

# Community Consultation Summary Report

## **Pre-exhibition Community Consultation for Implementing the Biodiversity & Foreshore Studies**

Consultation Period October 2022 – March 2023



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## 0. Executive Summary

In October 2022, Council conducted pre-exhibition community consultation to invite community input into the finalisation of planning controls relating to biodiversity, local character and the foreshore scenic protection area (FSPA). These controls have been developed in accordance with the findings of the *Georges River Foreshore Scenic Character Study* (Foreshore Study) and the *Georges River Biodiversity Study* (Biodiversity Study). Council is required to submit a Planning Proposal which will amend the *Georges River Local Environmental Plan 2021* (GRLEP 2021) in accordance with the findings of two Studies. However, this pre-exhibition consultation is not a required step in the Planning Proposal process.

Due to the high level of community interest and engagement, the consultation program was extended and concluded on 31 March 2024. The total consultation period lasted 24 weeks – commenced 17 October 2022 and concluded on 31 March 2024 (inclusive).

This report provides a summary of the activities and findings of the consultation including an overview of the engagement program, consultation activities which were undertaken and an analysis of the feedback received via submissions.

During the consultation period, a total of 325 submissions were received by Council and four recurring themes were identified throughout the submissions relating to the protection of the natural environment, not increasing development density, retaining existing lot size requirements and the enhancement of local character.

Council will consider the feedback received during the pre-exhibition consultation period and whether amendments to the draft planning controls are recommended in response to the key issues raised by the community prior to the preparation of the required Planning Proposal.



## 1. Background

In early 2020, the draft Local Environmental Plan (LEP) 2020 was publicly exhibited and Council received over 400 submissions objecting to the removal of properties within the FSPA due to concerns for overdevelopment and the loss of vegetation and biodiversity. The key issues raised in these objections are summarised as follows:

- Increase in housing density will impact flora and fauna in the area; many included references to specific trees, parks, gardens and fauna.
- Held the 'green and leafy' character in high regard, and expressed concern that reducing the extent of the existing FSPA would erode this character.
- All trees visible from the foreshore must be protected.
- Concerns about pollution, in particular water pollution from increased density and the potential impacts from run off into the Georges River.
- Objects to more development (i.e. more dual occupancies) and the associated amenity impacts such as traffic, on street parking, safety, privacy, and increase in demand for schools.
- Council should undertake a full biodiversity assessment of the LGA to inform the development of the new LEP.

To address the concerns in relation to the Foreshore Scenic Protection Area (FSPA) raised by the submissions, the Georges River Local Planning Panel (LPP) resolved to retain the existing extent of the FSPA and requested Council conduct additional investigations relating to the role, mapped extent and zoning of the FSPA.

At the Council meeting dated 28 June 2021, two technical documents were reported:

- 1) a LGA-wide **Biodiversity Study**, prepared by Total Earth Care; and
- 2) the **Foreshore Scenic Character Study** (Foreshore Study), prepared by Ethos Urban.

Council is required to submit a Planning Proposal which will amend the *Georges River Local Environmental Plan 2021* (GRLEP 2021) in accordance with the findings of the Foreshore Study. This requirement is enforced by the NSW Government's Conditions of Approval for the *Georges River Local Housing Strategy*.

### 1.1 Georges River Biodiversity Study

Council commissioned Total Earth Care to prepare the Biodiversity Study for the Georges River LGA. The purpose of the Biodiversity Study is to identify the key biodiversity values within the LGA by assessing the diversity of flora (plant) and fauna (animal) present, analysing historical changes and identifying key opportunities to protect and conserve biodiversity.

The Study is comprised of two volumes:



- Volume 1 comprises an overview of the biodiversity values in the LGA. It provides the project background, aims, strategic and legislative context, methods, synthesis of results and further recommendations, and
- Volume 2 provides detailed results of the surveyed sites including comprehensive inventories, conservation significance and site-specific recommendations.

Amongst the recommendations for protecting, maintaining, and enhancing biodiversity within the LGA, a number of planning-related actions have been made. These are summarised as follows:

- Develop biodiversity controls in the LEP;
- Develop a Habitat Connectivity Plan to inform the planning of the Green Grid across the LGA;
- Develop and implement initiatives for private landholders to improve vegetation condition and extend street tree canopy onto private land; and
- Develop and implement a planting plan to increase the tree canopy in streets corridors.

## **1.2 Georges River Foreshore Scenic Character Study**

Council commissioned Ethos Urban to prepare the Georges River Foreshore Scenic Character Study to further investigate the role, mapped extent and zoning of the FSPA in accordance with the resolution made by the LPP during the finalisation of the draft LEP 2020. The Study Area comprises of all areas which are visible to and from the Georges River.

The Foreshore Study is a technical and evidence-based document which will assist Council in developing and reviewing local planning measures, including future amendments to the Georges River LEP and accompanying Development Control Plan (DCP).

The key recommendations are summarised as follows:

- Revise the FSPA extent to exclude areas that:
  - Are not visible from the river; and/or
  - Do not contribute to the scenic character of the river;
- Revise objectives of the FSPA clause to focus on scenic character;
- Introduce new standalone provision in LEP to protect and enhance biodiversity as informed by the findings of the Biodiversity Study;
- Introduce new overlay in LEP to identify Unique Character Areas (UCA) that require greater protection.

## **1.3 Previous Engagement**

On 3 August 2021, a community information webinar was held where Ethos Urban and Total Earth Care presented the findings and recommendations of the Biodiversity Study and Foreshore Study.

The webinar was advertised through Council's What's On event listing and individual invitations were sent to the submitters of the draft LEP 2020. Each invitation was supported by a Biodiversity Study Information Sheet and Foreshore Study Information Sheet.





A total of 56 community members registered and attended the webinar. The key issues raised by the attendees are summarised as follows:

- The preparation of a Biodiversity Strategy should be prioritised in accordance with the recommended actions of the Biodiversity Study,
- The trees and vegetation in backyards are equally as important as parks and reserves for wildlife, especially the protection of mature, hollow-bearing trees,
- The reduction of the FSPA will lead to overdevelopment and loss of trees, and
- The existing FSPA acts as a buffer that protects the biodiversity of Oatley Park and should not be reduced.

At the webinar, Council staff received strong request from the community to be involved in the process of implementing the recommendations of the Foreshore Study.



## 2. Overview of Consultation Program

### 2.1 Purpose of Consultation

Pre-exhibition consultation with the Georges River community has been proposed for the purpose of inviting community input into the finalisation of planning controls relating to biodiversity, local character and the FSPA, in response to the strong interest expressed by the community to be involved in the development of planning controls.

This consultation process ensures that:

1. Affected / potentially affected property owners are aware of the recommendations proposed by the Biodiversity Study and Foreshore Study,
2. The general community has an opportunity to provide input on proposed planning controls before a Planning Proposal is prepared, and
3. Proposed planning controls are finalised and agreed upon through a collaborative approach with the community.

*Note: this pre-exhibition consultation is not a required step in the Planning Proposal process.*

### 2.2 Consultation Notification

The consultation program was designed to engage the general Georges River community as the subject of consultation involves changes to planning controls that will apply across the entire LGA.

Approximately 24,000 landowners were given written notification of the consultation program as their properties will be directly impacted by proposed changes or had previously requested to be involved in the implementation process. The target groups included:

- Owners of properties located within the Study Area of the Foreshore Study – refer to the coloured areas shown in Figure 1,
- Owners of properties located within the draft Green Corridor and/or affected by the draft Terrestrial Biodiversity and buffer mapping – refer to coloured areas shown in Figure 2,
- Attendees of the information webinar hosted on 3 August 2021, and
- Submitters to the draft LEP 2020 that had made submissions pertaining to the topics of FSPA and biodiversity.

Out of the 24,000 targeted notification, approximately 23,200 were notified via postal mail and 800 were notified via email. A copy of the notification letter is provided in **Appendix A**.

To further extend the reach of the consultation program, temporary corflute signage was installed outside six (6) local schools in the pick up / drop off areas.

1. Blakehurst Public School
2. Oatley Public School
3. Peakhurst West Public School
4. Penshurst Public School
5. Sans Souci Public School and St Finbar's Catholic Primary School.



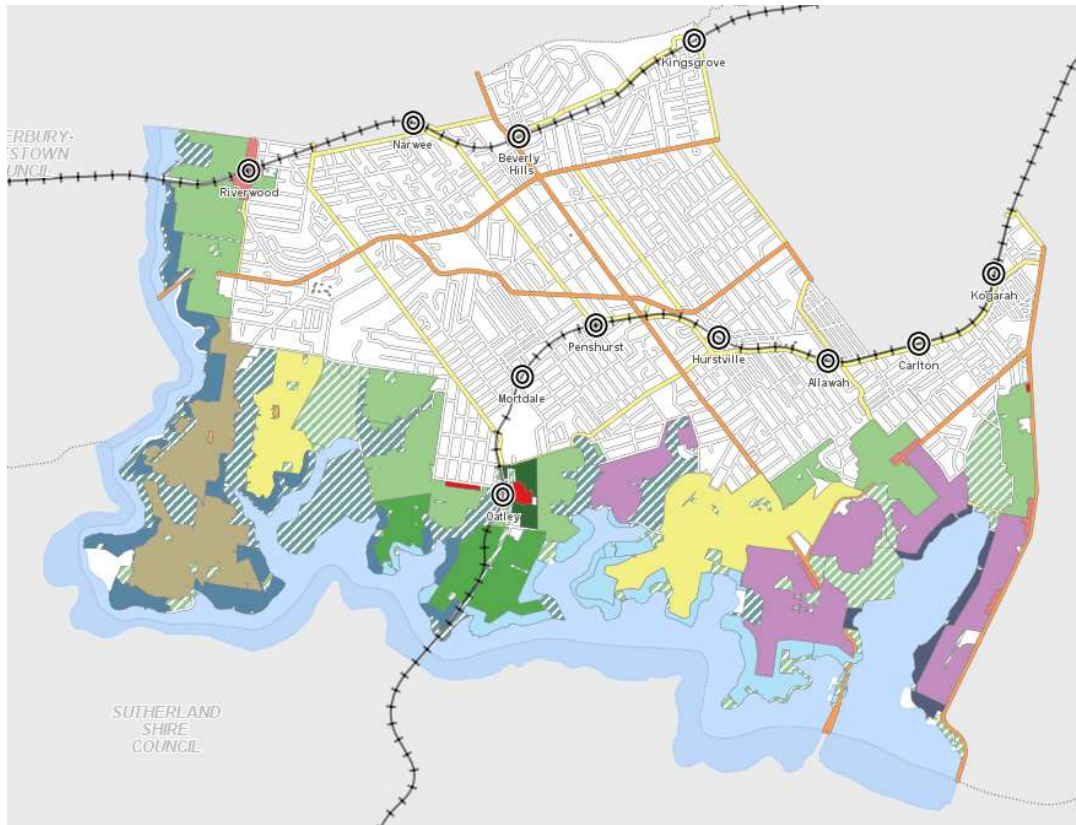


Figure 1 Map showing Study Area of the Foreshore Study



Figure 2 Map showing draft Green Corridor, draft Terrestrial Biodiversity Map and a 40m Buffer Area



### 2.3 Key Program Milestones

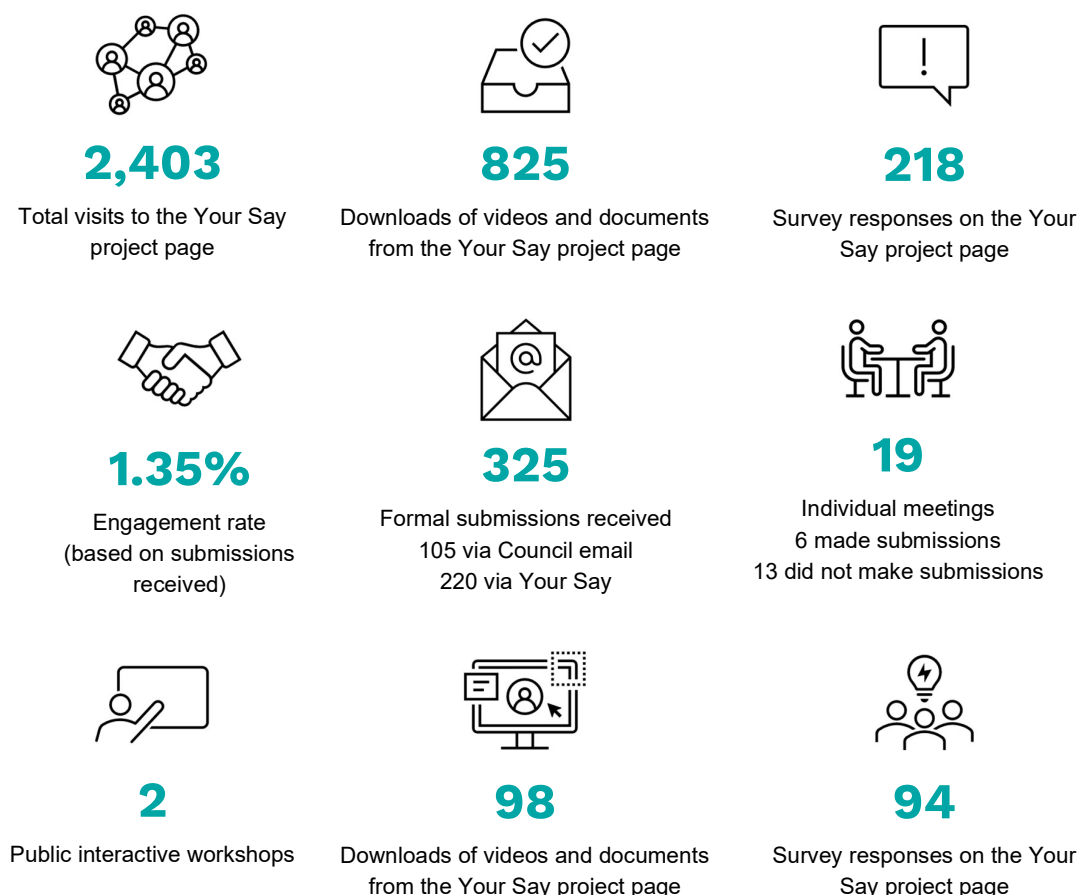
Dates	Key Program Milestone
<b>28 June 2021</b>	Findings of the Biodiversity Study and Foreshore Study reported to Council
<b>3 August 2021</b>	Community information webinar was held to present the findings and recommendations of the Biodiversity Study and Foreshore Study.
<b>17 October 2022</b>	Start of pre-exhibition consultation
<b>25 October 2022</b>	Online community workshop
<b>27 October 2022</b>	In-person community workshop
<b>October - November 2022</b>	Individual meetings with property owners (online and face-to-face)
<b>31 March 2023</b>	End of pre-exhibition consultation



### 3. Consultation Activities

The pre-exhibition consultation period commenced on 17 October 2022 and concluded on 31 March 2024 (inclusive). The consultation period lasted for a total of 24 weeks.

An overview of the consultation engagement is provided below.



A number of activities were provided by Council for the community to access information, make enquiries, participate in workshops as well as to make a formal submission.

Further details on the consultation activities undertaken are detailed as follows:

- Dedicated Your Say project page - <https://yoursay.georgesriver.nsw.gov.au/foreshore-study> with featured information including:
  - Background to the Foreshore Study and the Biodiversity Study
  - Information about the community consultation period
  - Ways to be involved, including workshops, invitation to book individual meetings with Council staff, Lot Size Poll and how to make a submission
  - Foreshore Study and Biodiversity Study for public access



- Supporting documents available for public access, including plain-English fact sheets on the different elements of the proposed changes to planning controls
- Frequently Asked Questions in response to questions received during the consultation period
- Recording of the online workshop following the event
- Links to related projects – the previous information webinar on the two Studies conducted in 2021
- Dedicated email for enquiries - [lep@georgesriver.nsw.gov.au](mailto:lep@georgesriver.nsw.gov.au)
- Dedicated phone line for enquiries - 02 9330 6211
- One-on-one virtual Zoom meetings (10 – 15 minutes) by appointment during business hours
- Face-to-face meetings (10 – 15 minutes) during business hours
- One (1) online community workshop (2 hours)
- One (1) in-person community workshop (2 hours)
- Online submission form
- Online poll on lot size direction





## 4. Community Workshops

To support the development of the planning controls based on the findings of the Biodiversity and Foreshore Studies, Council engaged Ethos Urban to host the online and in-person workshops with the local community.

These workshops were developed for the purposes of:

- Providing clear, timely and accessible information on the two Studies,
- Providing transparent information on the potential impacts of the proposed controls,
- Enabling an interactive and constructive environment for the local community to engage with Council's project team, raise concerns and provide feedback,
- Facilitating an open environment where the community can ask questions directly to the project team on topics relevant to them, and
- Establishing effective lines of communication between the local community, Council and the Ethos Urban project team.

### 4.1 Online Community Workshop

#### *Consultation summary*

<b>Date</b>	25 October 2022
<b>Advertised Time</b>	6-8pm
<b>Actual duration</b>	179 minutes (3 hours)
<b>Location</b>	Zoom – online webinar
<b>Registrations</b>	155
<b>Total Zoom users</b>	140
<b>Unique attendees</b>	98
<b>Council project team</b>	Meryl Bishop, Director Environment and Planning Catherine McMahon, Manager Strategic Planning Stephanie Lum, Coordinator Strategic Planning Anne Qin, Strategic Planner / Urban Designer Catherine James, Coordinator Communications and Engagement
<b>Ethos Urban project team</b>	Chris Bain, Director Planning Jo Kelly, Facilitator Anna Paton, Principal Engagement Evangeline Davidson, Planning

#### *Webinar approach*

The webinar was held as an alternative to the in-person workshop and as an additional opportunity to attend a more structured presentation of the proposed studies. The webinar provided an opportunity for the community to meet the project team, learn more about the studies, ask questions, and provide feedback.



The presentation ran for 2 hours and included the following key topics:

- Welcome, Acknowledgement of Country and team introductions and purpose of the session
- The process so far
- Exploring the studies in detail with the project team
- Answering registration questions
- Wrap up and summary of the exhibition process
- Next steps

A copy of the presentation is available at **Appendix B**. Participants were encouraged to submit questions in advance and the webinar 'question and answer' function was enabled to help facilitate detailed discussion.

### **Webinar workshop feedback and project team response**

During the course of the webinar up to 109 questions were raised either 'live' during the session or posted in the 'question and answer' function. A detailed summary of these discussions is detailed in **Appendix C** and has also been made available in the Document Library on the Georges River 'Your Say' project page. A recording of the webinar has also been made available for public viewing on the 'Your Say' project page.

Key feedback from the live discussion and questions asked via the 'question and answer' function from participants are summarised in the table below into themes. These themes include:

- Requests for clarification on information on boundaries, definitions and study areas, as well as how they work together
- Environmental protection
- Consultation and public exhibition period
- Impacts of proposed controls on development application requirements and development potential
- Lot sizes to be either changed or maintained

Some items or issues raised were also considered out of scope or off topic, however the project team tried to address these as best as possible where appropriate. It should be noted that the response provided by the Project Team was accurate at the time of the webinar and some advice may have become out of date at the time of this Report's preparation.

### **Feedback summary**

Theme	Example Comments/Questions	Response from Project Team
<b>Requests for clarification on map boundaries, definitions and study areas, as well as how they</b>	<ul style="list-style-type: none"><li>• Clarification on the Biodiversity Study which refers to reducing extent of FSPA</li></ul>	<ul style="list-style-type: none"><li>• Both studies look at the role of both the FSPA and biodiversity; as well as introducing new character areas to protect the unique character of some of the areas in the current FSPA</li></ul>



Theme	Example Comments/Questions	Response from Project Team
<b>will work together.</b>	<ul style="list-style-type: none"> <li>Request for historical changes to habitat shown on biodiversity map</li> </ul>	<ul style="list-style-type: none"> <li>Historical maps are provided by the Biodiversity Study</li> </ul>
	<ul style="list-style-type: none"> <li>Request for overlay of current FSPA on proposed terrestrial biodiversity layer</li> </ul>	<ul style="list-style-type: none"> <li>Council to investigate further</li> </ul>
	<ul style="list-style-type: none"> <li>Suggestion that Myall, Mimi, Woronora and Waratah Streets close to the river at southern end should also be included in FSPA</li> </ul>	<ul style="list-style-type: none"> <li>To be considered by Council</li> </ul>
	<ul style="list-style-type: none"> <li>Clarification on number of properties to be removed from the proposed FSPA</li> </ul>	<ul style="list-style-type: none"> <li>To be considered by Council</li> </ul>
	<ul style="list-style-type: none"> <li>How were the definitions of 'bush suburban', 'garden suburban' and 'contemporary' developed?</li> </ul>	<ul style="list-style-type: none"> <li>The definitions were developed as part of the foreshore study prepared by Ethos Urban in consultation with Council. Ethos Urban came up with these character areas so they are unique to GRC.</li> </ul>
	<ul style="list-style-type: none"> <li>Questioned if other councils use these definitions in their LEP / DCPs</li> </ul>	<ul style="list-style-type: none"> <li>Ethos Urban looked at surrounding Councils as well as overseas examples. We are restricted with definitions in our LEP by the State Government's Standard LEP Instrument. The Department of Planning and Environment do not accept new definitions unfortunately.</li> </ul>
	<ul style="list-style-type: none"> <li>Question where Unique Character Areas can overlap with the FSPA</li> </ul>	<ul style="list-style-type: none"> <li>The Unique Character Areas are areas with special characteristics that are not on the foreshore.</li> </ul>
	<ul style="list-style-type: none"> <li>Questioned if maps with more details of the area are available?</li> </ul>	<ul style="list-style-type: none"> <li>All the maps are available on the Your Say page as well as other fact sheets  <a href="https://yoursay.georgesriver.nsw.gov.au/">https://yoursay.georgesriver.nsw.gov.au/</a></li> </ul>
	<ul style="list-style-type: none"> <li>Questioned if the Unique Character Areas and the Local Character Areas are to replace Street Character or do they work together?</li> </ul>	<ul style="list-style-type: none"> <li>They will work together</li> </ul>



Theme	Example Comments/Questions	Response from Project Team
	<ul style="list-style-type: none"> <li>Question why there is such a focus on what is 'visible from the water', as opposed to 'visible from the train line', or 'visible from the street'. Why is Council more concerned about the visual amenity afforded to river craft than say train travellers?</li> </ul>	<ul style="list-style-type: none"> <li>Live answered during webinar Q&amp;A.</li> <li>Council Response: 'this is the start of the process and will take this on board to do more work about scenic quality elsewhere in the LGA.'</li> </ul>
<b>Environmental protection</b>	<ul style="list-style-type: none"> <li>Bush Fire Management Plan integration</li> </ul>	<ul style="list-style-type: none"> <li>Bush fire management is another layer of consideration for Council and Ethos Urban</li> </ul>
	<ul style="list-style-type: none"> <li>Increasing sediment problem with Kyle Bay</li> <li>Management of rising sea levels</li> </ul>	<ul style="list-style-type: none"> <li>As part of this work Council will be investigating water quality controls for development. There are existing stormwater management controls but Council will review these if required.</li> <li>Sea level rise is being taken into consideration - it is a layer in our local environmental plan mapping layers</li> </ul>
	<ul style="list-style-type: none"> <li>Questions regarding protection of tree canopy and implementation of green corridors</li> </ul>	<ul style="list-style-type: none"> <li>The biodiversity study focuses on terrestrial biodiversity - flora (plants) and fauna (animals). Trees and biodiversity are highly valued by our community.</li> <li>Council encourages replanting but cannot enforce replanting, other than as a requirement when a development application is lodged with Council.</li> <li>The green corridors will require local native species plantings, extra layer of protection of existing trees and landscape setting.</li> </ul>
	<ul style="list-style-type: none"> <li>Question relating to biodiversity protection and council's role/responsibility in enforcing it.</li> </ul>	<ul style="list-style-type: none"> <li>Council is asking for feedback from the community for feedback on biodiversity controls to protect vegetation as part of development that</li> </ul>



