellings or greater and strategic sites are **current planning proposals**)". This includes the subject planning proposal, which has been included in the Housing Strategy Assessment - see **Figure 17**.*



**Figure 17** – Housing Strategy (George River Council 2020)

The Housing Strategy (Section 5.5) refers to the District Plan housing targets and includes the subject planning proposal to meet 6-10 year housing targets as follows:

- The 6-10 year housing target of 3,450 dwellings will be achieved through the following:*
- *Upzoning of five potential Housing Investigation Area (refer to Councils "Housing Investigation Areas Paper" and Objective 1)*
  - *New consistent LEP controls across the LGA (refer to Objective 5)*
  - *Existing major development and **planning proposal sites** (refer to Section 5.3)*
  - *Potential dwellings that are currently under DA assessment (refer to Objective 5)*



The proposal substantially aligns with the objectives of the Housing Strategy as detailed in the table below.

Housing Strategy Objective	Planning Proposal Response
<i>Objective 1: Accommodate additional housing growth</i>	The planning proposal will contribute additional housing growth as part of a logical expansion of the Peakhurst Centre.
<i>Objective 2: Coordinate growth with infrastructure</i>	<p>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.</p> <p>The planning proposal is consistent with the vision of the Housing Strategy in providing additional housing supply as part of a logical expansion of an existing centre: <i>"In accordance with the LSPS 2040 criteria to guide future growth, there is also opportunity to provide additional housing in and around well-serviced commercial centres."</i></p>
<i>Objective 3: Provide affordable and inclusive housing</i>	<p>The planning proposal will provide for a range of housing types and sizes. The redevelopment of the site would be undertaken in accordance with State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65) and the Apartment Design Guide. Specifically, that developments are required to achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features.</p> <p>An offer was made to contribute a component of affordable housing. However, Council has not formalised a policy for accepting and managing affordable housing through a VPA.</p>
<i>Objective 4: Provide greater housing choice and diversity</i>	<p>A rezoning of the subject site will enable an increase of housing supply in a strategic location. The planning proposal will enable approximately 22 residential units (depending on the final mix of unit types which would be subject to development approval) which is consistent with the longer-term trend towards smaller households. The scheme as proposed estimates the following unit mix:</p> <ul style="list-style-type: none"> <li>- Studio: 1 unit</li> <li>- 1 Bedroom: 8 units</li> <li>- 2 Bedroom: 11 units</li> <li>- 3 Bedroom: 2 units</li> </ul>
<i>Objective 5: Have consistent LEP zoning and controls across the LGA</i>	The Georges River LEP 2021 has since been made which provides for consistent LEP zoning and controls within the LGA.
<i>Objective 6: Enhance and protect the local character</i>	The proposed amendments are informed and supported by a concept design provided in the accompanying Urban Design Report and SEPP 65 Design Statement (see <b>Appendix 1</b> and <b>Appendix 6</b> ) prepared by urban designers Conybeare Morrison (CM) for a 'place based' approach that respects and responds to the character of the surrounding area.



Housing Strategy Objective	Planning Proposal Response
<i>Objective 7: Facilitate good design and sustainable development practices</i>	The concept proposal has been designed 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 ( <b>Appendix 1</b> ).

**Table 19** – Review Georges River Local Housing Strategy Objectives

### Other Council Strategies and Studies

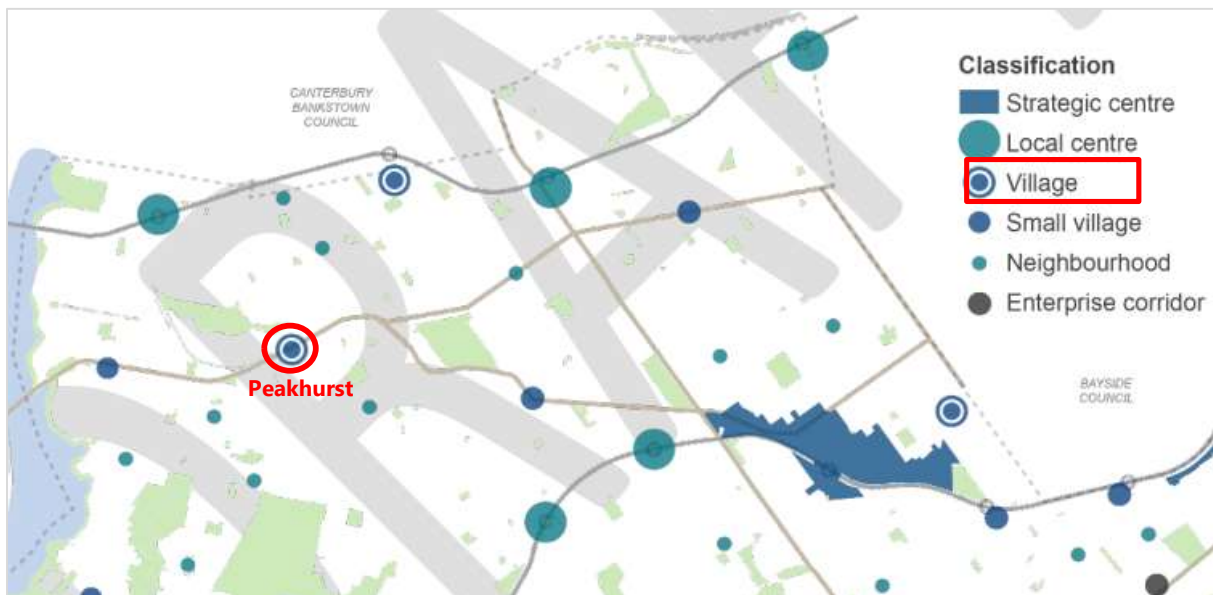
The following additional Council strategies/studies have been referred to and considered in the preparation of this planning proposal as further discussed below:

- Georges River Commercial Centres Strategy
- Georges River Economic Study
- Georges River Community Strategic Plan 2018-2028
- Georges River Council Economic Development Strategy 2018 -2022
- Draft Georges River Employment Lands Study 2017

### Georges River Commercial Centres Strategy

The Georges River Council Commercial Centres Strategy 2020, Part 1 Centres Analysis (Centres Strategy) was prepared to support Council's Local Strategic Planning Statement 2040. The Centres Strategy is being developed by Council in 2 parts, with Part 1 adopted in February 2020.

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 "supports a local resident and worker population with 3,000 to 5,000 sqm of retail floor space and typically includes a small supermarket or convenience store".



**Figure 18** – Existing Centres Hierarchy, Commercial Centres Strategy (George River Council 2019)

It is noted that this is the existing hierarchy and the strategy is not suggesting that this is the intended hierarchy. Importantly, Peakhurst is identified as a 'local centre' in the District Plan, and that the LSPS identifies Peakhurst Centre for potential growth and advancement to a "Local centre".

The Centres Strategy classifies a Local Centre as a centre to *"provide essential access to day to day goods and services close to where people live with over 5,000sqm of retail floor space and anchored by at least one supermarket larger than 1,000sqm"*.

The Centres Strategy identifies the need for additional non-residential floorspace in Peakhurst, as follows:

*"a greater share of non-residential floor space is required to be provided due to a greater demand generated by:*

- *The "village" classification in the centres hierarchy*
- *Location within an area of high forecast population growth*
- *Having good visibility from passing trade*
- *Having access to car parking provisions*
- *Evenly distributed spatially from similar and higher ordered centres*

For Peakhurst, the Centres Strategy includes a recommendation to *"Investigate expansion of centre if there is demonstrated demand for additional commercial floor space that cannot be met within the existing centre"*.

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 4,685m<sup>2</sup> to 5,490m<sup>2</sup> 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 700m<sup>2</sup> (i.e. under 1,000m<sup>2</sup>) and current retail floorspace includes 1,100m<sup>2</sup> hardware store, non-typical retail space in Village Centres. However, the proposed extension of the centre provides for an additional 1,300m<sup>2</sup> net leasable area 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 by the District Plan.

The Economic Assessment by Deep End Services (**Appendix 2**) concludes that:

- *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.*

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.

**Centres Strategy - criteria for consideration of the expansion of centres**

The Centres Strategy includes (under Section 4.5) rezoning criteria for consideration of the expansion of centres. The proposal satisfies these criteria as detailed in Table 20.

Criteria for Considering Expansion of Centres	Satisfaction	Comment / Conclusion
Not an ad hoc out-of-centre rezoning	✓	Extension of existing centre to a logical end at Boundary Road
Rationalises existing use rights and/or additional permitted use premises	N/A	No existing use or additional permitted use, however, B1 zone could also be applied to School of Arts which forms part of the Peakhurst Centre
Is immediately adjacent to an existing centre with the following categorisation in the retail hierarchy of centres: <ul style="list-style-type: none"> <li>○ Strategic centre</li> <li>○ Local centre</li> <li>○ Village</li> <li>○ Small village</li> </ul>	✓	Adjacent to and within the same street block of the Peakhurst Centre
Meeting an economic demand for additional employment floor space that cannot be provided within the existing centre	✓	<ul style="list-style-type: none"> <li>- Unmet demand in small centres identified by Hill PDA strategic Economic Study</li> <li>- Centres Strategy identifies need for additional non-residential floorspace in Peakhurst</li> <li>- Little capacity within existing B1 zoned land</li> <li>- 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</li> <li>- Current B1 zoned land is 1 ha, compared with Narwee and Hurstville East Village Centres, 1.7 ha</li> </ul>
Addressing a demonstrated shortfall / retail gap, particularly in the local food and grocery network that cannot be accommodated within the existing centre	✓	<ul style="list-style-type: none"> <li>- Economic Assessment identified gap in medical centre services</li> <li>- No pharmacy</li> <li>- Limited restaurant / café selection (currently only 3)</li> <li>- No food specialty retail – bakery, deli, butcher, etc.</li> <li>- Limited office space – no real estate, financial, ATM</li> </ul>
Does not negatively impact the economic viability and performance of the existing centre	✓	<ul style="list-style-type: none"> <li>- Not a new centre</li> <li>- Extension of existing centre</li> <li>- 180m walking catchment – would function as one centre</li> <li>- Greater diversity improves overall viability</li> </ul>