Theme	Example Comments/Questions	Response from Project Team
		land owners propose on their property.
	<ul style="list-style-type: none"> <li>Questions regarding how the proposed unique character areas will protect any remaining biodiversity?</li> </ul>	<ul style="list-style-type: none"> <li>Should Council support the final controls, the existing controls in the Council's DCP will be updated with the new character controls and green corridors. Should any of these existing properties be replaced or undertake alterations they will need to comply with these new controls.</li> </ul>
<b>Out of scope or off topic</b>	<ul style="list-style-type: none"> <li>Merriman Beach maintenance</li> <li>Weed control</li> <li>Fines for those breaking the rules by cutting down trees and clearing areas without council approval?</li> <li>Community access to the foreshore</li> </ul>	<ul style="list-style-type: none"> <li>These topics are not part of this workshop</li> </ul>
<b>Consultation and public exhibition period</b>	<ul style="list-style-type: none"> <li>Acknowledgement and appetite for the workshop and opportunity to ask questions directly to the project team.</li> <li>"Thank you excellent community engagement process. Well facilitated."</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
	<ul style="list-style-type: none"> <li>When do you expect these changes to come into effect. What is the time frame?</li> </ul>	<ul style="list-style-type: none"> <li>Council does not have a timeframe yet. We are doing this consultation with the community. Once all submissions are reviewed and collated officers will need to report them to Council - which will probably be in early 2023.</li> </ul>
	<ul style="list-style-type: none"> <li>What is the closing date for feedback?</li> <li>Please extend the closing date.</li> </ul>	<ul style="list-style-type: none"> <li>At present 14 November 2022.</li> <li>Council will take an extension into the exhibition period into consideration.</li> </ul>
<b>Impacts of proposed controls on development</b>	<ul style="list-style-type: none"> <li>Whilst jetties may exist some sites require water access to actually undertake construction as they have restricted road/land access.</li> </ul>	<ul style="list-style-type: none"> <li>Council have current controls for jetties and boat sheds in the local environmental plan and development control plan. These do need to be updated</li> </ul>

Theme	Example Comments/Questions	Response from Project Team
<b>application requirements and development potential</b>		but not part of this set of proposed controls
	<ul style="list-style-type: none"> <li>Questions if the implementation of this work will be done at DA stage or be left to CC stage.</li> </ul>	<ul style="list-style-type: none"> <li>The DA will need to address both the FSPA, biodiversity and character controls in the DA documentation, another other existing controls.</li> </ul>
	<ul style="list-style-type: none"> <li>Considering that Council staff assessing applications are currently so busy and taking over 2 months just to accept a DA application? Is there another way to protect biodiversity?</li> </ul>	<ul style="list-style-type: none"> <li>Council acknowledges this issue and is looking at putting additional resources into a fast-track team</li> </ul>
	<ul style="list-style-type: none"> <li>What do you see are the benefits of Terrestrial biodiversity overlay affected properties developments going through the council approval process rather than a separate certification approach?</li> </ul>	<ul style="list-style-type: none"> <li>Identifying a property as containing terrestrial biodiversity and requiring a development application to be assessed by Council enables Council to require developments to comply with Council's biodiversity planning controls to minimise the impact on biodiversity.</li> <li>Developments approved through a complying development certificate are assessed against set controls which do not consider biodiversity.</li> </ul>
<b>Lot sizes to be either changed or maintained</b>	<ul style="list-style-type: none"> <li>If you live in the FSPA and your land is already subdivided and is less than 700 square metres can you build a dwelling?</li> </ul>	<ul style="list-style-type: none"> <li>These controls will only apply to new subdivisions (if you want to split your land to build an additional house) and will not affect your ability to knock down and rebuild your house.</li> </ul>
	<ul style="list-style-type: none"> <li>Questions relating to a specific building plan in particular area e.g. San Souci and Oatley.</li> <li>Questions relating to current lot size allowed for dual occupancy, subdivisions and other areas within the LGA.</li> </ul>	<ul style="list-style-type: none"> <li>Council is not changing height and FSR controls at this stage</li> <li>Council refers to relevant clause in FSPA.</li> <li>Council is asking for community feedback on these issues and has survey available</li> </ul>

Theme	Example Comments/Questions	Response from Project Team
	<ul style="list-style-type: none"> <li>Comments that residents would like to see lot sizes remain the same. Otherwise quality of life will decrease as trees are removed.</li> </ul>	<ul style="list-style-type: none"> <li>Council notes feedback and encourages resident to make a submission.</li> </ul>
	<ul style="list-style-type: none"> <li>Question regarding how increasing lot size in this area (Connell's Point – proposed to be include in the FSPA) protect the tree canopy.</li> </ul>	<ul style="list-style-type: none"> <li>Council acknowledges question and encourage user to make a submission expressing their opinion.</li> </ul>

## 4.2 In-Person Community Workshop

### *Consultation summary*

<b>Date</b>	27 October 2022
<b>Advertised Time</b>	6-8pm
<b>Actual duration</b>	135 minutes (2 hours and 15 minutes)
<b>Location</b>	Marana Auditorium, Hurstville
<b>Registrations</b>	118
<b>In-person attendees</b>	82
<b>Council project team</b>	Meryl Bishop, Director Environment and Planning Catherine McMahon, Manager Strategic Planning Stephanie Lum, Coordinator Strategic Planning Anne Qin, Strategic Planner / Urban Designer Rebecca Lau, Senior Strategic Planner Catherine James, Coordinator Communications and Engagement
<b>Ethos Urban project team</b>	Chris Bain, Director Planning Jo Kelly, Facilitator Anna Paton, Principal Engagement Evangeline Davidson, Planning David Attwood, Planning Paul Robilliard, Planning

### *In-person workshop approach*

The session provided an interactive opportunity for the community to meet the Council and Ethos Urban team in person, learn more about the proposed planning changes and studies, ask questions, and provide feedback.

The auditorium was initially set up with 'town hall' style seating for an initial presentation. The 100 or so chairs were separated into 4 distinct quadrants. After a short introduction presentation, the group was split up into four groups which rotated through 'listening pods' located around the room. Whilst



the workshop structure was different to the online webinar the content provided was as similar as possible to ensure consistency between the two workshops.

The workshop ran for 2 hours and included the following approach:

- Introduction (slides shown on screen) including acknowledgement of Country, team introductions, study background
- Introduction to the 'listening pod' format (speed dating with a planner on a specific topic):
  - Explanation of the structure and purpose of the 'listening pods'
  - Assign participants to their starting pod topic (participants are already roughly separated into 4 pods of around 25 (est. 100 in total) in the seating layout proposed).
- Participants spent 15 mins at each pod whilst a presenter from Ethos Urban or Council provided an overview of the proposed planning changes and studies. After 15 mins, the participants were asked to move to the next pod whilst the presenters remained at assigned their pod.
- Listening pod topics:
  - (1) FSPA
    - Presenter: Meryl Bishop and Paul Rolliard
    - Note taker x 2
  - (2) Lot sizes
    - Presenter: Stephanie Lum and Rebecca Lau
    - Note taker x 2
  - (3) Local and unique character areas
    - Presenter: Catherine McMahon and Chris Bain
    - Note taker x 2
  - (4) Biodiversity
    - Presenter: Anne Qin and David Attwood
    - Note taker x 2
- Display boards presenting maps and diagrams of the various studies and proposed planning changes were pinned to walls at the location of each pod. The presenters and participants used these to guide discussions. A copy of the maps referred to during the listening pods are available at **Appendix D**.

Project FAQs documents, as well as a suggestion box was provided during the session. A copy of the presentation is available at **Appendix E**. Participants were encouraged to submit questions in advance.

### Feedback summary

Pod 1 – FSPA	
Topic / Theme	Key Issues Raised
Support for Council in improving and strengthening the controls	<ul style="list-style-type: none"> <li>• What can Council do to enforce the current controls? There is difficulty enforcing them now. Example of recent issue with neighbours. E.g. water issues, sub-terrain issues.</li> <li>• Supports Council in working to improve and strengthen the controls</li> </ul>



FSPA should not be reduced in area (Concern about increase in areas that can be potentially developed)	<ul style="list-style-type: none"> <li>The existing controls are not overly complicated.</li> <li>Concern that by reducing the FSPA will increase the area that can have more development and dual occupancies</li> <li>Seems that the proposed reduction in FSPA is just considering the visual aspects.</li> </ul>
Concern with loss of vegetation and support for native planting	<ul style="list-style-type: none"> <li>Concern that a lot of places are planting exotic plant species that don't support biodiversity.</li> <li>Ornamental/exotic trees are being put in to give privacy. Green conifers should be added to the noxious weed list.</li> <li>Controls should not just say what can't be planted but what should be planted. Include a list of native indigenous plants.</li> </ul>
Concern with overdevelopment	<ul style="list-style-type: none"> <li>Does Council have power to stop the increase in density? Concerns with over population.</li> </ul>
Clear definitions required	<ul style="list-style-type: none"> <li>What does 'scenic character' mean?</li> </ul>
Supports Council in improving the controls	<ul style="list-style-type: none"> <li>Feels encouraged that Council is trying to do something to improve the controls</li> </ul>
Request for FSPA to expand and include Kogarah Bay	<ul style="list-style-type: none"> <li>It is important that this area be included. The land still has connections with the water, sandbanks, mud flats, etc</li> <li>There is an opportunity to improve this area and make it better.</li> </ul>
Relationship with other proposed planning changes and the cumulative impact to development	<ul style="list-style-type: none"> <li>Concern that there 4-5 different layers of controls and that this will create silo's in the controls. If a developer ticks the controls for some layers and not others, does that mean it will veto the development?</li> <li>Question whether each control has the same weighting and how not implementing one may affect the others.</li> </ul>

## Pod 2 – Lot Sizes

Topic / Theme	Key Issues Raised
Impacts of changes to current applications	<ul style="list-style-type: none"> <li>Applications are assessed under the controls at the time of lodgement.</li> </ul>
Relationship between lot sizes and biodiversity study	<ul style="list-style-type: none"> <li>Separate layers, they will act independently. Biodiversity removes complying development and potentially requires additional studies. Lot size does not affect ability to do complying development.</li> </ul>
Next steps and survey outcomes/access.	<ul style="list-style-type: none"> <li>Survey results will be reported to Council and they will make a decision on how to proceed.</li> </ul>
Suggestion to incorporate a survey for FSPA as well as lot sizes	<ul style="list-style-type: none"> <li>Council encourages participants to make a submission.</li> </ul>
General questions regarding graphics on the maps and	<ul style="list-style-type: none"> <li>Maps are available online during the exhibition process for more detailed study and analysis.</li> </ul>





what certain colours indicated / represented	
----------------------------------------------	--

### Pod 3 – Local and Unique Character Areas

Topic / Theme	Key Issues Raised
Private certification issues for CDC	<ul style="list-style-type: none"> <li>Unable to get a plan of the neighbour's development and was not notified of the new development</li> </ul>
Remediation of current character	<ul style="list-style-type: none"> <li>Suggestion to look at front of house as well as back of house. Need to look at garden verges to create more green space</li> </ul>
Enforcement of existing and proposed controls	<ul style="list-style-type: none"> <li>When are residents required to plant trees as part of the DA who goes around and inspect to insure, they have planted the trees?</li> <li>Is there going to be a requirement to plant certain species of trees and is there going to be a follow up by Council in 5 years to ensure the tree is still there.</li> </ul>
Concern for dual occupancy and lack of vegetation controls	<ul style="list-style-type: none"> <li>Local character – how does dual occupancy fit into that. The current controls are weak allow to many big square houses</li> </ul>

### Pod 4 – Biodiversity

Topic / Theme	Key Issues Raised
Private certification and CDC	<ul style="list-style-type: none"> <li>Support for CDC to not be permitted in proposed areas</li> </ul>
Enforcement of existing and proposed controls	<ul style="list-style-type: none"> <li>What is Council going to do about enforcing planting?</li> <li>Do all controls need to be satisfied for a DA to be approved or is it majority rules</li> <li>Trees are replaced/removed after OC and Council isn't doing anything about them</li> </ul>
Clarification on definitions and boundary mapping	<ul style="list-style-type: none"> <li>What do you mean by 'biodiversity'?</li> <li>Are there areas excluded from the FSPA?</li> <li>Why are there areas on the foreshore which are not included in the terrestrial biodiversity core areas?</li> </ul>
Environmental protection	<ul style="list-style-type: none"> <li>Can Council charge holding bonds to make sure all of the landscaping is put in before releasing the bond back?</li> <li>Need for planting trees along main roads</li> <li>There should be some incentives for people to plant indigenous vegetation in the Green Corridor</li> <li>Real issue with foxes and feral cats</li> </ul>
Questions relating to 40m buffer	<ul style="list-style-type: none"> <li>How did you arrive at the 40m buffer?</li> <li>What is the science behind the 40m buffer zone? Some areas need a bigger buffer.</li> </ul>



## 5. Analysis of Submissions

Council reviewed and analysed all submissions received. In some instances, Council received the same submission more than once from the same submitter due to the availability of multiple channels for a resident to make a submission. These are categorised as duplicate submissions and have been excluded from the count of “unique submissions”.

A total of 325 unique submissions have been received during the consultation period, including:

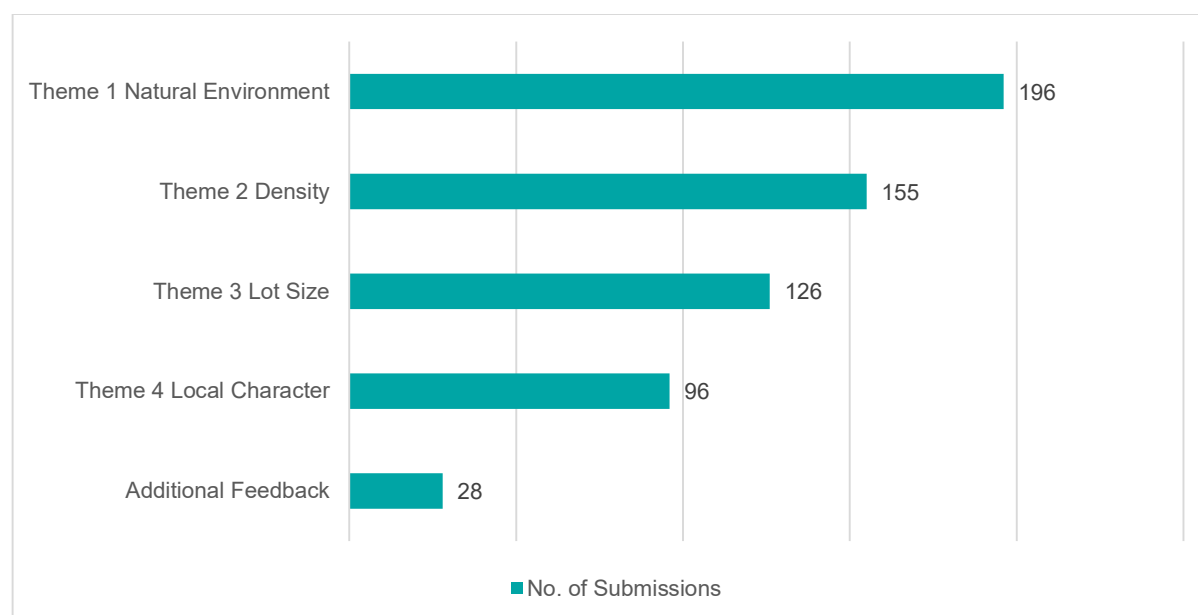
- 1 submission from the Environmental Protection Authority (EPA),
- 294 individual submissions from the community, and
- 30 community submissions based on a proforma.

### 5.1 Breakdown of Themes and Key Issues

To better understand the feedback that the community provided, the submissions have been grouped by common themes based on their content. Four recurring themes have been identified throughout the submissions received. Some submissions contain all four themes and is therefore counted within each of the themes mentioned:

1. Natural Environment
2. Density
3. Lot Size
4. Local Character

The majority of community submissions are considered to be objections as they do not indicate their support for the consulted planning controls. However, there are some submissions which contain support for the proposed controls and/or additional feedback.



### Theme 1 – Natural Environment

Objects to the proposed changes because it will destroy the natural environment by allowing more development. Submissions also request better protection of the environment but provide no comment on the proposed biodiversity controls.

**61%**

196 submissions

Key issues include:

- Perception of the existing FSPA as an environmental protection mechanism that is protecting the area from new development, with some requests for the FSPA to be turned into an “Environmental Protection Zone”,
- Belief that changing the FSPA will lead to devastating environmental damage,
- Wildlife and habitats for wildlife are highly valued,
- Trees are highly valued, and
- Requests for greater enforcement action on illegal tree clearing.

### Theme 2 – Density

Objects to any increase in density or new development in general. Issues including traffic congestion, old sewers, poor amenity and loss of existing ‘exclusivity’ are also raised as the negative impacts of increasing housing and density.

**47%**

155 submissions

Key issues include:

- Assumption that changing and/or reducing the FSPA extent will lead to increased density in the areas where the FSPA is removed,
- Increasing density will have negative impacts on the natural environment like mature trees being removed to make way for new development, buildings taking up a significantly larger footprint, less landscaped area to allow stormwater infiltration,
- Amenity impacts on the neighbourhood amenity like more cars parked on the street and more traffic,
- Loss of perceived property value associated with the ‘exclusivity’ of living in an area with a green and low density character,
- Frustration that Council is undermining the amenity of existing residents, and
- Requests for dual occupancies to be prohibited.

### Theme 3 – Lot Size

Objects to reduction to lot size requirements and any form of new development that will increase density.

**39%**

126 submissions

Key issues include:

- Reducing existing lot size requirements will lead to more development, and
- Raise the same issues as the previous “density” theme.



#### Theme 4 – Local Character

Objects to the proposed changes due to concerns about local character being destroyed by new development. Submissions also request stronger protection of local character but provide no comment on the proposed local character controls.

**29%**

96 submissions

Key issues include:

- Assumption that changing and/or reducing the FSPA extent will lead to increased development, and
- More development will destroy the current 'exclusive' low density character.

#### Additional Feedback

Contains additional feedback that cannot be categorised within the four themes above.

**8%**

28 submissions

Additional feedback includes:

- Support for the introduction of biodiversity controls,
- Assumes the proposed changes are identical to the amendments proposed by the draft LEP 2020 and objects for that reason,
- Concerned about further delays to DA timeframe as biodiversity controls will prohibit complying development as a development approval pathway,
- Support for removal of areas not visible from the riverfront,
- Requests inclusion of additional areas into the FSPA, including the eastern side of Kogarah Bay, the southern ends of Woronora Parade, Mi Mi Street and Myall Street,
- Requests more car parking spaces to be provided per dwelling because residents have too many cars,
- Requests for certain properties in Peakhurst to be removed from the FSPA, and
- Opposes controls that unfairly burden FSPA properties.

## 5.2 Submissions Received by Suburb

Submissions were received from numerous suburbs across the LGA. Most of these suburbs are located along the foreshore.

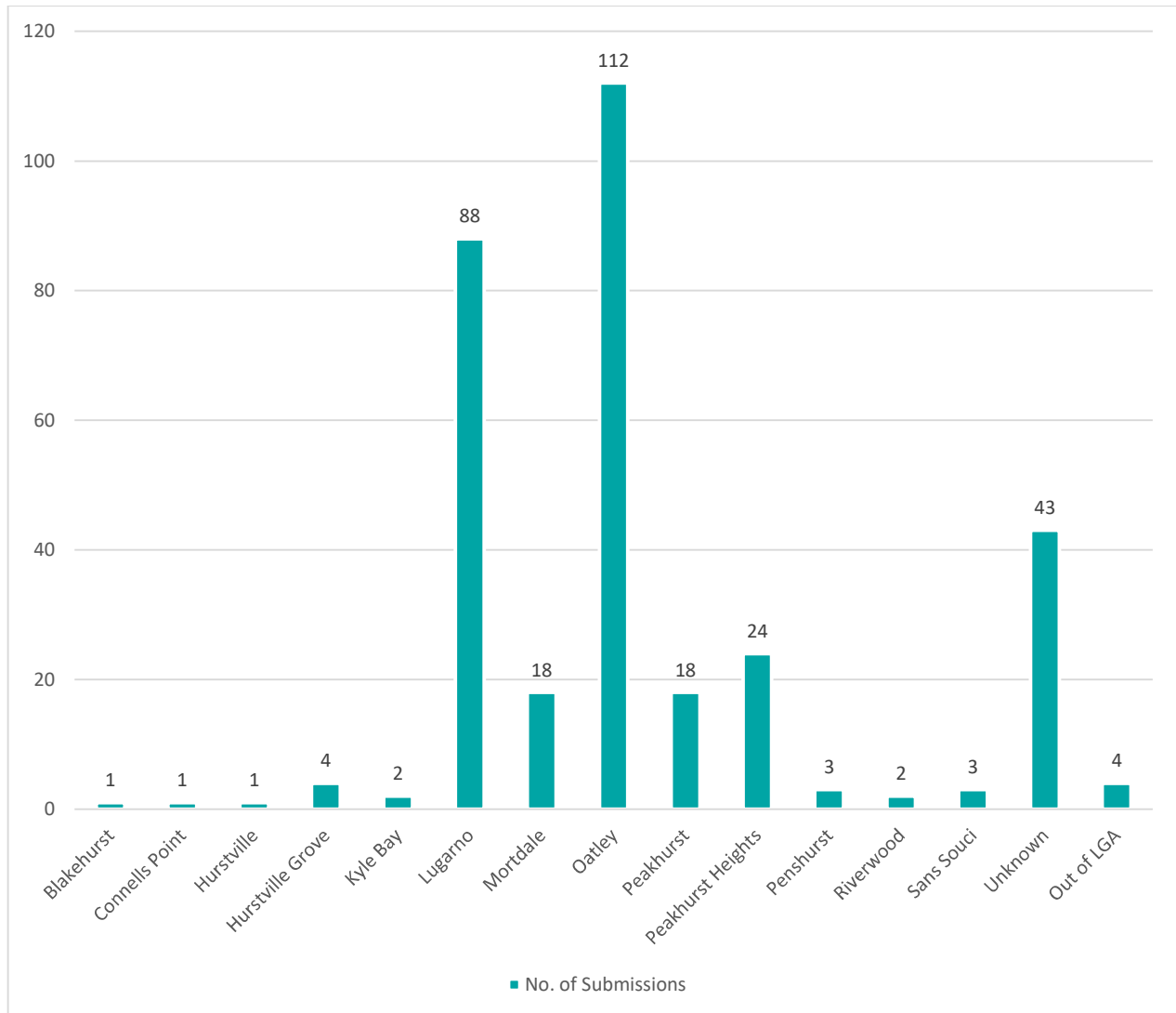
It should be noted that it was not possible to identify the suburb of every individual submission as people were not required to provide a postcode when making a submission. Nonetheless, most provided a post code and/or their property address when submitting their feedback.

Of the 324 community submissions, Oatley (112, 35%) and Lugarno (88, 27%) are the suburbs from where the greatest number of submissions originated.

43 (13%) submissions were made without the respondent identifying their suburb.

4 (1%) submissions were provided by respondents that live outside of the LGA in the suburbs of Bankstown, Hunters Hill, Illawong and Waterloo.





## 6. Results of Lot Size Survey

Currently, there are two sets of lot size controls in place with a smaller requirement for land located outside of the FSPA and a larger requirement for land located within the FSPA as follows:

	Outside of the FSPA (smaller requirement)	Within the FSPA (larger requirement)
<b>Subdivision lot size</b>	450sqm	700sqm
<b>Dual occupancy lot size</b>	650sqm	1,000sqm

During the draft LEP 2020 consultation process, Council received numerous requests for properties which are removed from the FSPA to adopt the smaller lot size requirement to enable greater development potential.

In response, the Lot Size Poll was made available during the subject community consultation program to gather community feedback regarding the outcome of lot size requirements for the areas excluded from the proposed FSPA and UCA.

The Lot Size Poll was comprised of five key sections corresponding to each of the locality in question:

1. Connells Point
2. Mortdale
3. Oatley West
4. Peakhurst
5. Peakhurst Heights

These localities are excluded from the proposed FSPA and UCA and therefore possess the potential for the smaller lot size requirement to be applied. The following options were available for selection for each locality:

- Keep lot sizes the same, do not reduce them
- Reduce lot sizes so they are the same as other areas in the LGA
- I don't mind what happens in this area

A total of 178 responses have been received on the Lot Size Poll. The majority of the responses seek to retain existing lot size requirements in the areas excluded from the proposed FSPA and UCA.

	Connells Point	Mortdale	Oatley West	Peakhurst	Peakhurst West
Keep lot sizes the same	81%	84%	88%	78%	86%
Reduce lot sizes	9%	9%	7%	10%	8%
Don't mind what happens here	10%	7%	4%	12%	6%





## Appendices

**Appendix A – Sample Notification Letter to Affected Landowner**

**Appendix B – Webinar Workshop Presentation**

**Appendix C – Detailed Summary of Webinar Q&As**

**Appendix D - Maps for In-person Workshop Listening Pods**

**Appendix E – In-person Workshop Presentation**





## **Appendix A – Sample Notification Letter to Affected Landowner**

Contact: Strategic Planning  
Direct Telephone: (02) 9330 6211  
File Reference: D22/216125

5 October 2022

Dear Sir/Madam,

### **Help us implement the Georges River Biodiversity and Foreshore Studies**

I am writing to invite you to participate in our upcoming community workshops to help us prepare the planning controls relating to biodiversity, local character and the Foreshore Scenic Protection Area (also known as the FSPA).

You are receiving this invitation because you have engaged with us previously relating to these issues, and/or own property within the areas that might be affected by the proposed changes to planning controls.

In 2021, the *Georges River Biodiversity Study* and *Foreshore Scenic Character Study* were completed to consider the biodiversity, local character and foreshore scenic character of the Georges River LGA (local government area). These two studies made a number of recommendations, including changes to planning controls. The recommendations seek to better guide future development while enhancing the natural environment and maintaining the character of the area.

We have heard from you about the importance of striking a balance between development and the environment, and it is important that the proposed changes to planning controls are developed through a collaborative approach with our community.

If you would like to find out about how you might be affected, and how you can join the discussion relating to the new planning controls, please visit Council's project page at <https://yoursay.georgesriver.nsw.gov.au/foreshore-study> or by scanning the **QR Code** on the next page.

## Community Workshops

If you would like to learn about the project and help us prepare planning controls, we highly encourage you to join us in an online workshop or in person:

### Online Workshop

**Date:** Tuesday 25 October 2022

**Time:** 6:00pm – 8:00pm

**Location:** Zoom (online)

### In Person Workshop

**Date:** Thursday 27 October 2022

**Time:** 6:00pm – 8:00pm

**Location:** Marana Auditorium (Hurstville)

You only need to attend one of the sessions, however registration is essential. Please register on the project page. You will be emailed information on how to access the workshop upon completion of the registration.

If you are unable to attend, individual meetings are also available with Council's planning staff. Booking is essential. You can book via the project page or by phone.

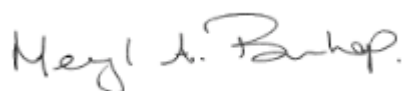
## Project Page

More information about the planning controls can be found on the project page at <https://yoursay.georgesriver.nsw.gov.au/foreshore-study> or by scanning the **QR code** below. The project page will be accessible from Monday 17 October 2022.



If you have any questions, please contact Council's Strategic Planning Section on 9330 6211.

Yours faithfully



Meryl Bishop  
**Director Environment and Planning**





## **Appendix B – Webinar Workshop Presentation**



# Georges River Council Community Workshop

**Biodiversity & Foreshore Controls**

**Online Session**

25 October 2022



# Acknowledgement of Country

*Georges River Council acknowledges the Bidjigal people of the Eora Nation, who are the Traditional Custodians of all lands, waters and sky in the Georges River area. We pay our respect to Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples who live, work and meet on these lands.*

# PART 1:

## Introductions

# Welcome & introductions – Georges River Council



Meryl Bishop

Director Environment and Planning



Catherine McMahon

Manager Strategic Planning



Stephanie Lum

Coordinator Strategic Planning



Anne Qin

Strategic Planner / Urban Designer

# Welcome & introductions – Ethos Urban



Chris Bain

Director, Strategic Planning



Paul Robilliard

Director, Strategic Planning



Anna Paton

Principal, Engagement



Evie Davidson

Urbanist, Planning

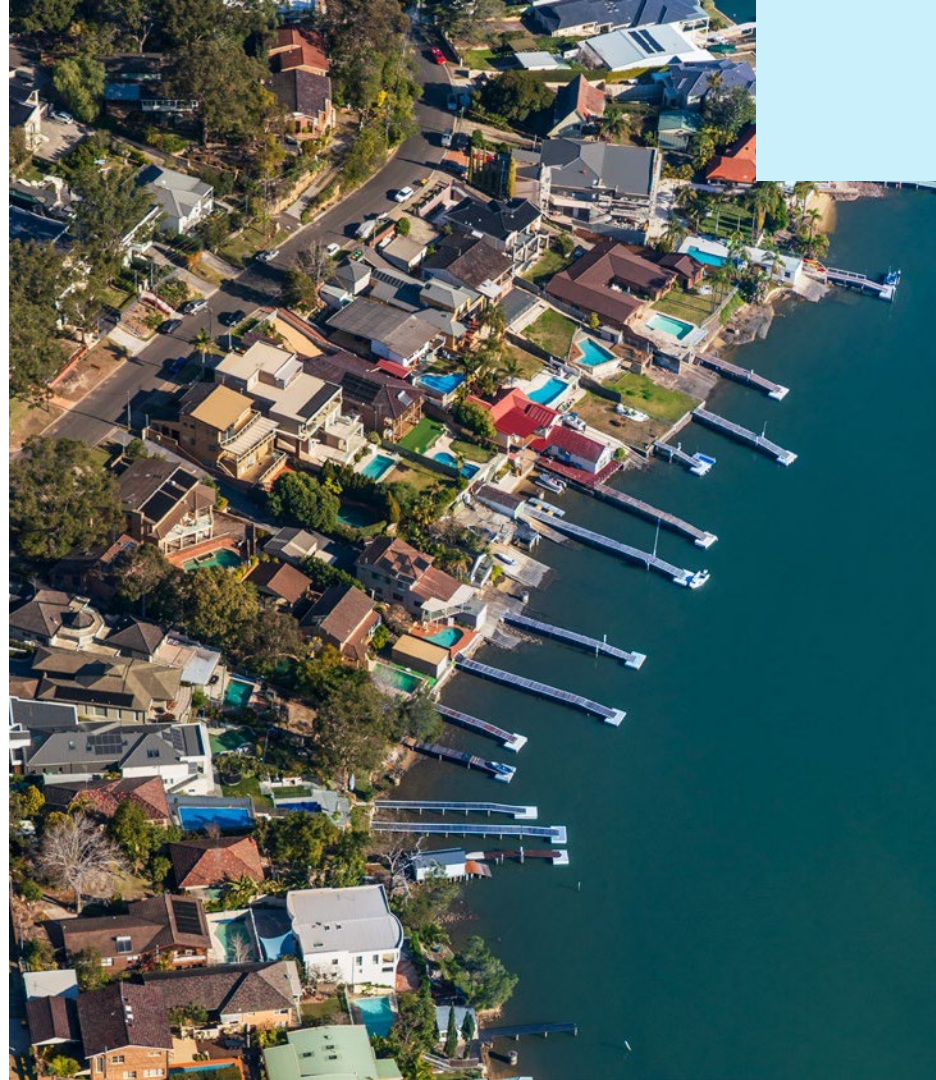


Jo Kelly

Facilitator

# Purpose of this session

To work with us to help shape  
new biodiversity, foreshore and  
local character controls.



# Agenda

1. Introduction
2. The process so far
3. Deep dive into studies with our experts
4. Answering registration questions
5. Wrap up and where to from here



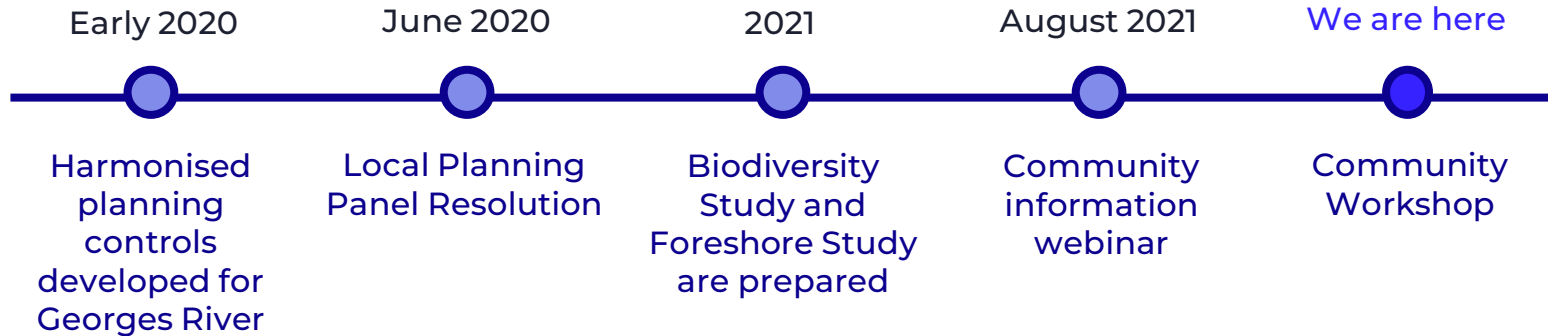
# Addressing your registration questions...

- Thank you for your questions when registering
- We have addressed them within our session tonight
- We welcome you to provide any additional questions via the Q&A function
- Council to send out a Q&A post session

# **PART 2:**

The process so far

# The process we undertook



# Biodiversity Study Recap

- The Georges River Biodiversity Study was prepared by Total Earth Care in 2021.
- The purpose of this Study is to assess the diversity of flora (plant) and fauna (animal) present, analyse historical changes and identify key opportunities for protection and conservation.
- Ecologists conducted field surveys across 27 parks and reserves covering 336ha and 29km of street biodiversity corridors. This was supported by an extensive desktop assessment of the whole LGA and anecdotal observations from the community.

# Biodiversity Recommendations

- Implement the outcomes of the Study into Council policies and management actions, including planning and development controls
- Develop protective measures for threatened flora and fauna
- Undertake management of weeds and pest species
- Conserve and improve connectivity corridors across the LGA and into neighbouring LGAs
- Engage the community and key stakeholders in biodiversity conservation activities within the LGA.

# Foreshore Study Recap

- The Foreshore Scenic Character Study has been prepared by Ethos Urban to investigate the mapped extent and role of the FSPA.
- Every street within the Study area was surveyed, including all areas within the existing FSPA and beyond. Within this Study area, a detailed assessment has been undertaken to review the character types.
- Based on the various character types, the Study categorised them into possessing either:
  - Local Character, or
  - Scenic Character

# Foreshore Study Recommendations

- Revise the FSPA extent to exclude areas that are not visible from the river; and/or do not contribute to the scenic character of the river
- Revise objectives of the FSPA clause to focus on scenic character
- Introduce a new standalone planning control to protect and enhance biodiversity as informed by the findings of the Biodiversity Study
- Identify areas with unique qualities that require greater protection
- Retain increased lot size and landscaping requirements for developments within the FSPA and Unique Character Areas.

# Focus of today's discussion

- The current controls are not the right fit and need to be reviewed.
- Your feedback and the recommendations of the Studies have informed the draft planning controls.
- Seeking your input on the draft controls in relation to biodiversity, scenic/ local character and lot size
- A balance needs to be struck between allowing land owners to develop their land and the protection of the environment and character
- Consideration of the financial burden of applying the planning controls to residential land.



# PART 3:

Exploring the studies with our experts

# What we will be exploring in more detail

1. Biodiversity
2. Local Character
3. Foreshore Scenic Character Study (FSPA)
4. Unique Character Areas (UCA)
5. Lot sizes

## BIODIVERSITY

# Biodiversity

- Biodiversity is extracted from the current FSPA control
- New standalone clause – gives it greater weight and importance and must be considered across the whole LGA (not just in the FSPA)

## BIODIVERSITY

# What is being proposed for biodiversity?

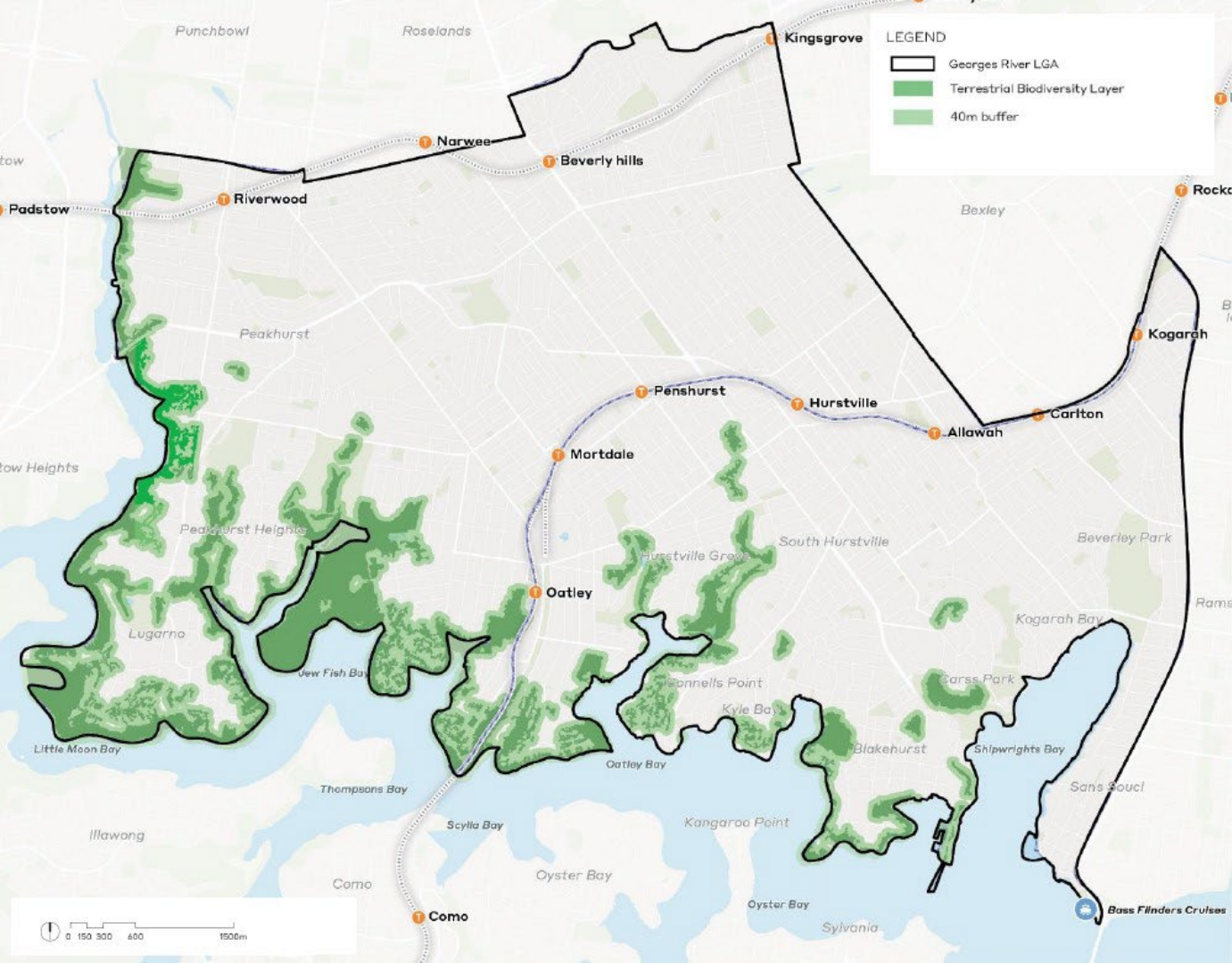
- Both LEP and DCP controls
- In the LEP, this involves:
  - a new terrestrial biodiversity map
  - new objectives
  - new matters for consideration
  - new consent criteria
- These controls apply to both **public and private** land



## BIODIVERSITY

# What is the terrestrial biodiversity map?

- The terrestrial biodiversity map shows:
  - Core biodiversity areas
  - Buffers to these areas
- In core areas, we want to apply the highest level of protection
- For buffers, we want to avoid edge effects



## BIODIVERSITY

# The terrestrial biodiversity map

## Questions for the team



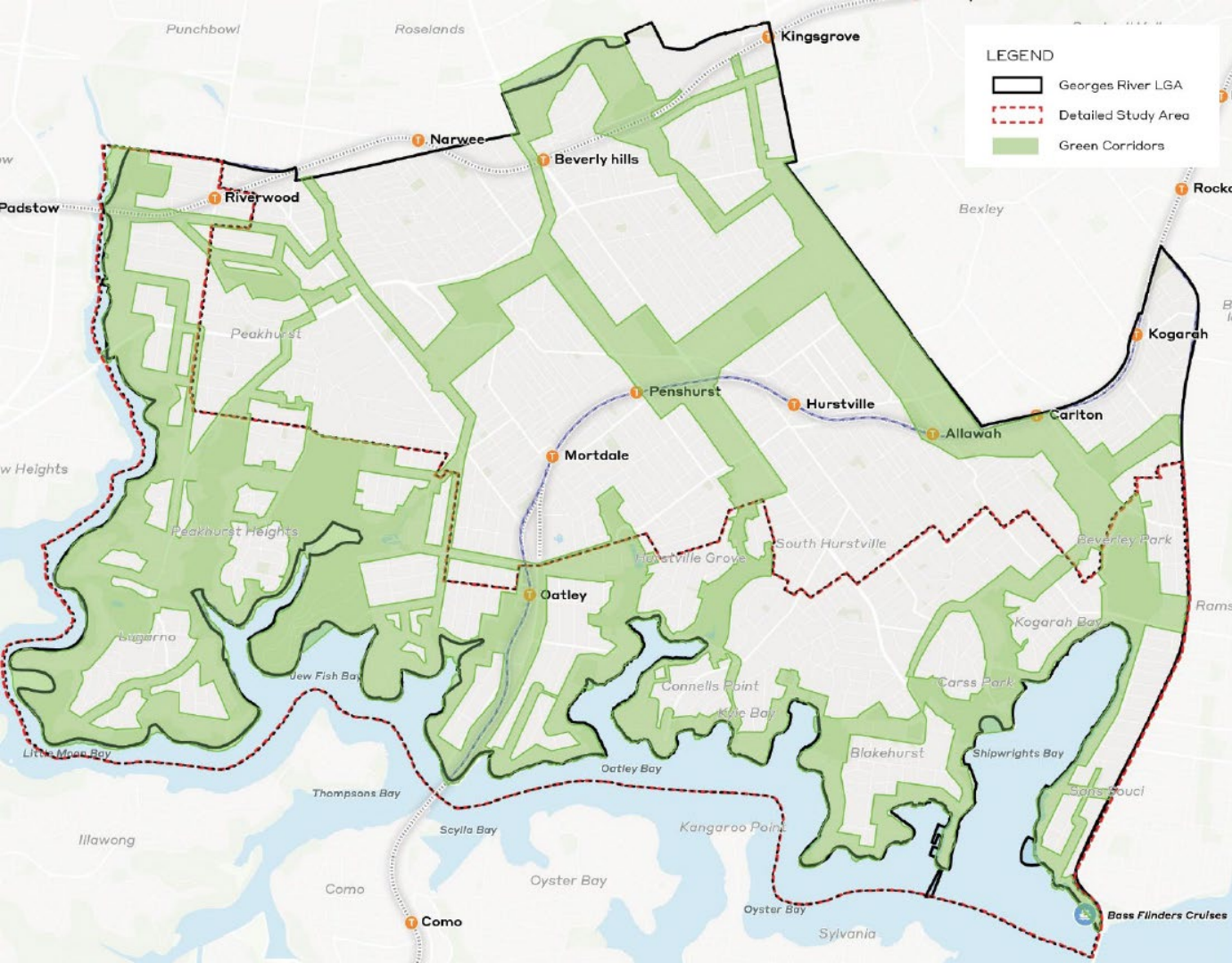
- How have these controls been developed?
- How does the proposal protect the River and local habitat?
- How have the technical finding of the Study been translated into planning controls?

## BIODIVERSITY

# Green Corridors

- For the green corridors, we want to better link core biodiversity areas and buffers
- In particular, this involves encouraging local species planting as part of development
- This will replace the current “Green Web” control applied to the Blakehurst and Kogarah Bay Wards





## BIODIVERSITY

# Green Corridors

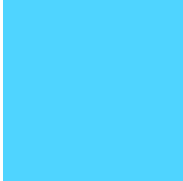
## Questions for the team



- What do you see as the benefits of this connection?
- Does a development trigger this connection or can I contribute to the corridor anytime?