Criteria for Considering Expansion of Centres	Satisfaction	Comment / Conclusion
Delivers a greater net community benefit compared to the existing use on the subject site	✓	<ul style="list-style-type: none"> <li>- Currently benefit limited to minimal housing provision and limited community facility use</li> <li>- Proposal provides additional retail and business convenience, public meeting space, housing, and customers for viable local services and employment in Peakhurst Centre</li> <li>- Proposal increases capacity for community facility expansion and flexibility for greater use of School of Arts site</li> </ul>
<ul style="list-style-type: none"> <li>• Presents a significant opportunity to provide much-needed, community-oriented benefits including but not limited to:               <ul style="list-style-type: none"> <li>○ At-grade public gathering spaces</li> <li>○ Multi-use and flexible community facilities</li> <li>○ Through-site links</li> <li>○ Public view corridors and vistas</li> <li>○ Public car parking</li> <li>○ Improved traffic and road network conditions</li> <li>○ Facilitates arts and creative industries</li> <li>○ Offers the opportunity to provide better linkages between fragmented parcels of employment uses within the existing centre</li> </ul> </li> </ul>	✓	<p>Proposal provides 4 much needed public benefits in this location:</p> <ol style="list-style-type: none"> <li>1. Open public gathering space that could be further extended across the front of the School of Arts site</li> <li>2. Improvement of 90m of roadside and footpath space around key intersection, including removal of 3 driveway cross overs</li> <li>3. Café and food premises which support and complement the increased use of the adjacent School of Arts facility for arts and creative activities</li> <li>4. Built form with corner emphasis and definition of the centre, and open curtilage area improving the visibility of the School of Arts building</li> </ol>
Offers the opportunity for an innovative adaptive re-use of a historic building or creates a built form that presents an appropriate transition and interface between the existing centre boundary and the surrounding heritage fabric	✓	Although not a historic building, the proposal provide the opportunity to improve the School of Arts building and the uses of it. The design provides appropriate built form transition.
Enables a significantly improved transition and integration between the existing centre's development potential at the centre boundary and adjoining lower density areas	✓	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
Enhances the existing centre's identity in line with the centres hierarchy classification	✓	Proposed renewal will enhance the centre's identity and corner emphasis will define the centre.

Criteria for Considering Expansion of Centres	Satisfaction	Comment / Conclusion
Demonstrates that there is no potential for a precedent to be set	✓	Involves a small isolated low density residential pocket and a logical end at Boundary Road
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	✓	The increase in non-residential floor space will contribute to the future role of the centre as a local centre. Consistent with Regional and District Plan which identifies Peakhurst as a <b>'Local Centre'</b> 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>
Satisfies the strategic merit test and site-specific merit test	✓	Proposal clearly satisfies the strategic merit test: <ul style="list-style-type: none"> <li>- consistent with the relevant Sydney South District Plan, and</li> <li>- consistent with the LSPS which identifies Peakhurst as a 'Local Centre' for potential growth and the wider area for future housing investigation</li> </ul> Proposal also meets the site-specific merit test: <ul style="list-style-type: none"> <li>- No natural environmental significance</li> <li>- Suitable and compatible with surrounding uses, existing and planned</li> <li>- Essential and State services and infrastructure are available to service the proposal and local infrastructure upgrades are proposed</li> </ul>

**Table 20** –Georges River Centres Strategy Criteria for Considering Expansion of Centres

### Georges River Economic Study

The Georges River Economic Study was completed by Hill PDA in May 2019 to inform the Commercial Centres Strategy. The planning proposal aligns with the findings of the Study as detailed in the following table:

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", with a strip of shops supporting a local residential and worker population. These centres typically: <ul style="list-style-type: none"> <li>- "provide 3,000 to 5,000sqm of retail space to cater for small catchment areas" and</li> <li>- have "one small neighbourhood supermarket (less than 500sqm) or convenience store".</li> </ul>	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.  The proposal would provide for an estimated additional 1,455m <sup>2</sup> of ground floor non-residential GFA.



Hill PDA study key findings for Peakhurst Centre (Forest Road):	Planning Proposal Response:
<p><u>Potential for Growth to Meet Demand</u></p> <p>"Georges River LGA is projected to experience 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 24,636m<sup>2</sup>, including a business floor space undersupply of 10,205m<sup>2</sup>. 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 109,217m<sup>2</sup>) 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 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 4,685m<sup>2</sup> to 5,490m<sup>2</sup> as a result of the proposal. As a general guide, Village Centres typically provide up to 5,000m<sup>2</sup> and Local Centres are typically "over 5,000m<sup>2</sup> and anchored by one or two supermarkets over 1,000m<sup>2</sup>. The proposal alone would not necessarily change the defined hierarchical role of the centre, considering that the supermarket anchor is around 700m<sup>2</sup> (i.e. under 1,000m<sup>2</sup>) and current retail floorspace includes 1,100m<sup>2</sup> hardware store, non-typical retail space in Village Centres. However, the proposed extension of the centre provides for an additional 1,300m<sup>2</sup> (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 1,015m<sup>2</sup> and 1,983m<sup>2</sup>, neither of which is sufficient in size to accommodate a supermarket over 1,000m<sup>2</sup> 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 River LGA. As such it would be appropriate to expect and plan for a greater share of employment floor space to be provided at 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</p>