## Proposed FSPA

- Reduced the extent of the FSPA to those which have a clear connection with the Georges River
- This included waterfront properties, the adjoining embankment and nearby ridgeline
- Refocussed controls on scenic character, and further defined what this comprises
- Some areas removed from the current FSPA will be managed by a new local character overlay – called Unique Character Areas



# Revised New FSPA

# The New FSPA in greater detail

## LEP

- Refocus objectives on scenic amenity and views
- Refocus controls on natural elements, including topography and trees
- Retain design excellence provisions to address local character
- No changes to lot size or landscaping requirements

## DCP

- Development is to respond to a much clearer description of scenic character
- Development is to address a range of matters, including: building scale, detailed building design including boat sheds and jetties

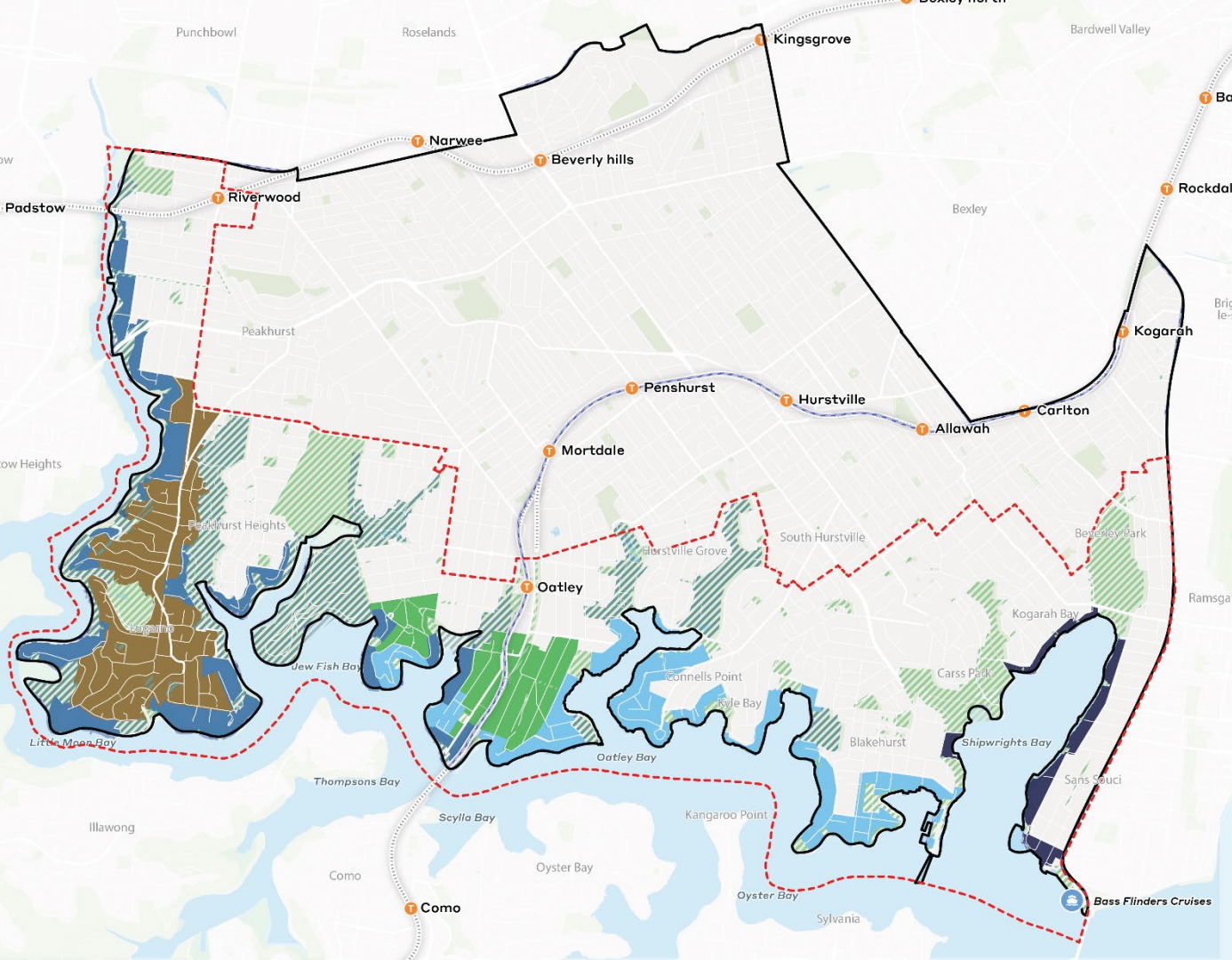
## Amendments in Addendum Report

- In response to feedback from the webinar held last year, adjustments were made to include more land where it was demonstrated that it:
  - was visible from the Georges River
  - shared the same scenic character attributes

# Areas of Unique Character

- Areas of 'unique character' are local character areas outside the revised FSPA boundary but which have unique landscape, built form and natural characteristics which warrant consideration of greater protection.
- These areas of 'unique character' include:
  - Bush Suburban – majority of Lugarno
  - Garden Suburban: Naturalistic – southern area of Oatley
  - Rivers Edge: Contemporary – eastern portion of Blakehurst, southern portion of Kogarah Bay and both southern and western portion of Sans Souci.
- Controls include larger lot size and larger landscaped area requirements (same as FSPA)

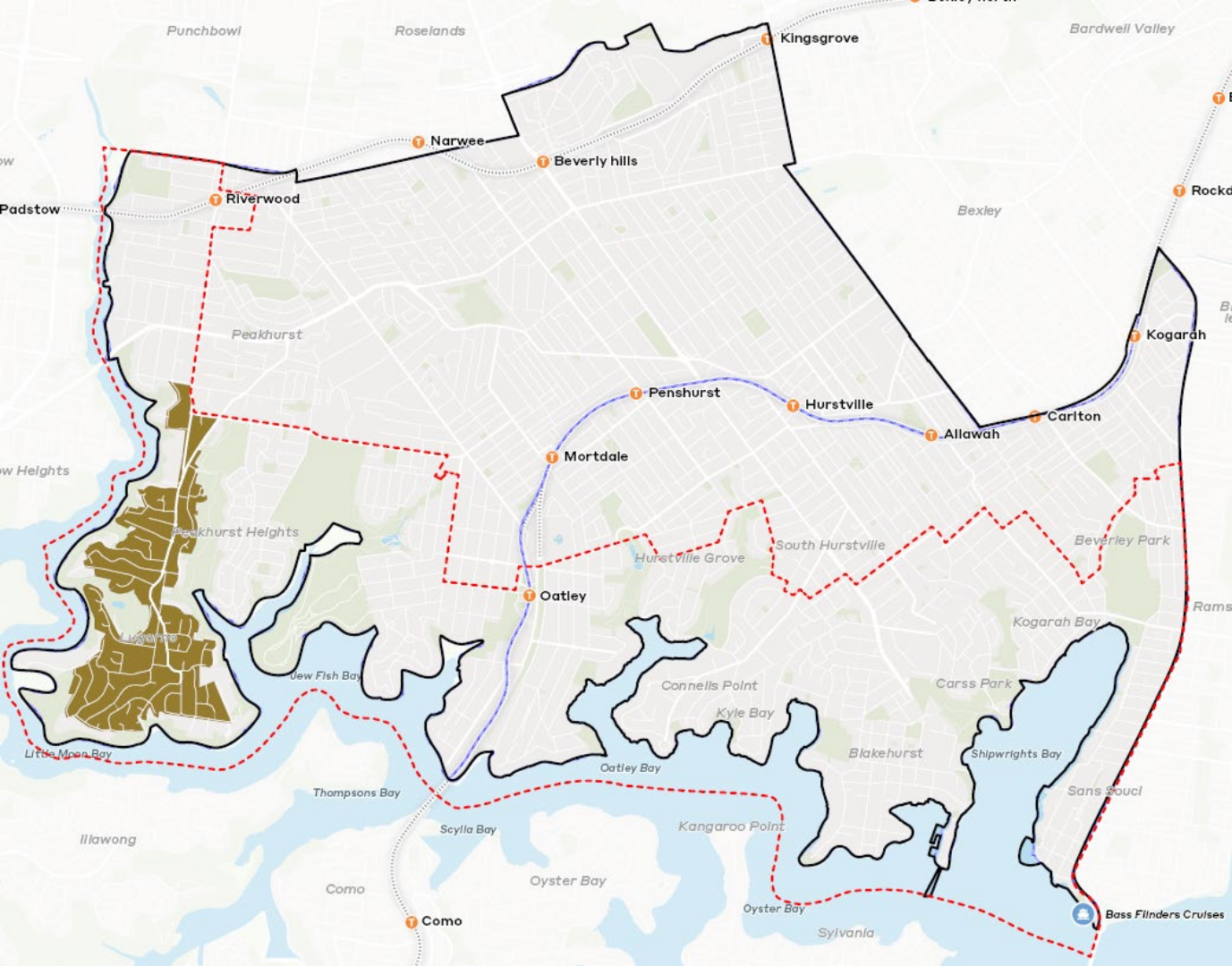




## LOCAL CHARACTER

# Draft Unique Character Areas





## LOCAL CHARACTER

# Bush Suburban



## LOCAL CHARACTER

# Bush Suburban



# Questions for the team



- How have the technical findings been translated into planning controls?
- There has been a very robust methodology used to assess these areas, can you talk more on this?

## LOCAL CHARACTER

# Local Character – all areas

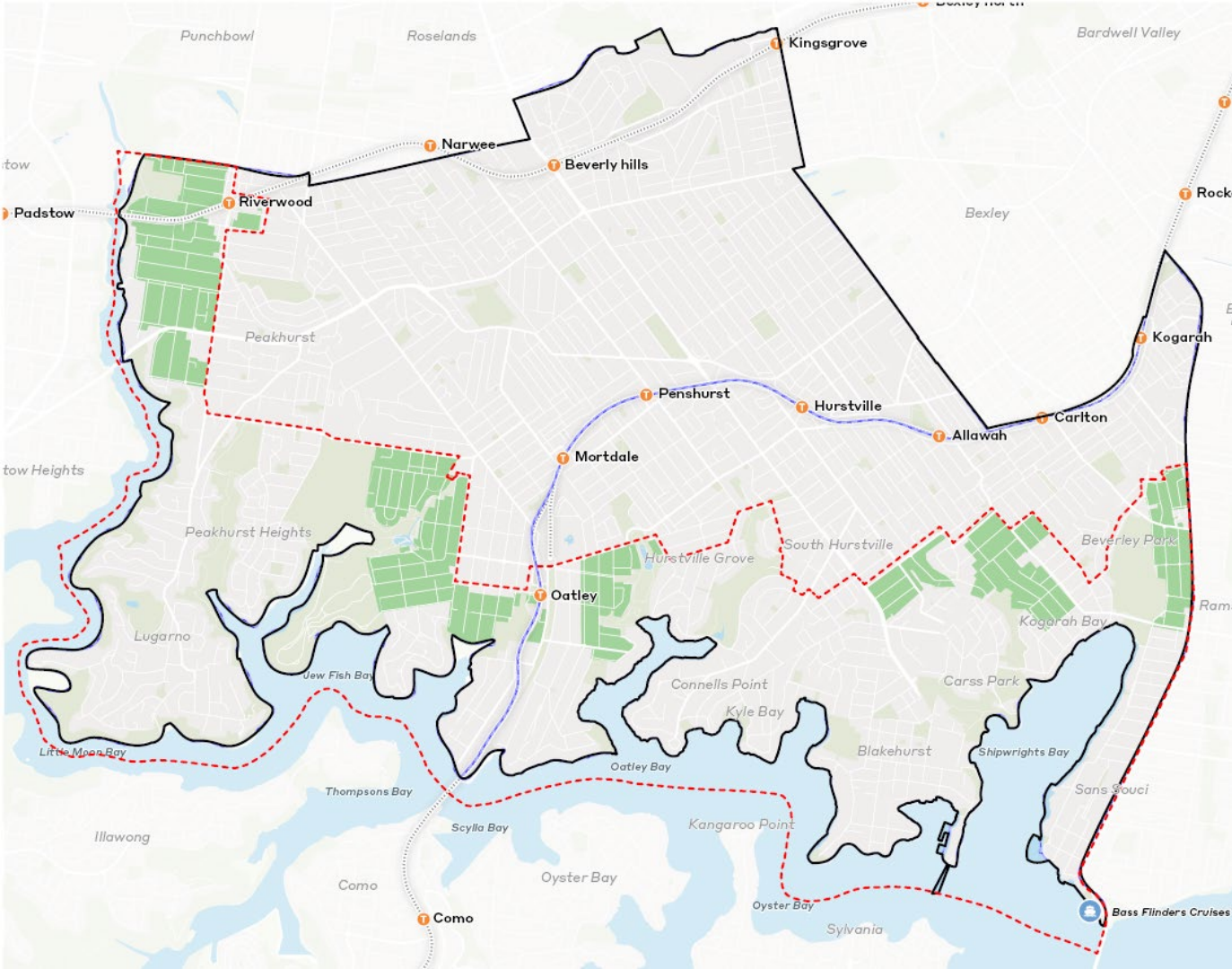
### **LEP**

- Include a new aim seeking to respect local character
- Include new zone objectives to enhance local character

### **DCP**

- Much clearer description of local character through the Desired Character Statement
- Require a site and context analysis
- Require development to demonstrate how it respects local character
- Require view sharing
- Require submission of a Visual Impact Assessment for higher impact development





## LOCAL CHARACTER

# Garden Suburban: Traditional



## LOCAL CHARACTER

# Garden Suburban: Traditional

## Questions for the team



- Will there be any limitations on jetties, wharves and boat sheds?
- What happens to the rest of the areas not included from both FSPA and UCA? i.e Lugano?

## Lot Size

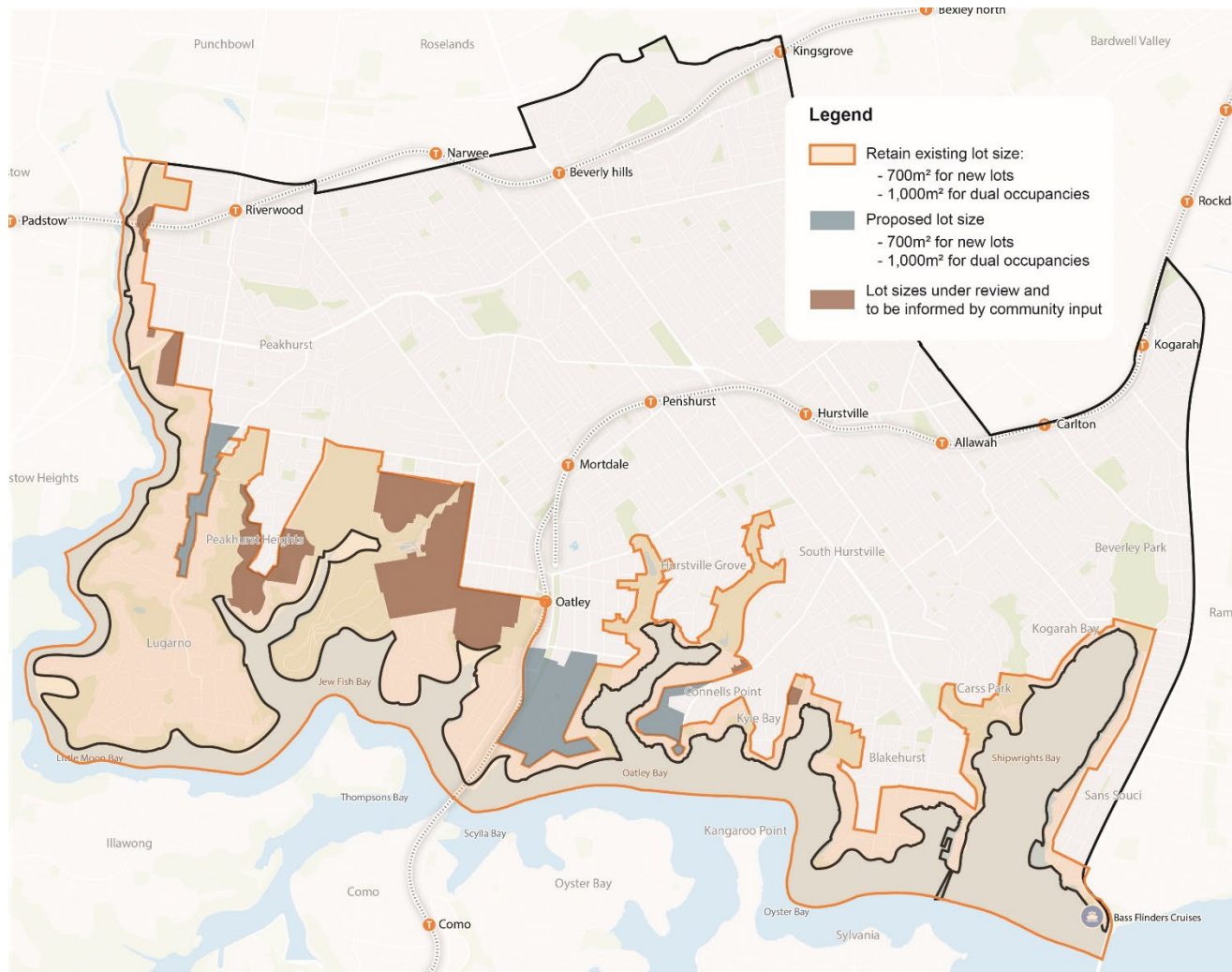
- Lot size controls are important in managing the density of development in an area
- 5 areas will be located outside of the proposed FSPA and UCAs
- Council would like to hear from you if lot sizes should be changed to match the rest of the LGA



## ZONING, HEIGHT, FLOOR SPACE & LOT SIZES

# What is changing and what is staying the same?

- **Zoning**
  - All areas – no change
- **Height**
  - All areas – no change
- **Floor space**
  - All areas – no change
- **Lot sizes**
  - FSPA and UCAs – no change
  - Other areas – Council will be guided by community feedback
- **Landscaping**
  - FSPA and UCAs – no change to minimum % in LEP
  - Other areas – To be guided by lot size



## INPUT ON LOT SIZE

Council is keen for feedback on this. Please fill out the survey on our 'You Say' page

## Questions for the team



- Will the proposal create more development?
- What is the height limit on these areas and are they changing?

## PART 5:

Wrap up and where to from here

# Question about your property?

- If you have questions about how your property might be impacted, please email or call Council's Project Team:
  - Phone: 9330 6211
  - Email: [lep@georgesriver.nsw.gov.au](mailto:lep@georgesriver.nsw.gov.au)
- Individual meetings are available upon request

# Where to from here?

- Consultation is open until 14 November 2022
- We will collate, analyse and consider all feedback received
- Request Council direction on the way forward regarding the planning controls in early 2023
- Visit the Your Say project page for more information:  
<https://yoursay.georgesriver.nsw.gov.au/foreshore-study>



Thank you

## CONTROLS

# What are controls?

- Controls help manage development
- They guide what can go where, how big it can be and what approval is needed before it can commence
- When we say controls, we mean both outcomes and ways in which these outcomes can be achieved
- For example, in terms of biodiversity, an outcome may be to strengthen the biodiversity of the Georges River LGA
- A supporting control may be to limit removal of particular native trees on private land



## CONTROLS

# Where do they sit?

- Controls sit in a number of documents
- For this project, we are most interested in the Georges River Local Environmental Plan and Georges River Development Control Plan
- While both must only address development and focus on objectives and controls, there are important differences between the two

## CONTROLS

# The Georges River Local Environmental Plan

- Local environmental plans, or LEPs for short, must meet certain State government requirements
- This includes for topics, structure and style
- The State government must approve changes to LEPs
- In doing so, they will look for impacts on State policy objectives
- They are limited to text and maps

## CONTROLS

# The Georges River Development Control Plan

- Development control plans, or DCPs for short, are not as constrained as LEPs
- They support LEPs by providing greater guidance
- This can be text and maps as well as graphics



## **Appendix C – Detailed Summary of Webinar Q&As**

## Biodiversity & Foreshore Studies Online Community Workshop

### Question Details

#	Question	Answer
1	What does FSPA stand for ?	Foreshore Scenic Protection Area
2	Were implications for bush fire management taken into consideration??	live answered - bush fire management is another layer of
2	Were implications for bush fire management taken into consideration??	If we progress the controls Council will need to review bush fire
3	I think the cost of the site studies is little compared to the current costs to build something.	Noted
4	Rocks removed from merriman beach. Being thrown around, Fence fallen down affecting fauna change to sandstone blocks	This matter is not part of this foreshore project.  Council are currently undertaking a new Plan of Management and Master Plan for Merriman Reserve. The draft plans include updates to the foreshore instructure and will be placed on exhibition for
5	Will see actual maps of the locations under review?	You will see the maps - but on the screen. There are maps on our website and we are offering one on one with Council officers - the
6	Ok, it was more of a statement.	Ok
7	Clearly explain the first recommendation of the Biodiversity Study which refers to reducing extent of FSPA	Both studies look at the role of both the FSPA and biodiversity; as well as introducing new character areas to protect the unique character of some of the areas in the current FSPA.
8	The chat function is disabled	Yes - you need to put your question in the question and answer box
9	Will this only affect properties directly on the water line or is it likely to also affect properties on the opposite side of the road to those properties on the water	The foreshore and biodiversity study identify properties that both adjoin the foreshore and are located in proximity to the foreshore. Detailed maps are available at
10	I own freehold land. What gives the local council the right to make up new rules as to what freehold landholders can do on their land where such use is not impacting the amenity of neighbours?	Changes to planning controls are proposed to better guide future development, enhance the natural environment, and maintain the character of the local area.  This is the first of many times that you will be consulted. None of the proposed controls have been finalised - we're reaching out now to
11	With regard to comments regarding jetties and boat sheds. The mangrove areas in the high/low water area may be severely impacted by development. Whilst jetties may exist some sites require water access to actually do the work as they have restricted road/land access.	We have current controls for jetties and boat sheds in the local environmental plan and development control plan. These do need to be updated but not part of this set of proposed controls.
12	My question is will the DA address the impact of the implimentation of the work at DA stage not leave it to the CC.	Yes. The DA will need to address both the FSPA, biodiversity and character controls in the DA documentation, another other existing
13	Did the foreshore scenic character study include specific sites at the foreshore, separate to parks and reserves and streets??	The foreshore scenic character study investigated private and public sites on the foreshore and within proximity to the foreshore.
14	2 questions. Did the research cover 1) water quality within the FSPA. Observed increasing sediment problem with Kyle Bay which may impact marine life and lift floor levels increasing risk of flooding 2) re character of buildings/develop proposals, any consideration given to requirements to manage rising sea level risks for new buildings to	As part of this work Council will be investigating water quality controls for development. There are existing stormwater management controls but Council will review these if required.  Yes - sea level rise is already taken into consieration - it is a layer in our local environmental plan mapping layers
15	Why is there a focus on trees ?	The biodiversity study focuses on terrestrial biodiversity - flora (plants) and fauna (animals). Trees and biodiversity are highly valued by our
16	Any particular tree species	As Chris just mentioned, areas of high value terrestrial biodiversity have been identified by ecologists as part of the Biodiversity Study. These include areas of known threatened species, Threatened Ecological Communities (TECs) and some native vegetation that
17	Historical changes to habitat was meantioned, is there a historical map to show the changes?	Historical maps are provided by the Biodiversity Study - these can be found here:
18	If a property is located in the 'Terrestrial Biodiversity' or 'Buffer Areas', a significant number of properties would be excluded from being able to apply for any alterations or additiona under SEPP (Exempt &	Yes that is correct. Council will need to weigh that up with the protection for these areas. But you are correct.
19	Statement - I think an edge of 40m is a bit short. Its just the depth of a typical block in Oatley. I think 100m would make more sense.	Thank you for your feedback. We will consider your feedback.
20	can you overlay the current FSPA on top of the proposed terrestrial biodiversity layer. and put that on the screen for us to see tonight	live answered - Council staff will investigate this.
21	Considering that Council staff assessing applications are currently so busy and taking over 2 months just to accept an a DA application? Is there another way to protect biodiversity?	Planning controls within the Local Environmental Plan (LEP) and Development Control Plan (DCP) are the only way Council officers assessing DAs can enforce biodiversity controls as DAs will need to