Hill PDA study key findings for Peakhurst Centre (Forest Road):	Planning Proposal Response:
	<p>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 (<b>Appendix 2</b>), resulted in the following findings:</p> <ul style="list-style-type: none"> <li>- The proposal provides additional retail and non-retail floor space capacity to <b>meet the demands of current and future local population growth within the catchment</b> 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).</li> <li>- 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 <b>consolidating its role as a Village centre within the activity centre hierarchy</b>.</li> <li>- Retail <b>effects on other businesses within the centre are likely to be positive</b> 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.</li> <li>- Importantly, the inclusion of <b>a medical centre would fill a gap in the provision of such services</b>, especially having regard to the advantageous position within an employment precinct and on a major travel route.</li> </ul>
<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 approximately 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>

**Table 21**– Assessment Georges River Economic Study

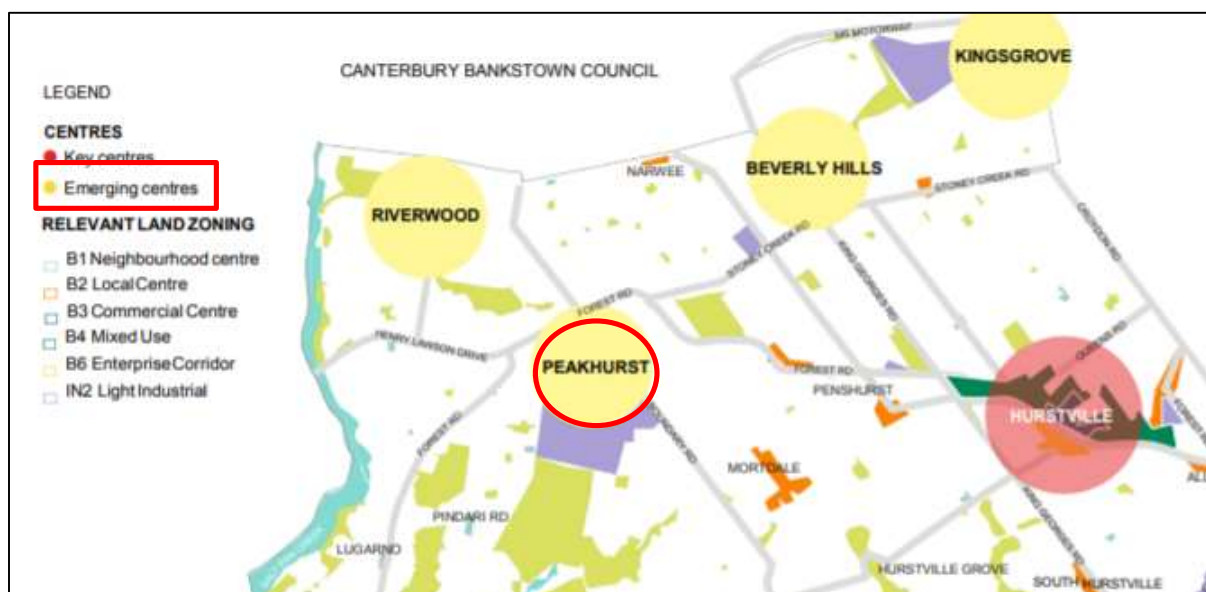
In addition, the planning proposal will give effect to following additional Council local strategies and plans:

Council Strategy	Planning Proposal Response
<p><b>Georges River Community Strategic Plan 2018-2028</b></p>	<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"> <li>• A protected environment and green open spaces</li> <li>• Active and accessible places and spaces</li> <li>• Quality, well planned development.</li> <li>• A diverse and productive economy</li> <li>• A harmonious and proud community with strong social services and infrastructure</li> <li>• Leadership and transparency</li> </ul> <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 (<b>Appendix 2</b>). The Strategic Plan states that:</p> <ul style="list-style-type: none"> <li>• <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></li> <li>• <i>GRC needs to approve 1,000 additional dwellings in the LGA every year for the next five years”.</i></li> </ul> <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"> <li>• The community helps to plan the LGA's future.</li> <li>• The LGA has a range of transport options to connect people, goods and businesses.</li> <li>• Local businesses are supported to help protect jobs and create employment opportunities.</li> <li>• Outcomes from an Employment Lands Study ensure sufficient land is available for future employment growth</li> <li>• Quality housing options are available</li> <li>• The community is socially and culturally connected</li> </ul> <p>Diverse, vibrant community facilities and spaces are connected, well maintained and accessible</p>
<p><b>Georges River Council Economic Development Strategy 2018 - 2022</b></p>	<p>The Georges River Council Economic Development Strategy is guided by three economic themes for the community:</p> <ol style="list-style-type: none"> <li>1. <i>Building on local jobs for local people for a local lifestyle</i></li> <li>2. <i>Attractive and healthy places to work, live and invest in – day and night</i></li> <li>3. <i>Growing a progressive, innovative, diverse and productive economy</i></li> </ol> <p>Peakhurst is identified as an emerging centre 'where families work, live and play' – See <b>Figure 19</b>. The Strategy includes Peakhurst as a key centre, defined as 'places with high levels of employment and employment opportunity, or places expected to experience significant population growth'.</p>

Council Strategy	Planning Proposal Response
	<p>Peakhurst Industrial Precinct is identified as the largest industrial zoned area in Georges River LGA, with almost 3,500 workers. 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: <b>Redeveloping or amalgamating underutilised sites to create new employment-generating opportunities.</b></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 1,500m<sup>2</sup> 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"> <li>• <i>Strengthen and promote <b>centre-based</b> sense of place and place-making opportunities</i></li> <li>• <i>Encourage more small business 'spin-offs' from the <b>health sector</b></i></li> </ul> <p>Popular community ideas for change included:</p> <ul style="list-style-type: none"> <li>• <i>increasing <b>street trees, planting and green spaces</b></i></li> <li>• <i>creating <b>community spaces</b> for socialising, programs and play.</i></li> </ul>
<p><b>Draft Georges River Employment Lands Study 2017</b></p>	<p>The 'Georges River Employment Lands Study was 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"> <li>• <i>"Fragmented land ownership in the B1 - Neighbourhood Centre zones makes it difficult to secure appropriate sized development sites" (Fact Sheet).</i></li> </ul> <p><b>Response</b> - 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"> <li>• <i>"The site offers good exposure. The existing retail has value, particularly considering the rezoning of residential to a more intense use. Additional, residential densification and intensification in Peakhurst and in the broader area would support greater retail demand". (pg.72, Stage 1 Background Report)</i></li> </ul>

Council Strategy	Planning Proposal Response
	<p><b>Response</b> - 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"> <li>“There is potentially demand for additional supermarket provision [In the LGA]” (pg. 45, Stage 1 Background Report)</li> </ul> <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 1,000m<sup>2</sup>+ supermarket with reduced disruption to the Centre.</p> <ul style="list-style-type: none"> <li>Retain the existing B1 – Neighbourhood Centre– Zone</li> </ul> <p><b>Response</b> - The B1 zone should be retained, extended and expanded.</p> <ul style="list-style-type: none"> <li>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 (Fact sheet)</li> </ul> <p><b>Response</b> – 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 (<b>Appendix 1</b>) and Supplementary Urban Design Report (<b>Appendix 6</b>), 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 22** – Assessment of Local Planning Strategies/ Plans



**Figure 19** – Key and Emerging Centres, Economic Development Strategy (George River Council)



#### 4.3.5 Q5 - Is the planning proposal consistent with any other applicable State and regional studies or strategies?

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>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 23 – Transport Strategy Objectives**

#### 4.3.6 Q6 - Is the planning proposal consistent with applicable SEPPs?

##### 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 24 below. **These are effective as on 1 March 2022.**

Planning Policy	Consistent			Comment
	Yes	No	N/A	
State Environmental Planning Policy (Planning Systems) 2021			✓	Not relevant to the proposed amendment.
State Environmental Planning Policy (Biodiversity and Conservation) 2021			✓	Not relevant to the proposed amendment.
State Environmental Planning Policy (Resilience and Hazards) 2021	✓			The land has not been identified as contaminated land in a public register. The site is currently occupied by residential units and does not contain activities that are likely to cause contamination. The site is not known to

Planning Policy	Consistent			Comment
	Yes	No	N/A	
				contain any contaminated land. This is further detailed below in Section 4.3.9.
State Environmental Planning Policy (Transport and Infrastructure) 2021			✓	Not relevant to the proposed amendment.
State Environmental Planning Policy (Industry and Employment) 2021			✓	Not relevant to the proposed amendment.
State Environmental Planning Policy (Resources and Energy) 2021			✓	Not relevant to the proposed amendment.
State Environmental Planning Policy (Primary Production) 2021			✓	Not relevant to the proposed amendment.
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021			✓	Not relevant to the proposed amendment.
State Environmental Planning Policy (Precincts – Central River City) 2021			✓	Not relevant to the proposed amendment.
State Environmental Planning Policy (Precincts – Western Parkland City) 2021			✓	Not relevant to the proposed amendment.
State Environmental Planning Policy (Precincts – Regional) 2021			✓	Not relevant to the proposed amendment.
State Environmental Planning Policy (Housing) 2021			✓	Not relevant to the proposed amendment.
SEPP No. 65 – Design Quality of Residential Flat Development	✓			As the current policy at time of preparing the planning proposal, a high-level review of the building envelope against SEPP 65 was prepared by Conybeare Morrison (see <b>Appendix 6</b> ), confirming that the proposed planning controls can accommodate a development that achieves the design quality principles. Furthermore, a high level of assessment against the Apartment Design Guide (ADG) confirms that a development is capable of complying with the design criteria including solar access, cross ventilation, building widths, building separation and communal open space.
SEPP (BASIX) 2004			✓	Not relevant to the proposed amendment.
SEPP (Exempt and Complying Development Codes) 2008			✓	Not relevant to the proposed amendment