21	Considering that Council staff assessing applications are currently so busy and taking over 2 months just to accept an a DA application? Is there another way to protect biodiversity?	This is an issue. Council is looking at putting additional resources into a fast track team
22	Has there not been a comparison between the recent studies and the historical research to understand whether existing controls have contributed to a decline in biodiversity so we don't make the same	Ethos Urban Team - who are assisting Council in presenting tonight - have carried out a comparison with what other Councils do and what is missing in our controls. We are trying not to make the same mistakes
23	I am surprised this is not available tonight as it will clearly show the changes. Can you confirm this is available for the presentation on	Council will take that on board
24	How does the revised 'controls' discourage people and thus underpin and support the LEP instrument performing predevelopment work designed to enable and attempt to meet future proposed development	We are not discouraging development. The current LEP controls need strengthening in terms of biodiversity and character. As well the role of the FSPA needs to be defined - as Chris just said it tries to do too
25	How does the revised 'controls' discourage people (and thus underpin and support the LEP instrument) performing predevelopment work designed to enable and attempt to meet future proposed development	I am not sure what you mean by pre-development work? Can you please clarify
26	the Georges River Council area has one of the lowest canopy covers in Sydney - it is hugely obvious that the areas that have been protected by the FSPA such as Lugarno and Oatley West have much more greenery compared to the fewer trees and more concrete areas of places like Connells Point and Blakehurst. The existing FSPA has provided a transition zone between the main biodiversity areas like Oatley Park. The shown proposed buffer area is far too narrow, to be considered a	your comment is noted. Remember what Chris said - the current FSPA tries to do too much. What is being proposed is a combination of controls - biodiversity, character areas and a defined FSPA - that achieves the buffer and biodiversity areas.
27	With the green corridors is there any consideration for understory species and shrubbery or are we only focussing on trees? Further, are we looking to allow specific species of wildlife to move freely or just those that benefit from existing urban environments (miners,	yes - agree. Its not just about trees
28	What do you see are the benefits of Terrestrial biodiversity overlay affected properties developments going through the council approval process rather than a separate certification approach?	Identifying a property as containing terrestrial biodiversity and requiring a development application to be assessed by Council enables Council to require developments to comply with Council's biodiversity planning controls to minimise the impact on biodiversity.  Developments approved through a complying development certificate are assessed against set controls which do not consider biodiversity.
29	Re: green corridors. The 'horse has already bolted'....as so many streets and house blocks have been devastated in the last 40 years by over	Yes - thats why when we do get development in these areas we can request planting and reconstruct the green corridors
30	How are you planning to encourage replanting. As I back onto a large reserve in Hurstville Grove, which is seeing a lot of new and very large development, noone is replanting or revegetating their finished product. There is no room past the pool and concrete. You can set a plan in place but noone seems to be following the instructions	Council encourages replanting but cannot enforce replanting, other than as a requirement when a development application is lodged with Council.
31	Statement - Noted the statement of replanting - I think we need to avoid total block clearing as this removes old growth trees that animals need. Also its becoming popular to build 2m height concrete block fences which prevent land based animals (eg blue tongs) moving between	Thanks . Yes fencing is an issue for biodiversity
32	The green corridors must have real 'teeth', how will Council enforce them?	live answered - by applying DCP controls consistently, they will be upheld with the same weight as LEP controls.
33	Drive down Forest Rd from Issac St to the end of Forest Rd, there are many areas with zero street trees?	Thanks for your feedback. Noted.
34	Enforce the existing Tree management Policy would be a good start	Thanks. Noted.
35	there is no space o	Not sure what you were going to say but the planting is for both private and public properties
36	The vast amount of current and upcoming development of R4 zoned land between Tom Uglys Bridge and Stuart St Blakehurst is turning this corridor into a highrise corridor rather than a green corridor	The existing LEP and DCP controls permit this development. That's why the Biodiversity and Foreshore Studies were carried out by Council. They were finalised last year and now we are looking at better controls
37	'Areas that we think are important for re-vegetation' When did the Council get the right to 're-vegetate' people's private property?	Council is not proposing to re-vegetate private property. We are asking the community for feedback on biodiversity controls to protect vegetation as part of development that land owners propose on their
38	Can you please define the green corridor - ie Allawah to Kingsgrove and over to Penshurst.	There are maps on the Council's website that are clearer - I refer you to <a href="https://yoursay.georgesriver.nsw.gov.au/foreshore-study">https://yoursay.georgesriver.nsw.gov.au/foreshore-study</a>
39	Catherine, yes i can ,such as that what the revised DCP is trying to 'avoid.' The revised DCP in question, says - Avoidance of clearing steep slopes and facilitation of the stability of the land	That has been an issue along our foreshore/river and new controls are needed to address that specific issue

40	Are citizen science projects like eBird/iNaturalist used to understand the changes in biodiversity over time to help understand controls that may have reduced the biodiversity?	Before site surveys were conducted by ecologists for the Biodiversity Study, the community including many involved in citizen science projects was consulted on the biodiversity hotspots within the LGA. The Biodiversity Study recommends the controls which are based on
41	I believe parts of Myall, Mimi, Woronora and Waratah Sts close to the river at southern end should also be included in FSPA	Thanks for your feedback. We will consider it.
42	Could you please let us know how many properties will be removed from the proposed FSPA.	live answered - this data is not currently available.
43	Does Council propose to help residences with weed control on their	Weed control on private properties is the responsibility of the owner
44	Sorry, I have some many questions	No problem - keep asking
45	Is it feasible for complying developments to include biodiversity	The State Government would need to change the exempt and
46	When do you expect these changes to come into effect. What is the time frame	We don't have a timeframe yet. We are doing this consultation with the community. Once all submissions are reviewed and collated officers will need to report them to Council - which will probably be in early
47	We would like council to reconsider the R4 zoning along the Princes Highway between Tom Uglys Bridge and Philip Street Blakehurst. Avoid turning this area into Princes Hwy, Kogarah.	Thanks for your feedback. However, this foreshore and biodiversity study we are discussing tonight does not propose changing any land use zones.
48	What will be the height restriction in the DCP for renovations and new buildings on Sans Souci foreshore? Can lots across 2 titles be combined to build a large single dwelling on the Sans Souci foreshore?	We are not changing height and FSR controls at this stage
49	Can lots across 2 titles be combined to build a large single dwelling on the Sans Souci foreshore?	You need to talk to the Council's Pre-DA Team - please call Council tomorrow
50	By moving the boundaries of the FSPA, some properties will now be subject to larger minimum lot sizes. Is that correct?	The FSPA and minimum lot size controls are separate planning controls.
51	What does this mean for strata schemes?	There is no change for strata schemes - it is land subdivision that will be affected by minimum lot size
52	Statement - It looks like the FSPA stops at Annette St at Oatley Bay. I'm in Rosa street and can see the water and my trees contribute to the view from the water. I feel the boundary should be Rosa St as it forms	Thanks for your feedback. We will consider it.
53	If GRC were serious about protecting diversity - they would be increasing the FSPA to the Kogarah side and maintaining the existing FSPA. Why do you say the FSPA tries to do too much. It has done a great job in protecting biodiversity.	There are no biodiversity controls in the Council's LEP - it is lacking. Yes - by default the FSPA has protected biodiversity. What we are trying to provide you tonight is information on a range of possible controls that will work together to protect character, biodiversity and foreshore.
54	Hi Catherine, it is relevant to the "green corridors" trying to be achieved.	The green corridors will require local native species plantings, extra layer of protection of existing trees and landscape settings
55	Thank you Catherine	My pleasure
56	The sense of open space created by being in sight of the river can be lost if the area outside FSPA has an appearance of high density. A sense of openness is very important to good mental health. Scenic Character doesn't just start and finish at a hard line border. Shouldn't it	Thanks. We are not proposing amending the density controls i.e. height and floor area.
57	who developed definitions 'bush suburban', 'garden suburban' and 'contemporary' definitions	The definitions were developed as part of the foreshore study prepared by Ethos Urban in consultation with Council.
58	are they in use by other Councils, or are they unique to GRC?	Not sure what you mean?
59	do other councils use these definitions in their LEP / DCPs or were they developed specifically by Ethos of GRC	Ethos Urban looked at surrounding Councils as well as overseas examples. We are restricted with definitions in our LEP by the State Government's Standard LEP Instrument. The Department of Planning and Environment do not accept new definitions unfortunately.
60	by Ethos for GRC	see my previous answer
61	Hello Will you be going through Rivers Edge Unique Character?	Not tonight but you can read it at <a href="https://yoursay.georgesriver.nsw.gov.au/foreshore-study">https://yoursay.georgesriver.nsw.gov.au/foreshore-study</a>
62	I don't feel the "Garden Suburban" area is wide enough in the centre of	Thanks for your feedback. We will consider it.
63	thanks, so these definitions are issued by the Dept of Planning?	Definitions in the LEP are issued by DPE.
64	well, what is current lot size allowed for dual occupancy?	Clause 4.1B Minimum lot sizes and special provisions for certain dwellings of the Georges River LEP 2021 specifies the minimum lot size required for dual occupancies which is 650sqm or 1000sqm for properties in the FSPA.
65	It's not just the min lot size, what about a min frontage? Min frontage is also another important control.	Refer to <a href="https://legislation.nsw.gov.au/view/html/inforce/current/epi-">https://legislation.nsw.gov.au/view/html/inforce/current/epi-</a>
66	Are there adequate fines for those breaking the rules and cutting down trees and clearing areas without council approval?	yes it is - Anne is going through lot changes now Fines are set by the NSW Environmental Planning and Assessment Act 1979

67	I have raised concern in Kyle Bay on dual occupancy that was non compliant and ultimately overturned by Land Court. My question is what can Council do to ensure that along Kyle Bay foreshore homes	Dual occupancies are a permitted development in the R2 Low Density Residential Zone.
68	I am confused as Stephanie said: "The definitions were developed as part of the foreshore study prepared by Ethos Urban in consultation with Council"" which is different from what Catherine said.....who is	We can propose DCP definitions but not LEP
69	What is the current Lot Size in "other areas" of LGA?	Clause 4.1B Minimum lot sizes and special provisions for certain dwellings of the Georges River LEP 2021 specifies the minimum lot size required for dual occupancies which is 650sqm or 1000sqm for properties in the FSPA. Refer to <a href="https://legislation.nsw.gov.au/view/html/inforce/current/epi-">https://legislation.nsw.gov.au/view/html/inforce/current/epi-</a>
70	Where do we find the survey for the lot sizes?	The survey is on the project page: <a href="https://yoursay.georgesriver.nsw.gov.au/foreshore-">https://yoursay.georgesriver.nsw.gov.au/foreshore-</a>
71	If lot sizes in local character areas reduce how do you propose to preserve vegetation. In my experience, the vegetation is all but removed and the replacements are inadequate	We will have the biodiversity controls and additional controls on landscaping in character areas
72	Reducing lot size will take the tree canopy coverage target of 40% in the opposite direction. We will lose canopy trees faster than they can be	Thanks for your feedback. Noted.
73	I would like to see lot sizes maintained. Otherwise quality of life will decrease as trees are further removed,	Thanks for your feedback. We will consider it.
74	Statement - the main issue I see with small lot sizes is that it means the landscaping becomes smaller to where trees and any anything that can support wild life is no longer possible.	Thanks for your feedback. Noted.
75	Why not stop DAs from chopping down decades old trees in the first place? ...replacing with shrubs is just sad/ pathetic.	That's why Council did the Biodiversity Study and the Foreshore Study. These studies have proposed new layers to protect vegetation. There are no biodiversity controls in the Council's LEP
76	pleae put the survey scan code up for more than 5 seconds	Here is the link to the Your Say page where you can find the project information and the survey <a href="https://yoursay.georgesriver.nsw.gov.au/">https://yoursay.georgesriver.nsw.gov.au/</a>
77	Thx Catherine...still confused. So the definitions for 'bush suburban', 'garden suburban' and 'contemporary', are unique to GRC?	Sorry - I now understand. Ethos Urban did come up with those character areas so they are unique to GRC.
78	On this map, what is being planned for the very dark blue colour areas around Sans Souci ?	That is one of the unique character areas - please see <a href="https://ehq-production-australia.s3.ap-southeast-2.amazonaws.com/8f4640dac972fdbac6d9b2edb44a9b38251196a7/original/1665707966/c3c21765ccadcd6f2940743e5047deb5_Georges_River_Foreshore_Scenic_Character_Study_2022_V2.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&amp;X-Amz-Credential=AKIA4KKNQAKIOR7VAOP4%2F20221025%2Fap-southeast-2%2Fs3%2Faws4_request&amp;X-Amz-Date=20221025T082728Z&amp;X-Amz-Expires=300&amp;X-Amz-SignedHeaders=host&amp;X-Amz-">https://ehq-production-australia.s3.ap-southeast-2.amazonaws.com/8f4640dac972fdbac6d9b2edb44a9b38251196a7/original/1665707966/c3c21765ccadcd6f2940743e5047deb5_Georges_River_Foreshore_Scenic_Character_Study_2022_V2.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&amp;X-Amz-Credential=AKIA4KKNQAKIOR7VAOP4%2F20221025%2Fap-southeast-2%2Fs3%2Faws4_request&amp;X-Amz-Date=20221025T082728Z&amp;X-Amz-Expires=300&amp;X-Amz-SignedHeaders=host&amp;X-Amz-</a>
79	1000sq lot size, for dual occupancy does seem a rather large minimum.	The larger lot sizes in the FSPA have been set with regard to the characteristics of those areas, such as steeper topography.
80	If you live in the FSPA and your land is already subdivided and is less than 700 square metres can you build a dwelling	These controls will only apply to new subdivisions (if you want to split your land to build an additional house) and will not affect your ability to knock down and rebuild your house.
81	Is the present lot size of 1000sq mt set as essential requirment?. I dont believe the new dual occupancies in my area are that size.	The minimum lot size of 1000sqm for dual occupancies only applies to areas currently in the FSPA. These controls were in the former Hurstville LEP 2012 (FSPA areas) and Kogarah DCP (foreshore localities). These controls were translated into the Georges River LEP
82	We would like to see lot sizes remain	Please complete the survey and put in a submission. We want to know what the community wants
83	Will the reduction of the FSPA result in overdevelopment?	No. Remember we have the biodiversity controls, green corridor controls and the character areas, and no changes are being proposed
84	I think the whole of the current FSPA on Oatley West side should be 'Unique Charachter Area' ie larger lot sizes kept.	Please put your submission in - Council wants to here from its community
85	Is unique character and local character to replace street character or are they work together?	They will work together.
86	Are maps with more details of the area available?	All the maps are available on the Your Say page as well as other fact sheets <a href="https://yoursay.georgesriver.nsw.gov.au/">https://yoursay.georgesriver.nsw.gov.au/</a>
87	so unique character areas can overlap with the FSPA	live answered - the UCAs are areas with special characteristics that are not on the foreshore



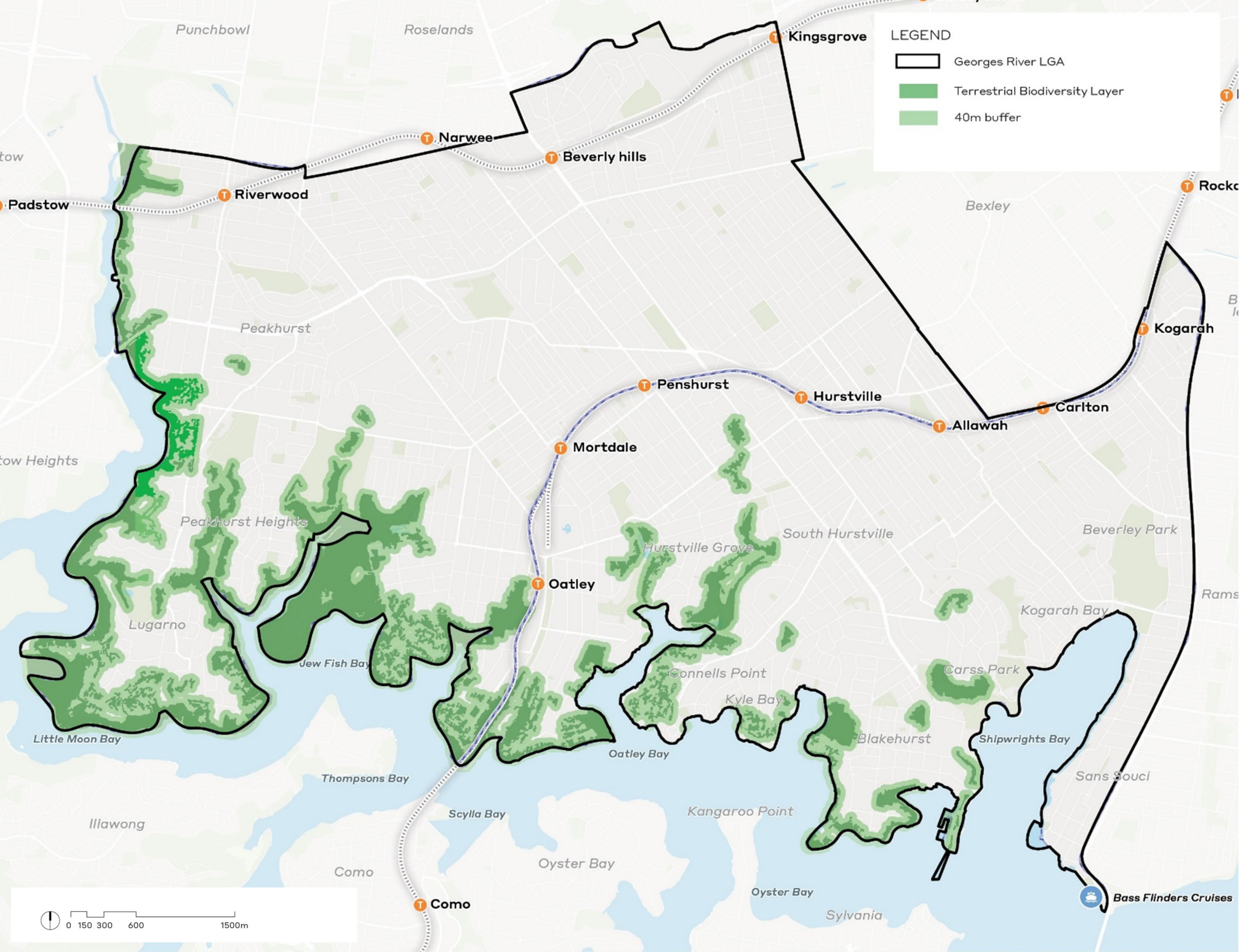
88	As someone who lives in Oatley Park Ave - I would like to see lot sizes maintained and the street should have increased tree planting as an Avenue leading into the natural bush land of Oatley Park	Please put your submission into Council
89	Why is it such a focus that a lot is 'visible from the water', as opposed to 'visible from the train line', or 'visible from the street'. Why is Council more concerned about the visual amenity afforded to river craft than	live answered - this is the start of the process and will take this on board to do more work about scenic quality elsewhere in the LGA
90	Statement - happy to see the solid green area in Oatley (area will be maintained as is).	Please put your submission in
91	Thx Catherine. Another question: There is NOW nothing unique about the area in Kyle Bay - in the last 20 years , many, many huge houses have been built and many many trees on private land have disappeared and replaced by small shrubs. The biodiversity has been devastated. Therefore can you clearly explain how these proposed	If Council supports the final controls, the existing controls in the Council's DCP will be updated and with the new character controls and green corridors. Should any of these existing homes will replaced or do alterations they will need to comply
92	Concerned as I thought this was about protection, but council is now looking to increase population in areas that do not have the	No rezoning and no new developments are proposed. There are a number of areas where Council is seeking feedback on potential lot
93	Thank you Catherine	My pleasure
94	If a property doesn't qualify with current controls due to being a smaller lot size, it would be unfair to expect them to meet the new guidelines and controls, if they wish to develop their existing property. There needs to be reasonable compromise and common sense applied to	Please put this concern in a submission to Council. Council does take existing non-compliances under consideration in DA
95	Height limit should be 2 stories plus pitched roof up to a maximum of 9	The current LEP that has maximum FSR and height controls will not
96	Re:General character areas - Parts of Mortdale and Penshurst and have garden character similr to oatley that does not seem to have been	Please put your submission into Council re your remark
97	Just a statement - I support anything Council can do to preserve the natural indigenous flora and fauna of our LGA so if these proposals are the best way to that then I am fully behind them.	thanks - please put a submission in so your comment can be included
98	Re the Connells point area to be newly included the FSPA - only a handful of properties here remain unsubdivided. The bulk of the tree canopy that you're trying to retain are not on these properties but on and between already subdivided properties. So how does increasing lot	This is why we are asking the community's opinion. Please put your submission in
99	Also - some areas have a special characteristic that relates to connecting people in the community - eg the rotunda in Mortdale, the shops in Pindari Peakhurst - these are places that draw community together, it might be the footpaths are wider or it is a natural walking pathway.....this character needs to be taken into account when	Please look at the Character Study at <a href="https://yoursay.georgesriver.nsw.gov.au/foreshore-study">https://yoursay.georgesriver.nsw.gov.au/foreshore-study</a> - I think this covers your question
100	What is the closing date for feedback?	At present 14 November 2022
101	thsnk you	Thanks
102	Please extend the closing date.	Council will take that under consideration
103	i have a question	live answered
104	Thank you excellent community engagement process. Well facilitated.	thanks
105	THANK YOU FOR YOUR TIME AND FOR HOLDING THIS INFO SESSION	Thanks
106	Is there any plan to improve community access to the foreshore? Have any possible Locations to improve community access to the foreshore been designated? These should be designated in the zoning. It might just be a small place to sitt and ponder etc.	Council has adopted a Foreshore Access and Improvement Plan which looks at this matter and can be found at <a href="https://www.georgesriver.nsw.gov.au/Environment/Waterways-and-Wetlands/Coastal-Management">https://www.georgesriver.nsw.gov.au/Environment/Waterways-and-Wetlands/Coastal-Management</a>
107	Statement – Thank you for this meeting. I'm pleased that the council is giving focus to supporting bio-diversity as it is really needed.	thanks
108	PS On your maps you have called Kogarah Bay Shipwright's Bay - it's a bit disorienting - Shipwright's Bay is the bay west of the Tom Ugly's Bridge. The bay to the east of Carss Park is called Kogarah Bay, like the	I will get that checked
109	Thank you, it was great being involved in this chat:)	no problems



## **Appendix D - Maps for In-person Workshop Listening Pods**



# Proposed Terrestrial Biodiversity Overlay



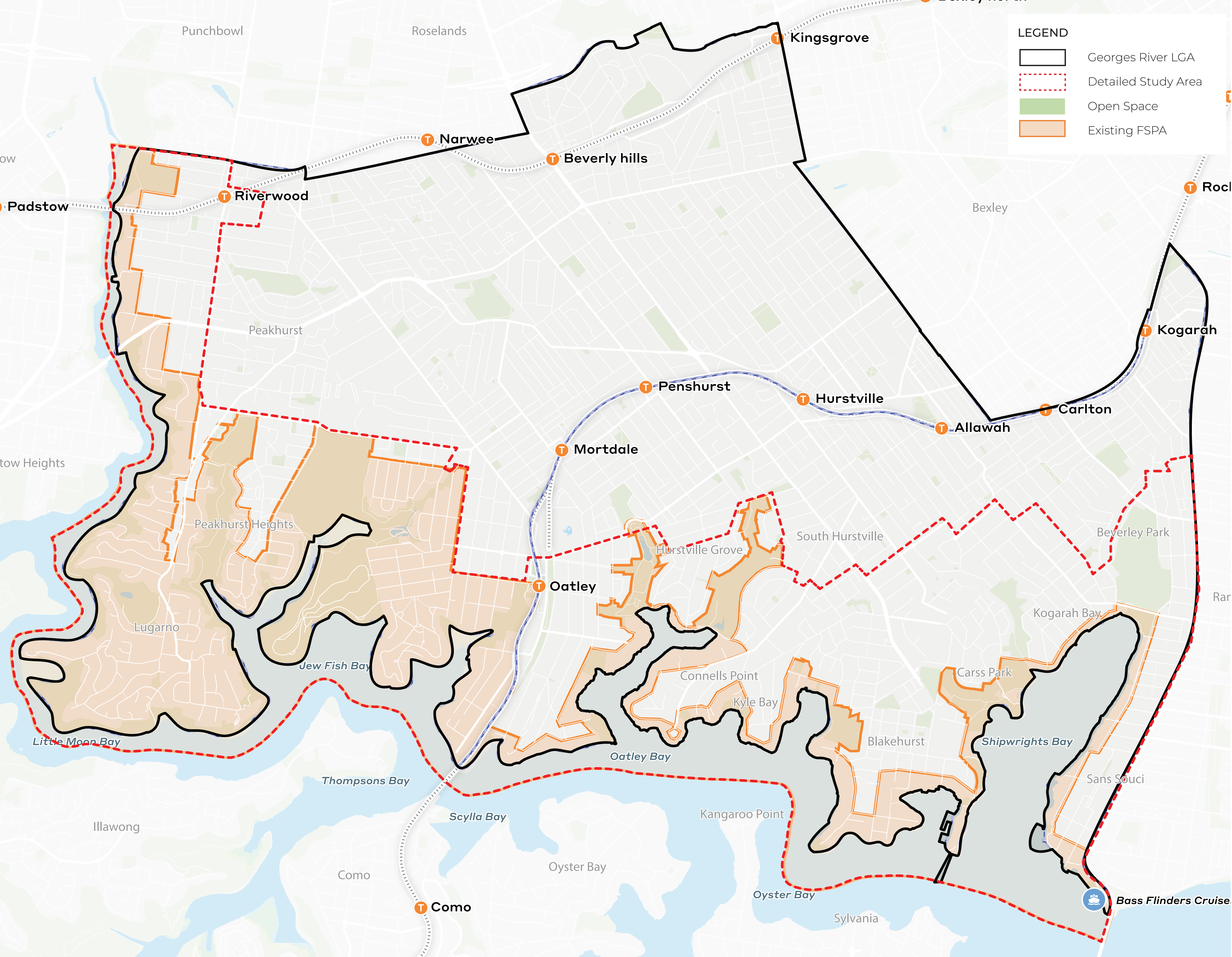


# Proposed Green Corridors Overlay



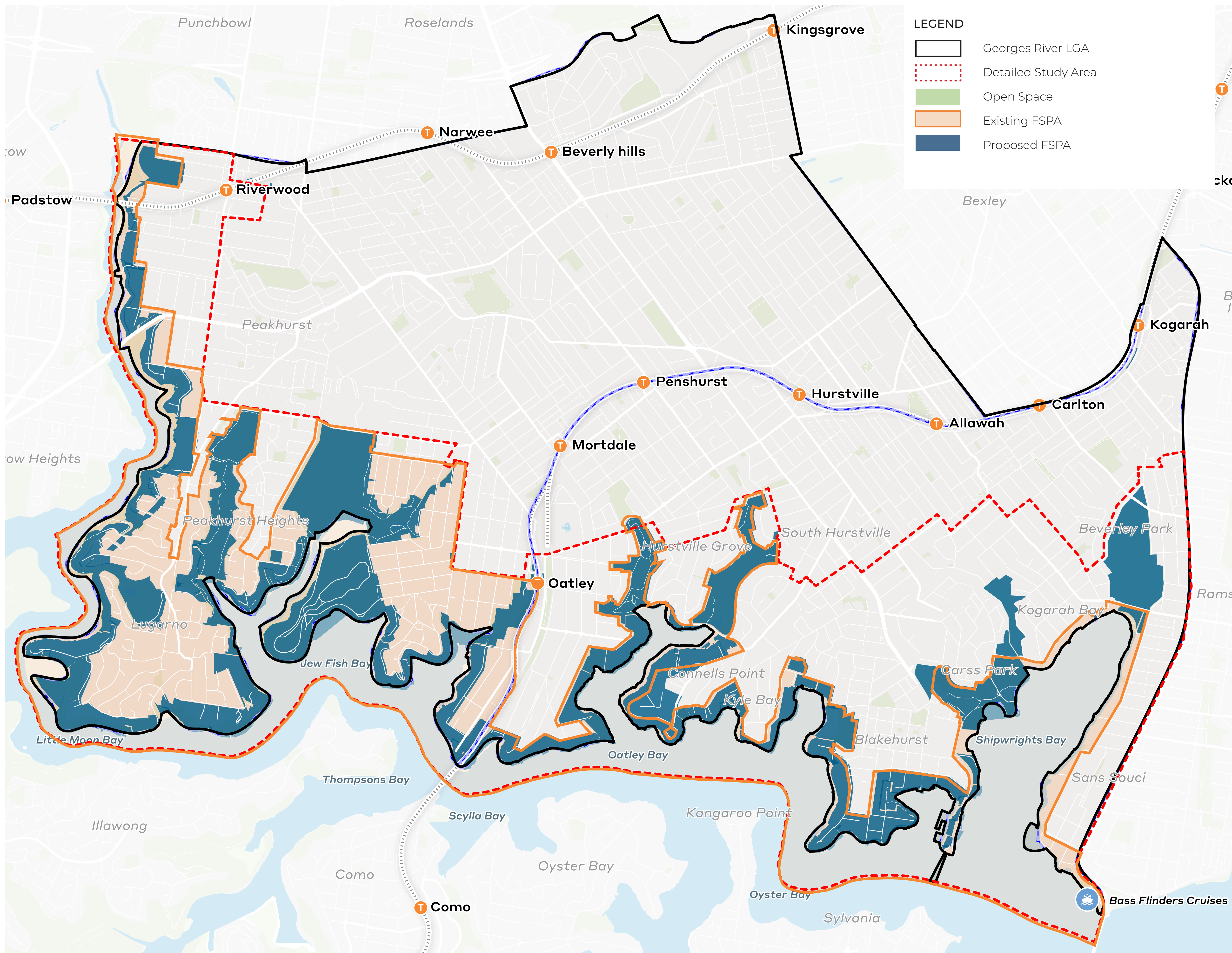


# Existing FSPA



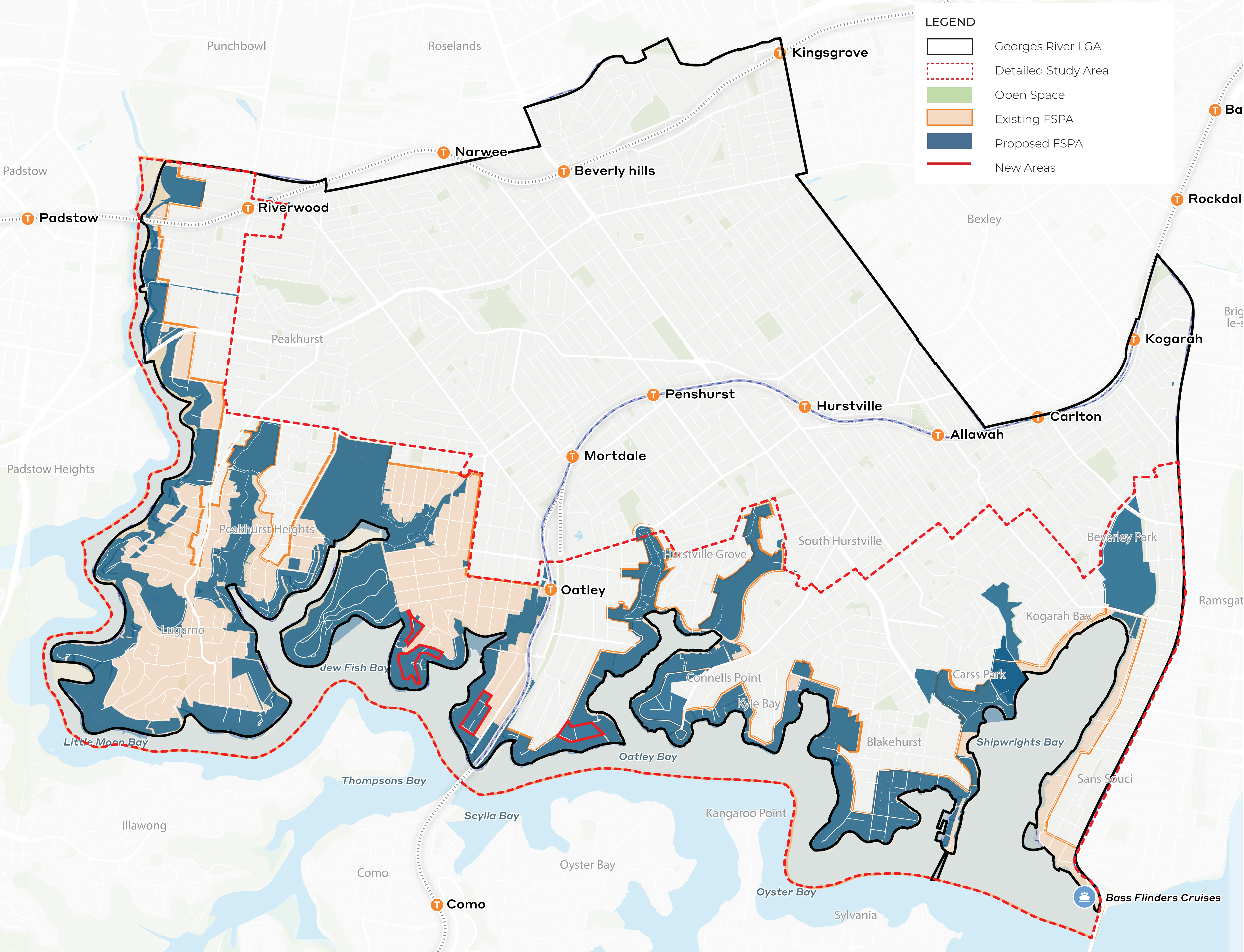


# Proposed FPSA (2021)



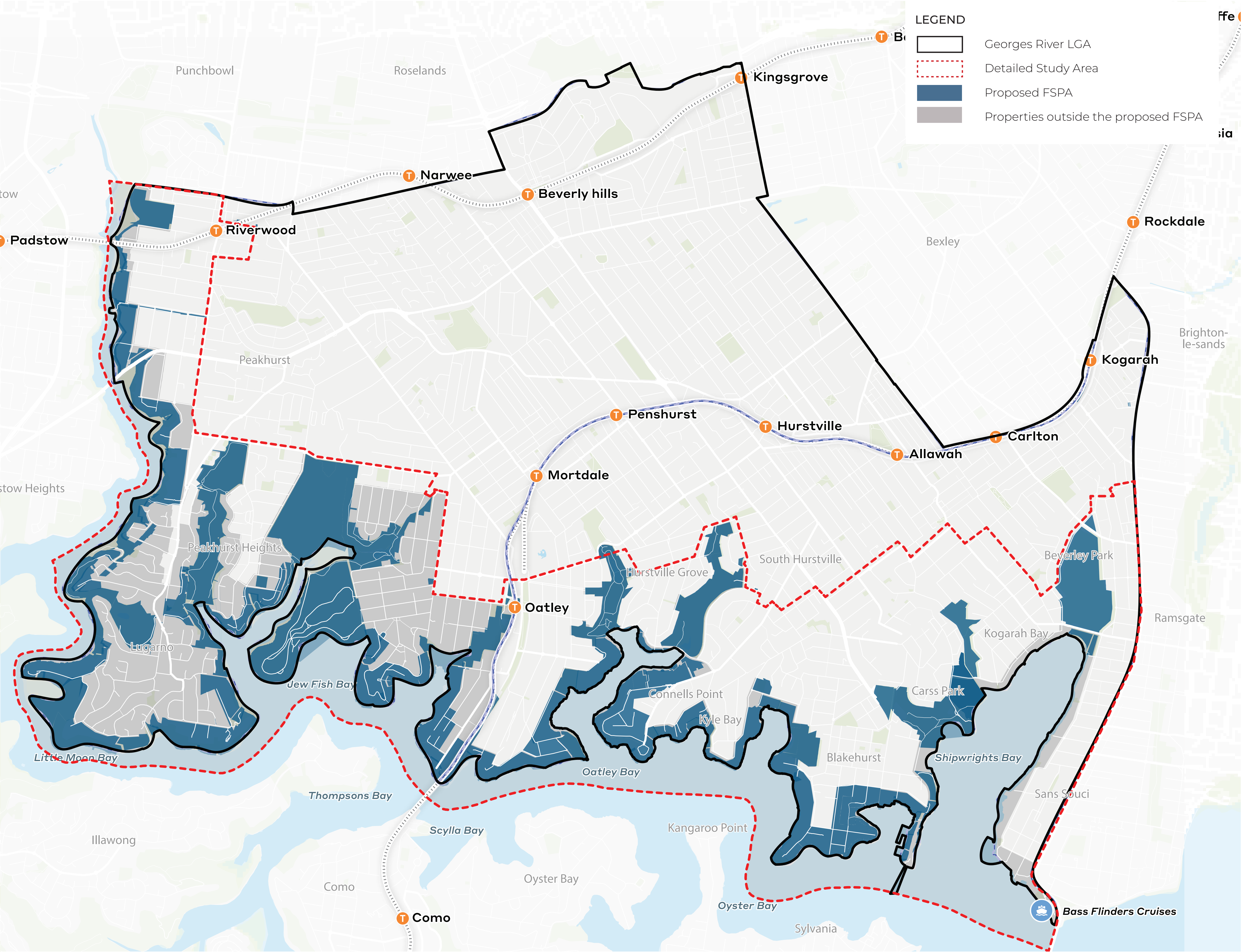


# Revised Proposed FSPA (2022)



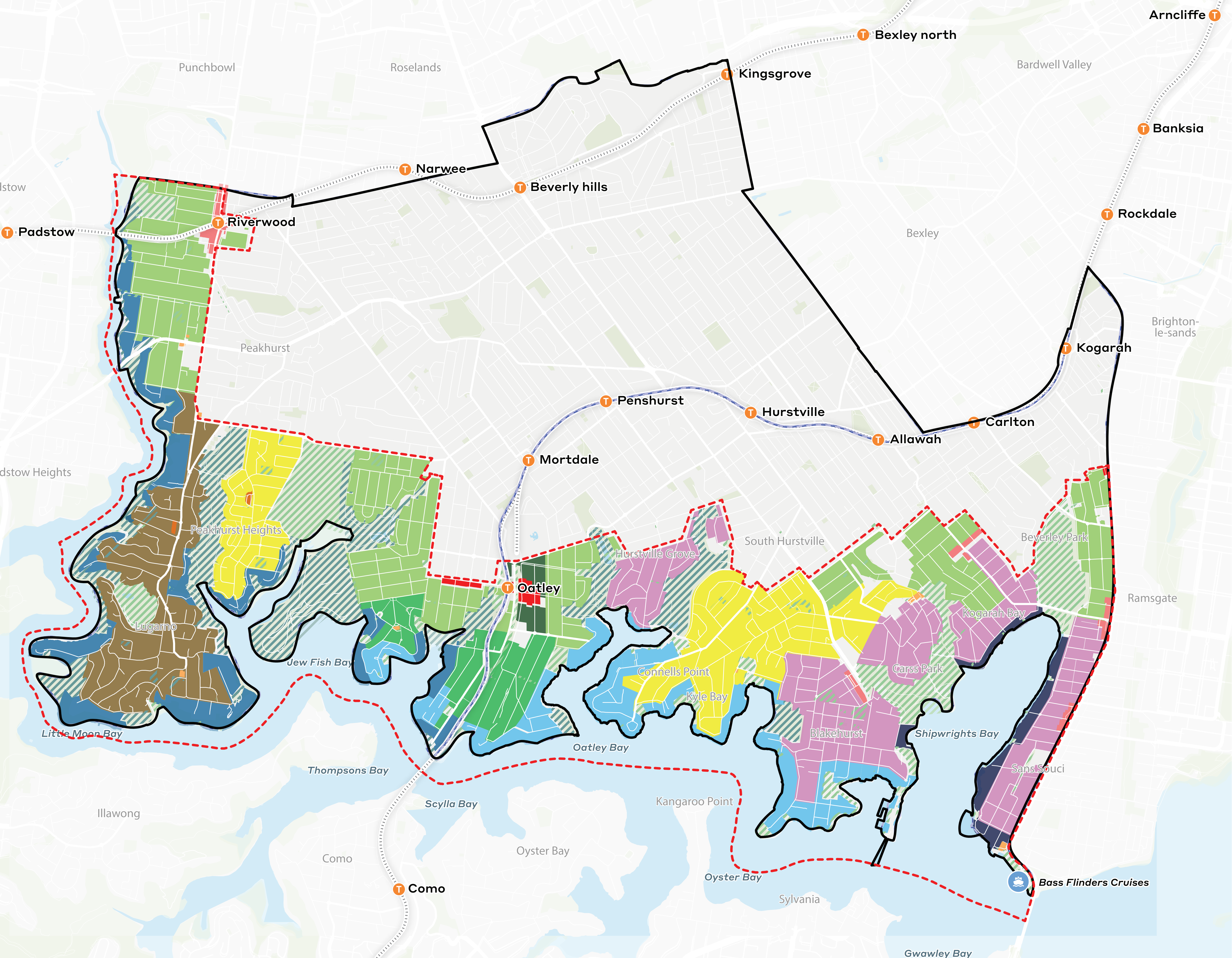


# Properties outside the Revised Proposed FSPA (2022)





# Local Character Typologies



**LEGEND**

**Residential**

- Garden Suburban - Traditional
- Garden Suburban - Naturalistic
- Garden Suburban - Medium Density
- Bush Suburban
- Garden Court
- Emerging Contemporary
- Rivers Edge - Naturalistic
- Rivers Edge - Semi-Naturalistic
- Rivers Edge - Contemporary

**Commercial**

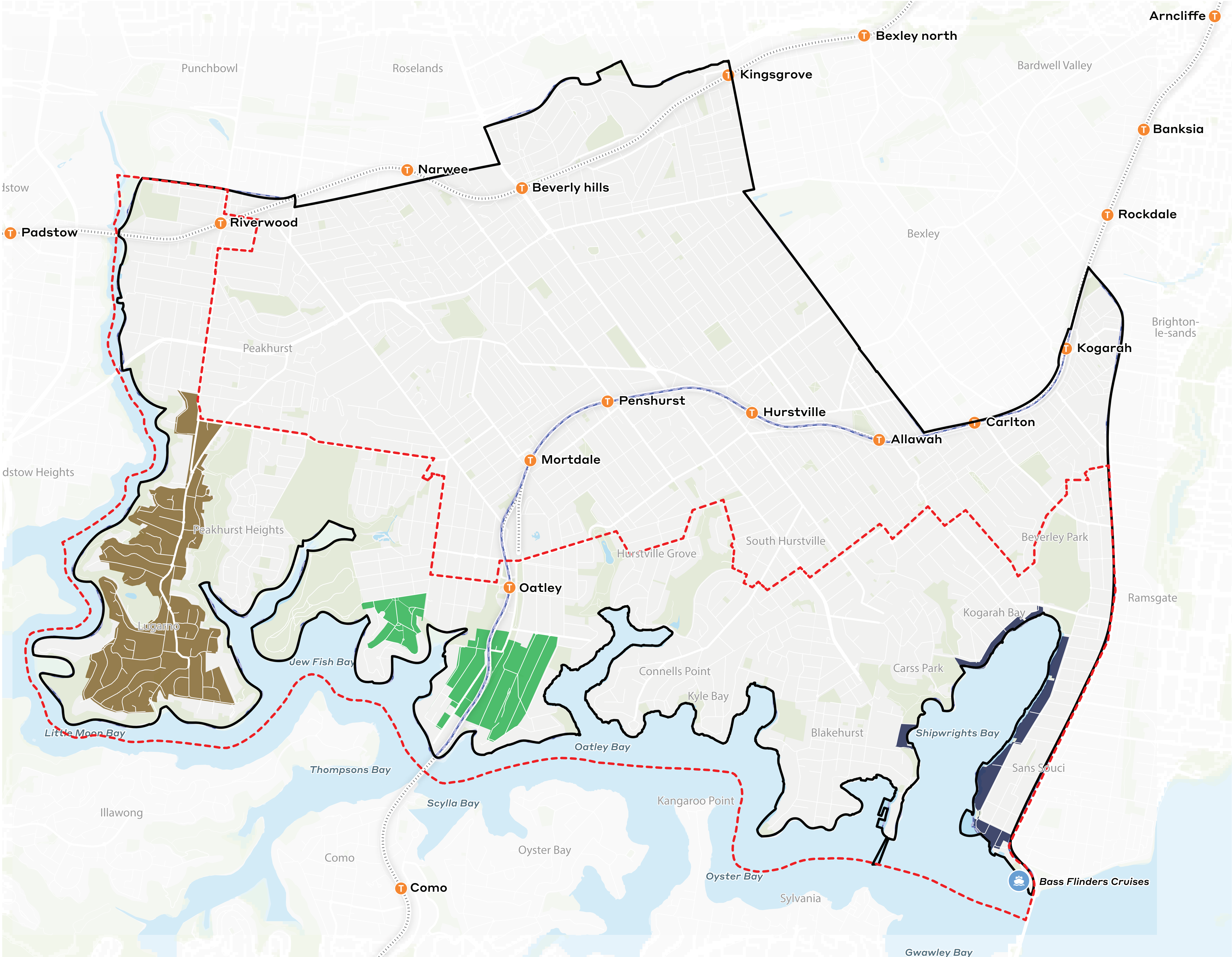
- High Street
- High Street Mix
- Neighbourhood Centre
- Neighbourhood Convenience