**Table 24-** Consistency with State Environmental Planning Policies (SEPP)

#### 4.3.7 Q7 - 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 25.

Ministerial Direction	Comment
<b>1 Planning Systems</b>	
<b>1.1 Implementation of the Minister's Planning Principles</b> The objectives of this direction are to: <ul style="list-style-type: none"> <li>(a) give legal effect to the Minister's Planning Principles and ensure the document, including the concept of sustainable development, is given regard in the assessment of planning proposals, and</li> <li>(b) support improved outcomes through consideration of planning principles that are relevant to the particular planning proposal.</li> </ul> (1) In the preparation of a planning proposal the planning authority must have regard to the Minister's Planning Principles and give consideration to specific planning principles in the Ministers Planning Principles that are relevant to the preparation of the planning proposal.	The consistency of the proposal with the Minister's Planning Principles is provided in Table 26 below.
<b>1.2 Implementation of Regional Plans</b>	The proposal is consistent with the Greater Sydney Region Plan (See Section 4.3.3 and Table 15).
<b>1.3 Development of Aboriginal Land Council land</b>	NA
<b>1.4 Approval and Referral Requirements</b> The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development. (1) A planning proposal to which this direction applies must: <ul style="list-style-type: none"> <li>(a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and</li> <li>(b) 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"> <li>i. the appropriate Minister or public authority, and</li> <li>ii. the Planning Secretary (or an officer of the Department nominated by the Secretary), prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&amp;A Act, and</li> </ul> </li> <li>(c) not identify development as designated development unless the relevant planning authority: <ul style="list-style-type: none"> <li>i. can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the class of development is likely to have a significant impact on the environment, and</li> </ul> </li> </ul>	The planning proposal does not propose any such provisions listed in Direction 1.4.

Ministerial Direction	Comment
ii. has obtained the approval of the Planning Secretary (or an officer of the Department nominated by the Secretary) prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act	
<b>1.5 Site Specific Provisions</b>	NA
<b>1 Planning Systems – Place-based</b>	
<b>1.6 Parramatta Road Corridor Urban Transformation Strategy</b>	NA
<b>1.7 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan</b>	NA
<b>1.8 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b>	NA
<b>1.9 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b>	NA
<b>1.10 Implementation of Glenfield to Macarthur Urban Renewal Corridor</b>	NA
<b>1.11 Implementation of the Western Sydney Aerotropolis Plan</b>	NA
<b>1.12 Implementation of Bayside West Precincts 2036 Plan</b>	NA
<b>1.13 Implementation of Planning Principles for the Cooks Cove Precinct</b>	NA
<b>1.14 Implementation of St Leonards and Crows Nest 2036 Plan</b>	NA
<b>1.15 Implementation of Greater Macarthur 2040</b>	NA
<b>1.16 Implementation of the Pyrmont Peninsula Place Strategy</b>	NA
<b>1.17 North West Rail Link Corridor Strategy</b>	NA
<b>2 Design and Place</b>	
<b>3 Biodiversity and Conservation</b>	
<b>3.1 Conservation Zones</b>	NA
<b>3.2 Heritage Conservation</b>	NA
<b>3.3 Sydney Drinking Water Catchments</b>	NA
<b>3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs</b>	NA
<b>3.5 Recreation Vehicle Areas</b>	NA
<b>4 Resilience and Hazards</b>	
<b>4.1 Flooding</b>	NA
<b>4.2 Coastal Management</b>	NA
<b>4.3 Planning for Bushfire Protection</b>	NA
<b>4.4 Remediation of Contaminated Land</b> The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.  (1) A planning proposal authority must not include in a particular zone (within the meaning of the local environmental plan) any land to which this direction applies if the inclusion of the land in that zone would permit a change of use of the land, unless: (a) the planning proposal authority has considered whether the land is contaminated, and	The land has not been identified as contaminated land in a public register.  The site is currently occupied by residential units and does not include activities that are likely to cause contamination. The site is not known to contain any contaminated land.

Ministerial Direction	Comment
<p>(b) if the land is contaminated, the planning proposal authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and</p> <p>(c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning proposal authority is satisfied that the land will be so remediated before the land is used for that purpose. In order to satisfy itself as to paragraph 1(c), the planning proposal authority may need to include certain provisions in the local environmental plan.</p> <p>(2) Before including any land to which this direction applies in a particular zone, the planning proposal authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.</p>	<p>This is further detailed below in Section 4.3.9.</p> <p>Further site investigations can be undertaken as part of any future development application for the site.</p>
<b>4.5 Acid Sulfate Soils</b>	NA
<b>4.6 Mine Subsidence and Unstable Land</b>	NA
<b>5 Transport and Infrastructure</b>	
<p><b>5.1 Integrating Land Use and Transport</b></p> <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"> <li>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</li> <li>(b) increasing the choice of available transport and reducing dependence on cars, and</li> <li>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</li> <li>(d) supporting the efficient and viable operation of public transport services, and</li> <li>(e) providing for the efficient movement of freight.</li> </ul> <p>(1) 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"> <li>(a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and</li> <li>(b) The Right Place for Business and Services – Planning Policy (DUAP 2001).</li> </ul>	<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 (<b>Appendix 3</b>), <i>"The Site is well serviced by a number of bus stops within 400 metres 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>
<b>5.2 Reserving Land for Public Purposes</b>	NA
<b>5.3 Development Near Regulated Airports and Defence Airfields</b>	NA
<b>5.4 Shooting Ranges</b>	NA
<b>6 Housing</b>	



Ministerial Direction	Comment
<b>6.1 Residential Zones</b> The objectives of this direction are to: <ul style="list-style-type: none"> <li>(a) encourage a variety and choice of housing types to provide for existing and future housing needs,</li> <li>(b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</li> <li>(c) minimise the impact of residential development on the environment and resource lands.</li> </ul> (1) A planning proposal must include provisions that encourage the provision of housing that will: <ul style="list-style-type: none"> <li>(a) broaden the choice of building types and locations available in the housing market, and</li> <li>(b) make more efficient use of existing infrastructure and services, and</li> <li>(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and</li> <li>(d) be of good design.</li> </ul> (2) A planning proposal must, in relation to land to which this direction applies: <ul style="list-style-type: none"> <li>(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and</li> <li>(b) not contain provisions which will reduce the permissible residential density of land.</li> </ul>	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.
<b>6.2 Caravan Parks and Manufactured Home Estates</b>	NA
<b>7. Industry and Employment</b>	
<b>7.1 Business and Industrial Zones</b> The objectives of this direction are to: <ul style="list-style-type: none"> <li>(a) encourage employment growth in suitable locations,</li> <li>(b) protect employment land in business and industrial zones, and</li> <li>(c) support the viability of identified centres.</li> </ul> (1) A planning proposal must: <ul style="list-style-type: none"> <li>(a) give effect to the objectives of this direction,</li> <li>(b) retain the areas and locations of existing business and industrial zones,</li> <li>(c) not reduce the total potential floor space area for employment uses and related public services in business zones,</li> <li>(d) not reduce the total potential floor space area for industrial uses in industrial zones, and</li> <li>(e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Planning Secretary.</li> </ul>	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.
<b>7.2 Reduction in non-hosted short-term rental accommodation period</b>	NA
<b>7.3 Commercial and Retail Development along the Pacific Highway, North Coast</b>	NA

Ministerial Direction	Comment
<b>8 Resources and Energy</b>	
<b>8.1 Mining, Petroleum Production and Extractive Industries</b>	NA
<b>9 Primary Production</b>	
<b>9.1 Rural Zones</b>	NA
<b>9.2 Rural Lands</b>	NA
<b>9.3 Oyster Aquaculture</b>	NA
<b>9.4 Farmland of State and Regional Significance on the NSW Far North Coast</b>	NA

**Table 25** - Assessment of relevant Section 9.1 Ministerial Directions

The consistency of the proposal with the Minister's Planning Principles (December 2021) is provided below:

Minister's Planning Principles	Comment
<b>Planning Systems</b> A strategic and inclusive planning system for the community and the environment.	The proposal provides a strategic led approach to planning for the current and future needs of the community by providing increased housing supply and the potential to deliver commercial uses that are not currently provided in the centre (e.g medical centre). The proposal aligns with the Region and District Plans and Council's strategic vision for the centre. The proposal will deliver community benefits, while minimising impact on the environment.
<b>Design and Place</b> Delivering well-designed places that enhance quality of life, the environment and the economy	The concept proposal has been designed in accordance with a high-quality urban design approach (See Urban Design Report in <b>Appendix 1</b> and Supplementary Urban Design Report in <b>Appendix 6</b> ). This includes active frontages and a public plaza to enhance the vibrancy of the centre and provide a place for the community to connect.
<b>Biodiversity and Conservation</b> Preserving, conserving and managing NSW's natural environment and heritage	The site contains no known environmental values or heritage items. The proposal will contribute towards an improved environment by planting new street trees.
<b>Resilience and Hazards</b> Managing risks and building resilience in the face of hazards.	The site is not identified as being at risk of any hazards such as flooding or bushfire.
<b>Transport and Infrastructure</b> Providing well-designed and located transport and infrastructure integrated with land use.	There is sufficient public infrastructure for the proposed land use, as detailed in section 4.3.11.
<b>Housing</b> Delivering a sufficient supply of safe, diverse, and affordable housing.	The rezoning will enable an increase of housing supply in a strategic location adjoining existing services. The planning proposal will enable approximately 22 residential units which will include a mix of unit types. The housing supply provided by the planning proposal was included in Council's Local Housing Strategy forecasting of supply and demand.