**Open Space**

- Naturalistic
- Semi-Naturalistic



# Areas of Unique Character



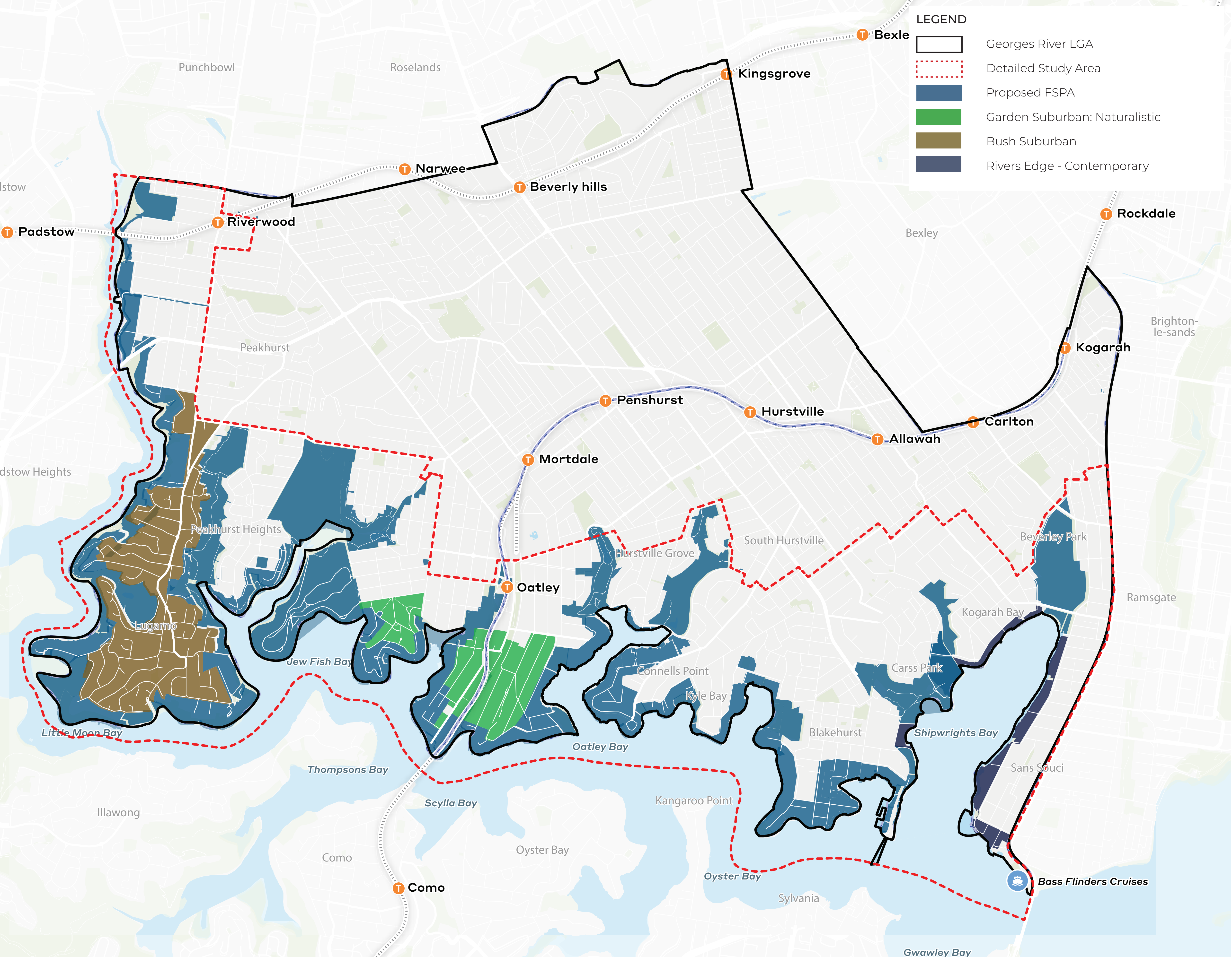
LEGEND

**Residential**

- Garden Suburban - Naturalistic
- Bush Suburban
- Rivers Edge - Contemporary

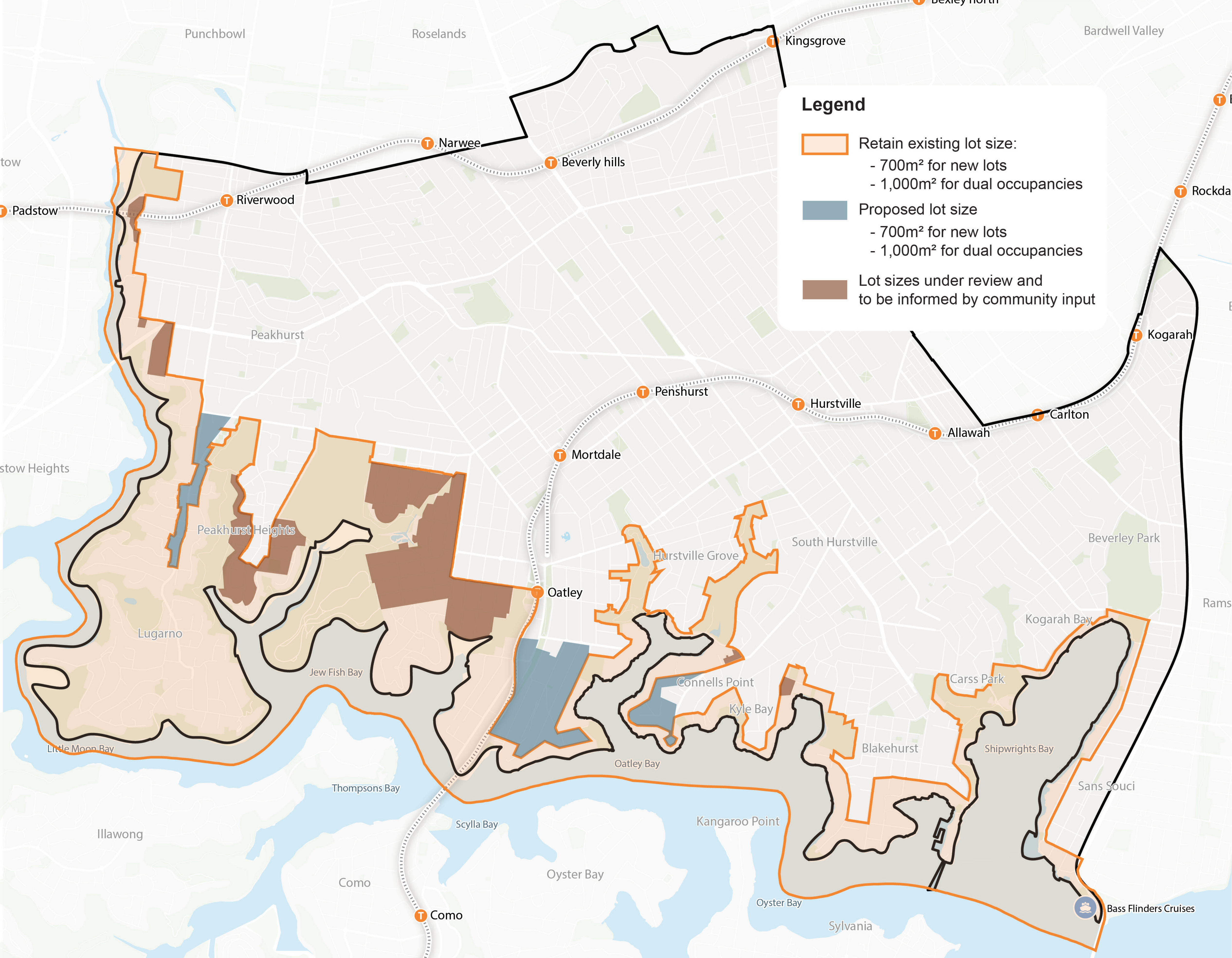


# FSPA and Areas of Unique Character





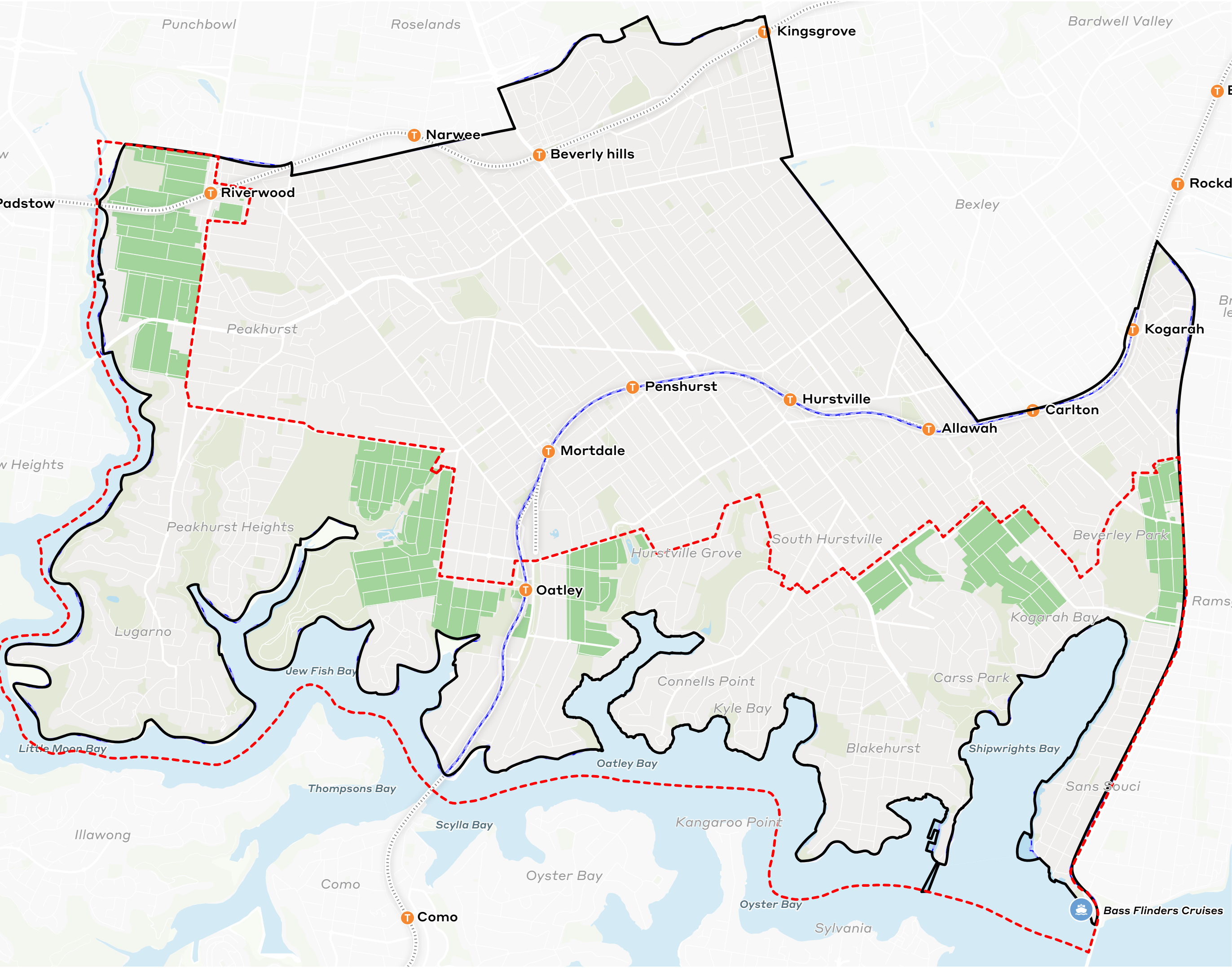
# Proposed Lot Size Changes





# GARDEN SUBURBAN: Traditional

Character Area Map



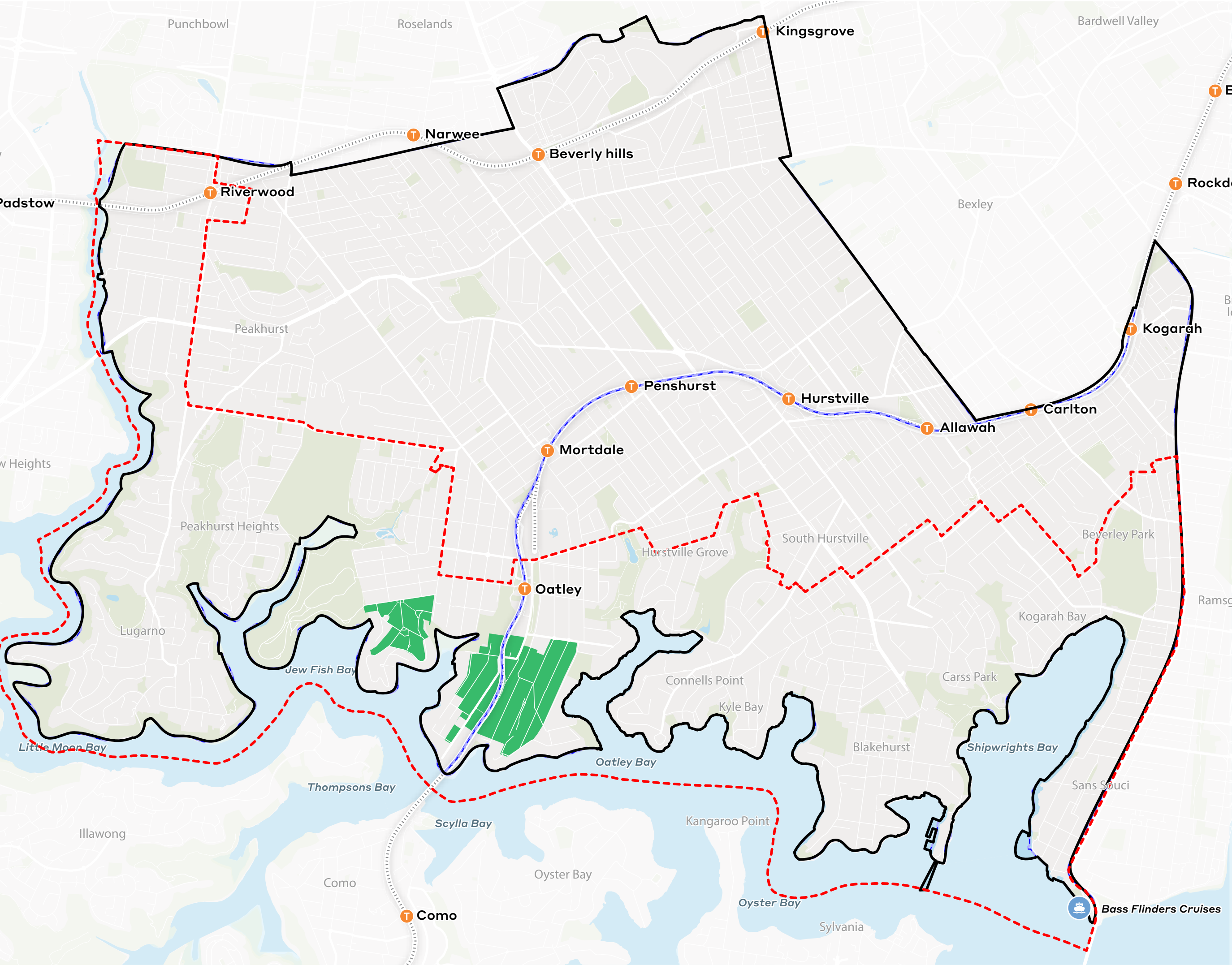
Character Photos





# GARDEN SUBURBAN: Naturalistic

Character Area Map



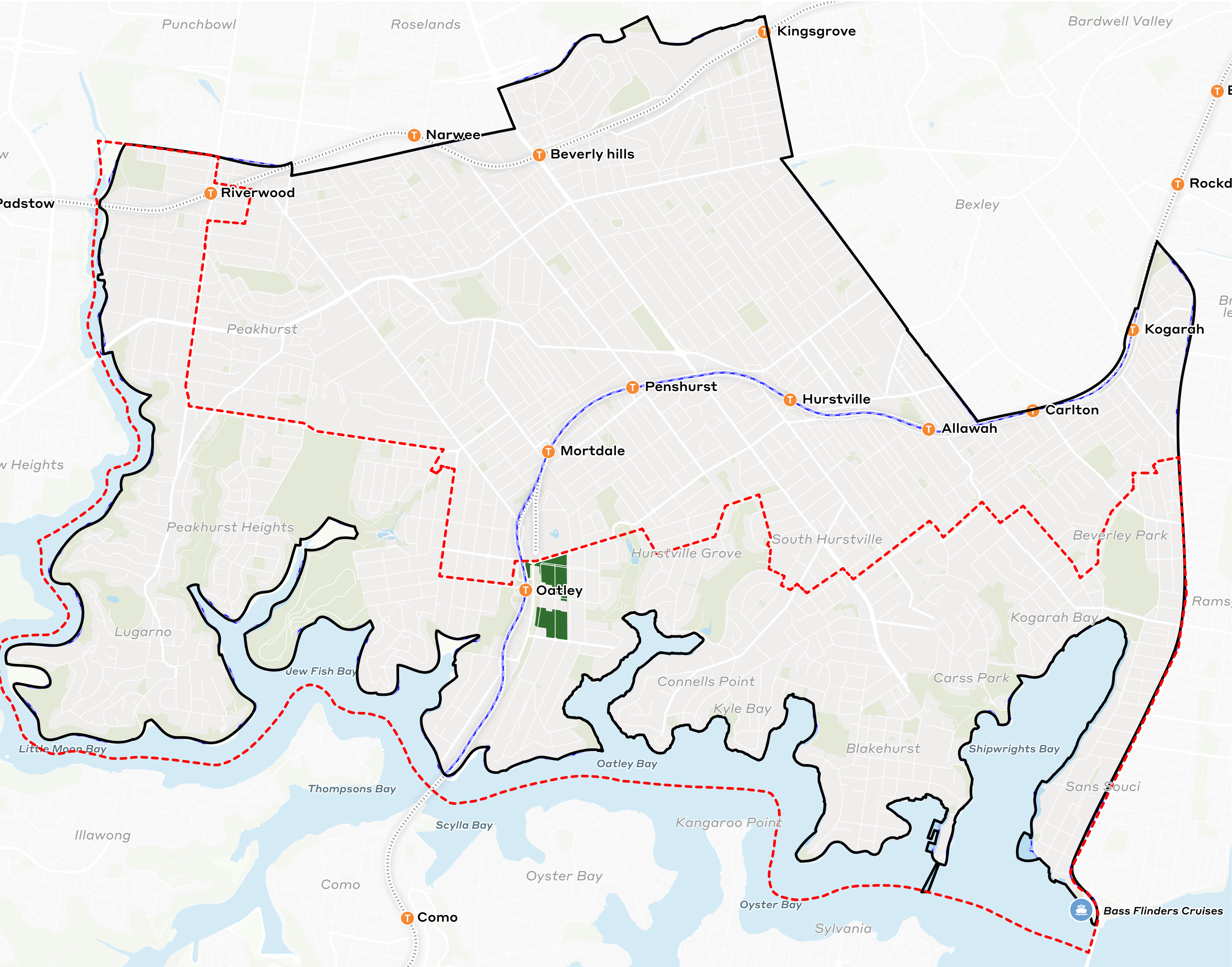
Character Photos





# GARDEN SUBURBAN: Medium Density

Character Area Map



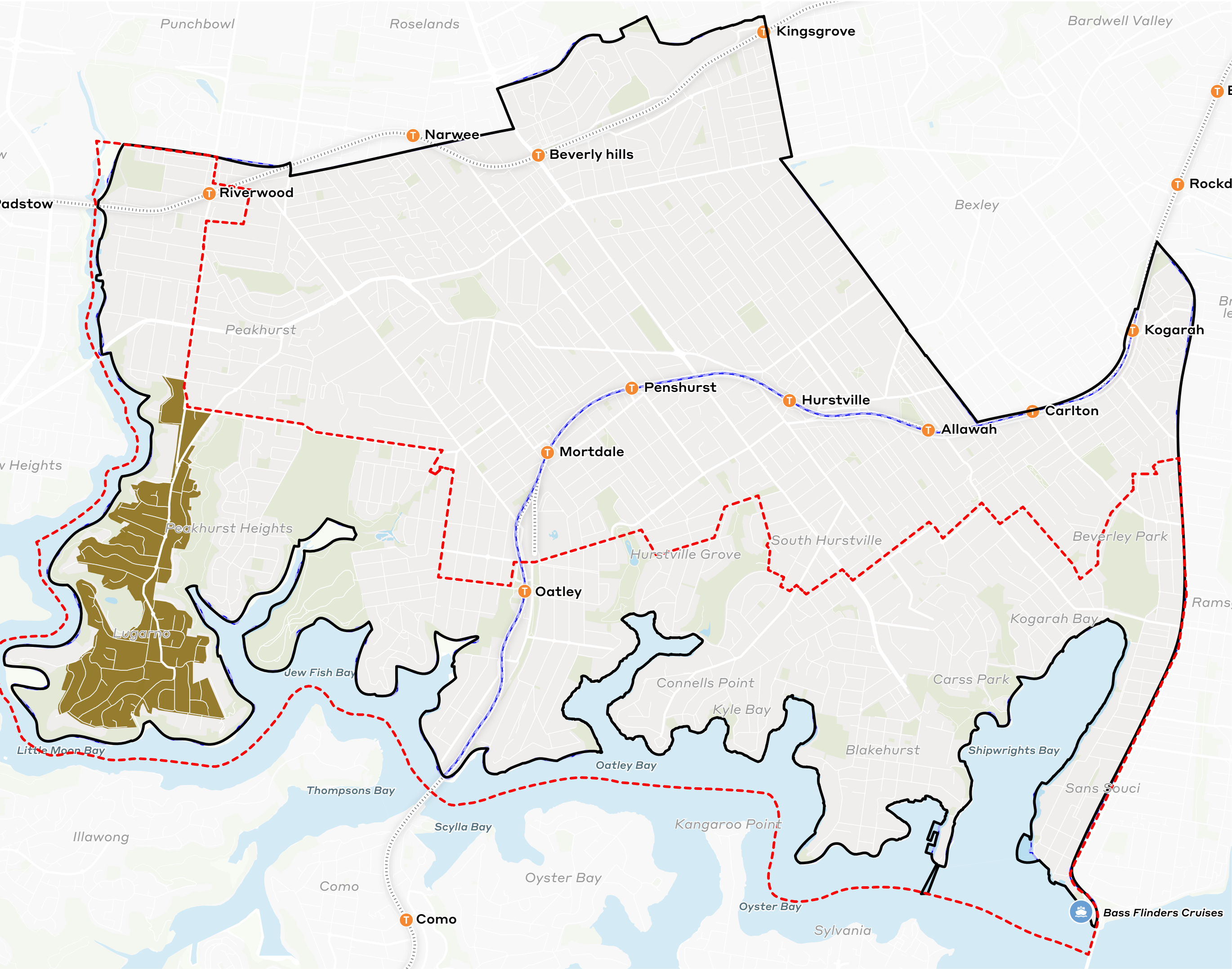
Character Photos





# BUSH SUBURBAN

Character Area Map