Minister's Planning Principles	Comment
<b>Industry and Employment</b> Growing a competitive and resilient economy that is adaptive, innovative and delivers jobs.	The proposal will enhance the vibrancy of the centre, and deliver jobs, increased local services, and investment in the economy.
<b>Resources and Energy</b> Promoting the sustainable use of NSW's resources and transitioning to renewable energy.	The site is well serviced by public buses. The proposal provides increased housing and local services in a centre that is surrounded by residential development, therefore minimising the need to use private vehicles.
<b>Primary Production</b> Protecting and supporting agricultural lands and opportunities for primary production.	NA

**Table 26** – Assessment of Minister's Planning Principles

## Section C – Environmental, Social and Economic Impacts

### 4.3.8 Q8 – 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.

### 4.3.9 Q9 - Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The site is not impacted by any known environmental hazards such as flooding, bushfire or landslip.

#### Contamination

An initial evaluation has been carried out to consider whether the land is contaminated. This evaluation is based on readily available factual information, and has not revealed any indications that potentially contaminating activities have been carried out on the land such that contamination would be an issue.

Available information:	Source:	Finding:	Indication:
Current LEP zoning and permitted uses	Georges River LEP 2021	<b>R2 Low Density Residential</b> <b><i>Permitted with or without development consent:</i></b> Home occupations; Bed and breakfast accommodation; Boat sheds; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Group homes; Health services	No activity permitted that would likely cause contamination

Available information:	Source:	Finding:	Indication:
		<p>facilities; Home businesses; Home industries; Jetties; Oyster aquaculture; Pond-based aquaculture; Public administration buildings; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Tank-based aquaculture</p> <p><b>Prohibited:</b> Any other purpose</p>	
Previous LEP zoning and permitted uses	Hurstville LEP 2012	<p><b>R2 Low Density Residential</b></p> <p><b>Permitted with or without development consent:</b> 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 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><b>Prohibited:</b> Any other purpose</p>	No activity permitted that would likely cause contamination
Previous LEP zoning and permitted uses	Hurstville LEP 1994	<p><b>Zone No 2 (Residential Zone)</b></p> <p><b>Permitted with or without development consent:</b> 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><b>Prohibited:</b> Any other purpose</p>	No activity permitted that would likely cause contamination
Historic Aerial Photos	NSW Department of Finance	Sydney 1943 Imagery (see Figure 20 below)	Apparent use of the properties for

Available information:	Source:	Finding:	Indication:
	and Services Spatial Information exchange		non-urban pastoral land up until the 1940's, unlikely chemical use or other activity listed under Table 1 of the contaminated land planning guidelines 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 roof and bull-nose veranda, located closer to the road.</p>	Apparent continuous residential use of the Corner site properties since the late 1940's / 1950's with no signs of activity listed under Table 1 of the contaminated land planning guidelines that would likely cause contamination.
Development application, building application and property file records	Georges River Council	A request for the retrieval of this information from government archives was made to Council under the GIPA Act.	From the information available, it appears that no activity has been carried out that would cause land contamination.

**Table 27** – 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



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

#### **4.3.10 Q10 - 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.

##### **Social Considerations and Public Benefits**

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)
- Improved 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 within a walkable distance of the existing Peakhurst Centre
- Public domain improvements to contribute to public amenity, such as by:
  - o Providing a new public plaza and increase of open space
  - o Promoting ground floor street frontage activation

- Street planting
- Public art
- Widened footpaths.

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 and library facilities.

### **Economic Benefits**

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*

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.

## **Section D – Infrastructure (Local, State and Commonwealth)**

### **4.3.11 Q 11 - Is there adequate public infrastructure for the planning proposal?**

#### **Utility services**

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

#### **Transport, Traffic and Parking**

The site is within walking distance of public bus stops, which provide access to train stations in less than 10 minutes. The site is also within walking distance to Peakhurst Neighbourhood Centre, an established mixed-use area providing a range of local services. 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 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 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.*

## **Section E – State and Commonwealth Interests**

### **4.3.12 Q 12 - What are the views of State and federal public authorities and government agencies consulted in order to inform the Gateway determination?**

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 planning proposal seeks to amend the following maps of the GRLEP 2021 to achieve the proposed outcome for the site by:

- Zoning Map (Sheet LZN\_004)
- Height of Buildings Map (Sheet HOB\_004)
- Floor Space Ratio Map (Sheet FSR\_004)
- Lot Size Map (Sheet LSZ\_004)

The proposed amendments 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 of Planning and Environment's *Local Environmental Plan Making Guideline* (December 2021) requires an indicative project timeline to be included with the Planning Proposal. 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 and the Department of Planning and Environment'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	June 2021
Consideration by Council and Council Decision	July - October 2021
Referral to Department of Planning & Environment	November 2021
Gateway Determination	March 2022
Pre-Exhibition	April 2022
Commencement and completion of public exhibition period	May 2022
Consideration of submissions	June 2022
Post-exhibition review and additional studies	July 2022
Gazettal of LEP amendment	August 2022
<b>Overall estimated timetable</b>	<b>August 2019 to August 2022 (36 months)</b>

**Table 28** - Indicative Project Timeline



## **8. 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 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 Georges River LEP 2021.

The planning proposal is consistent with government's adopted planning policy for the District and aligns with the strategic directions and objectives of the Georges River LSPS and Housing 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.

## **9. Appendices**

- 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**
- Appendix 6 - SEPP 65 Design Statement, prepared by Conybeare Morrison**