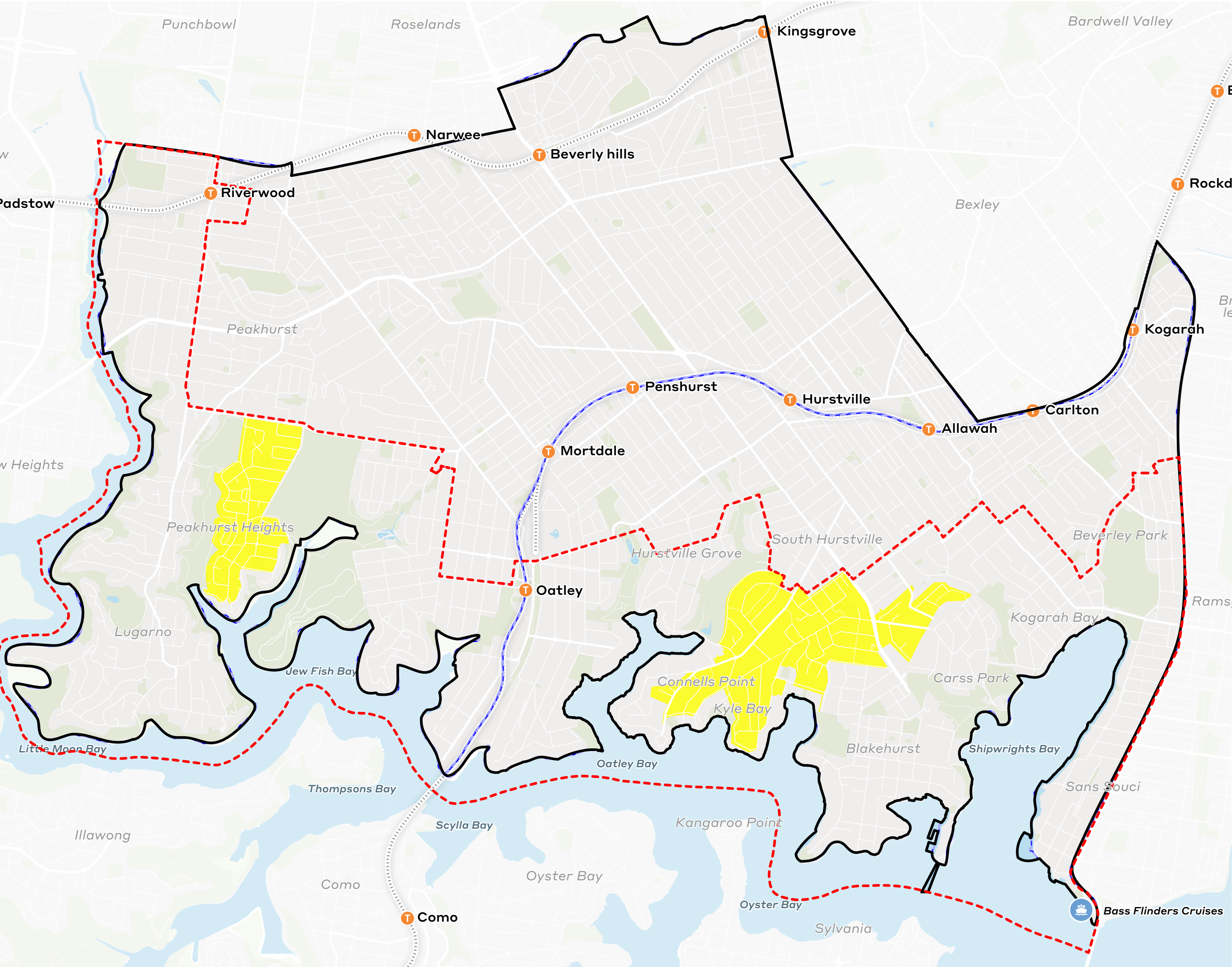
Character Photos





# GARDEN COURT

Character Area Map



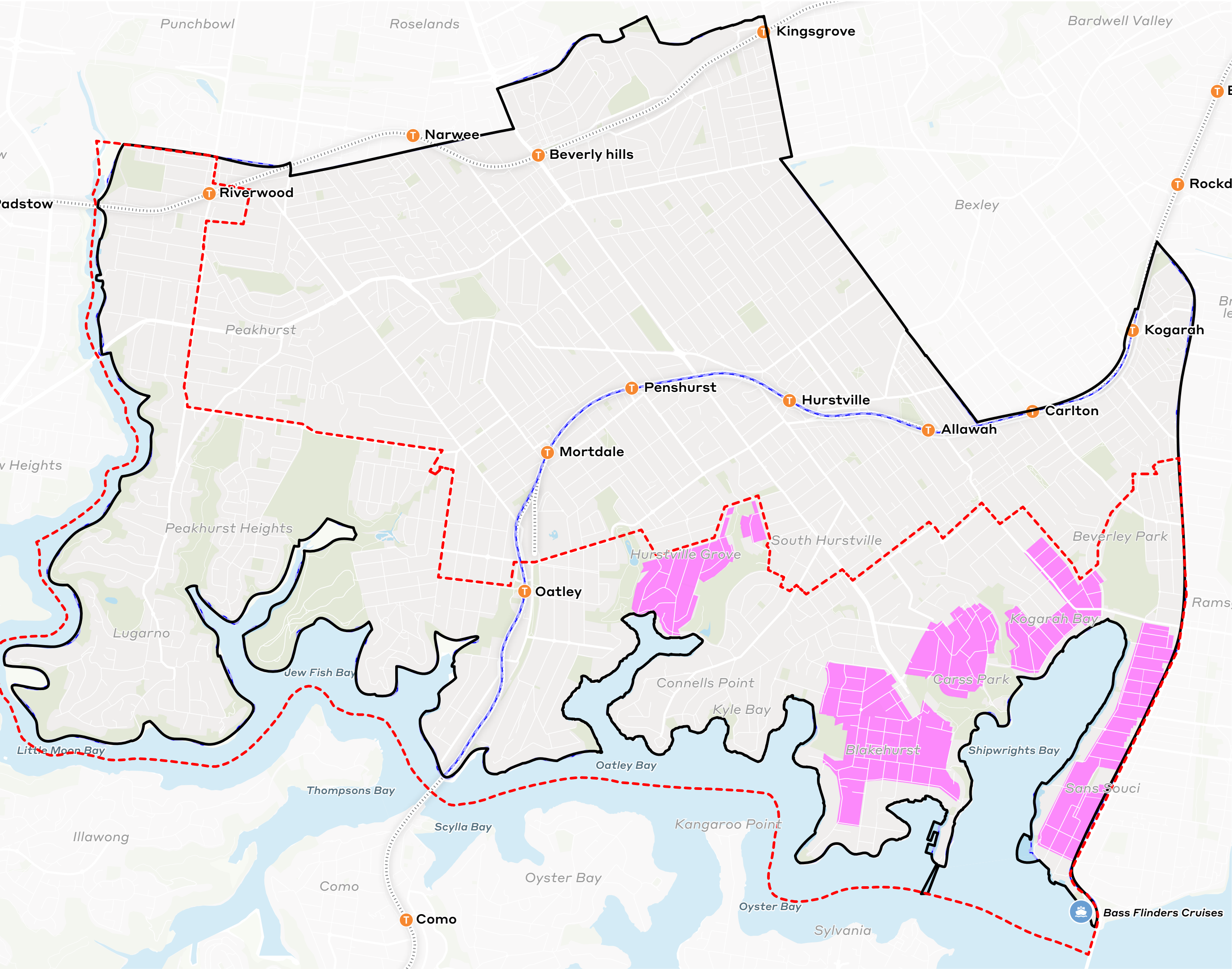
Character Photos





# EMERGING CONTEMPORARY

Character Area Map



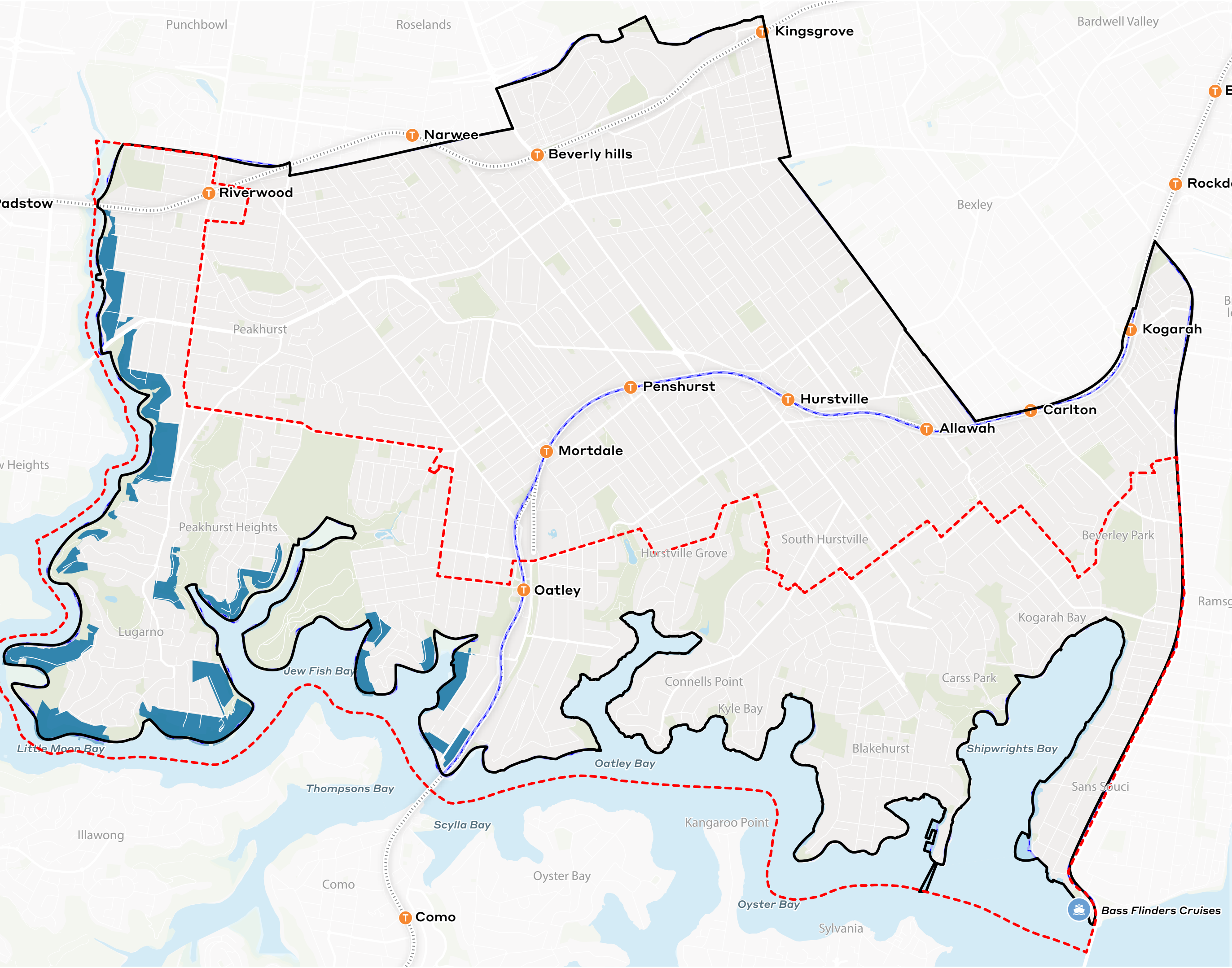
Character Photos





# RIVERS EDGE: Naturalistic

Character Area Map



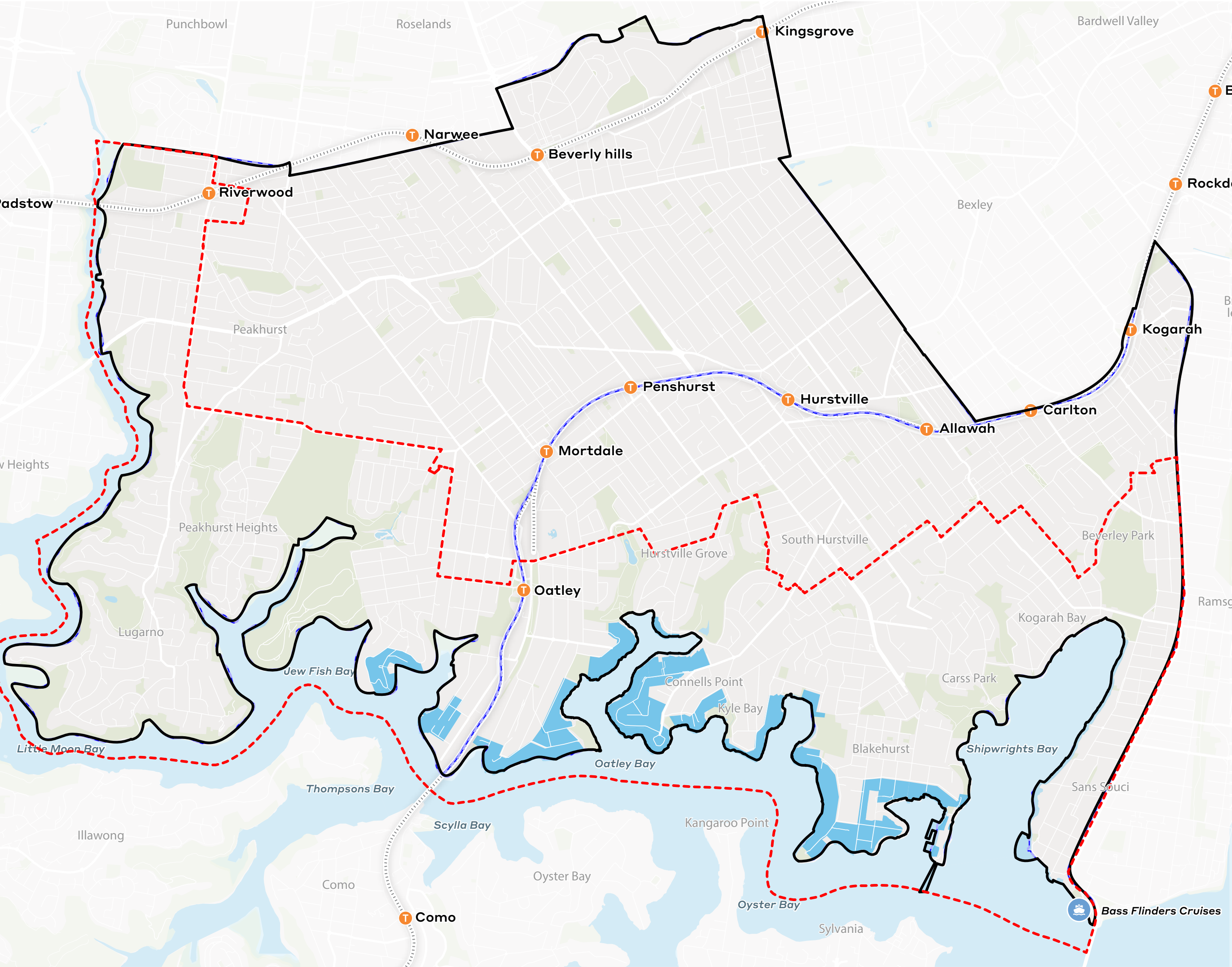
Character Photos





# RIVERS EDGE: Semi-Naturalistic

Character Area Map



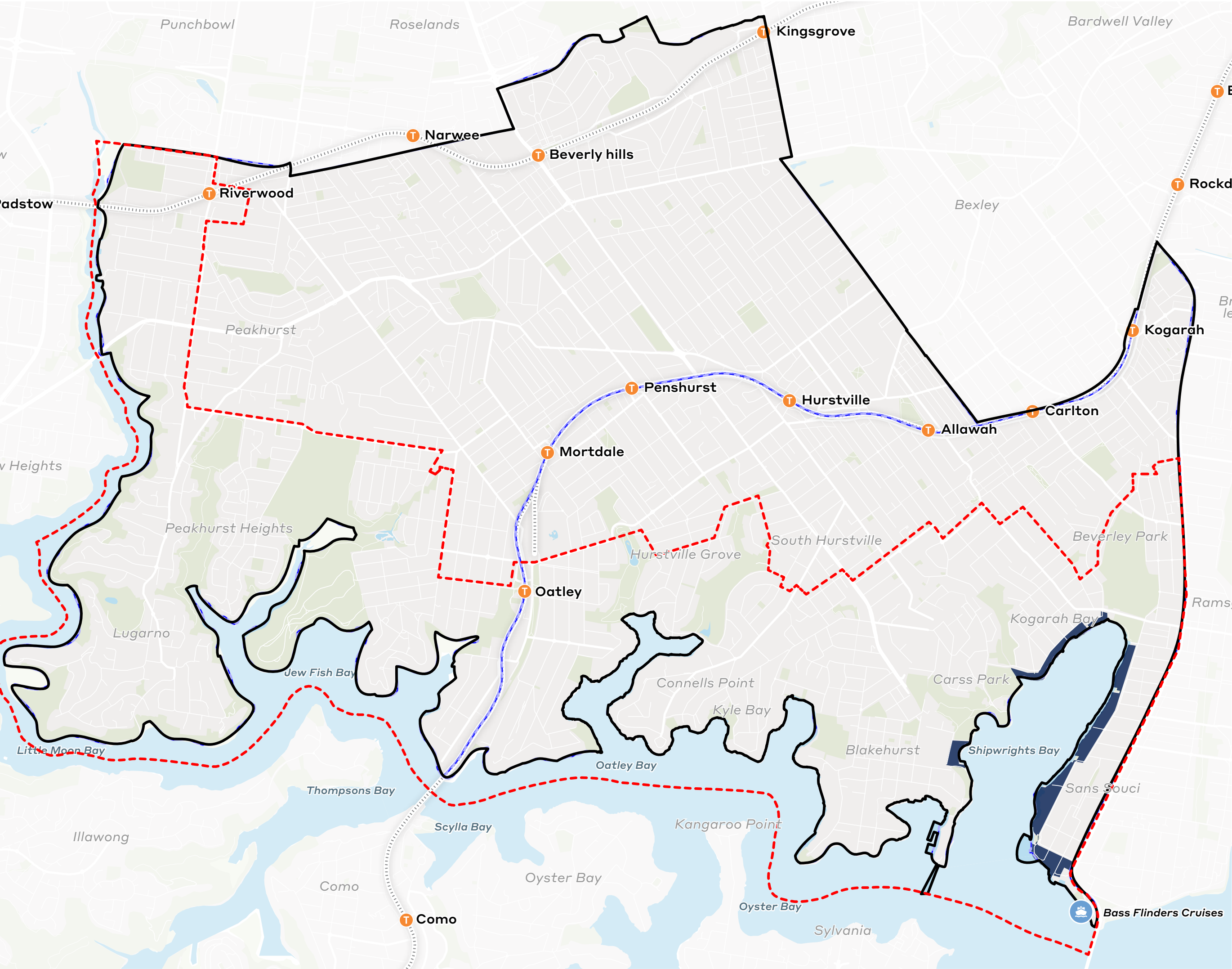
Character Photos





# RIVERS EDGE: Contemporary

Character Area Map



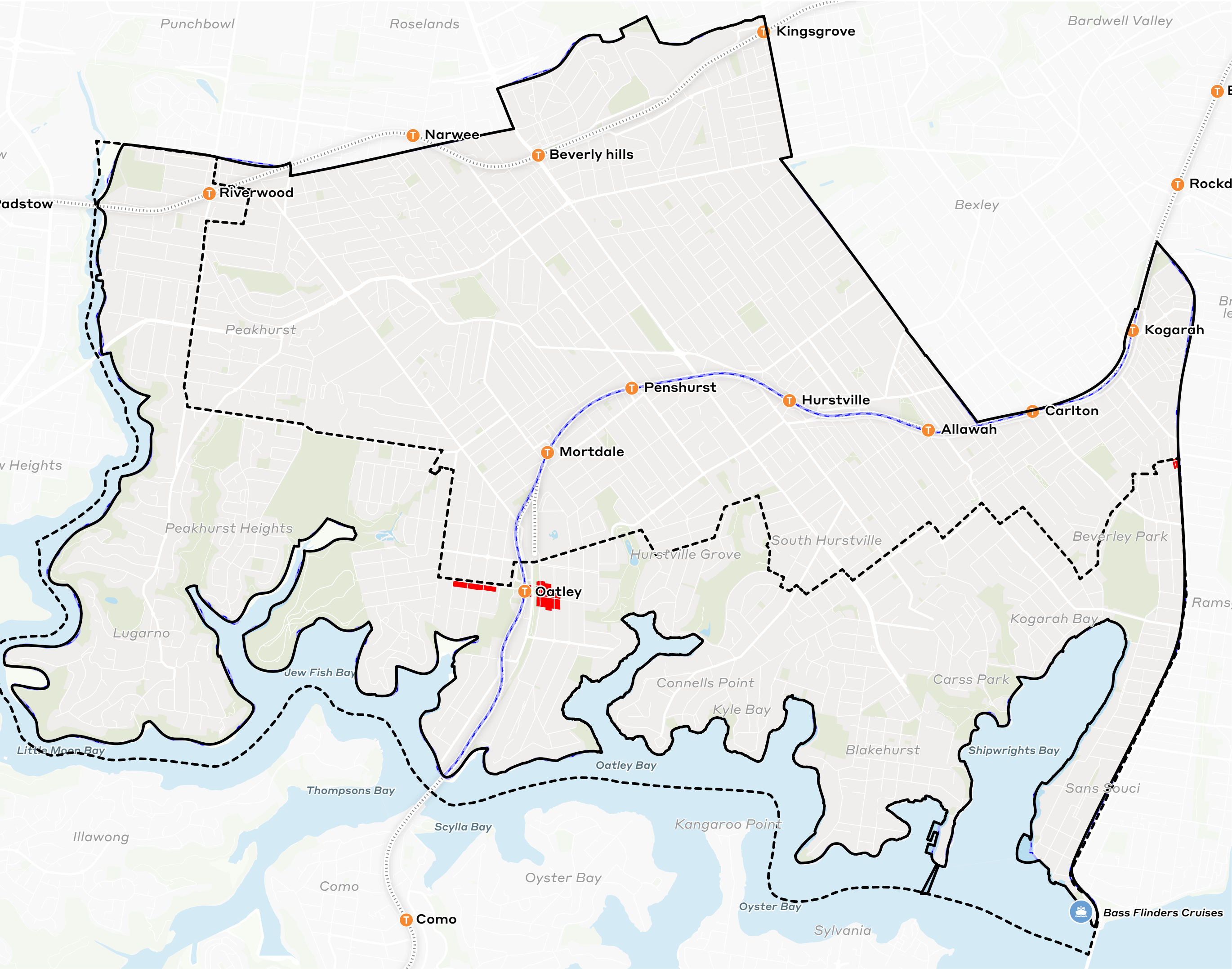
Character Photos





# HIGH STREET

Character Area Map



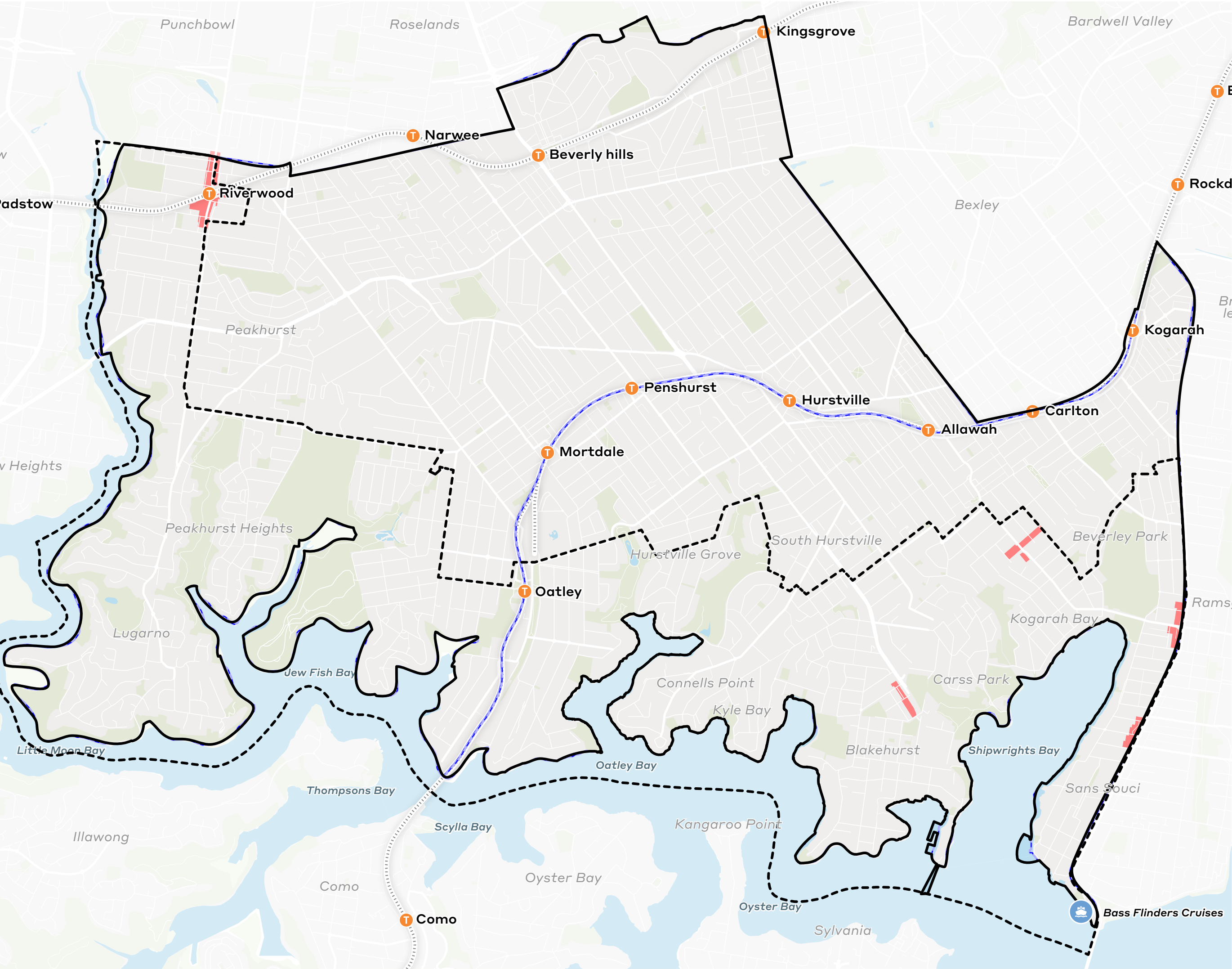
Character Photos





# HIGH STREET MIX

Character Area Map



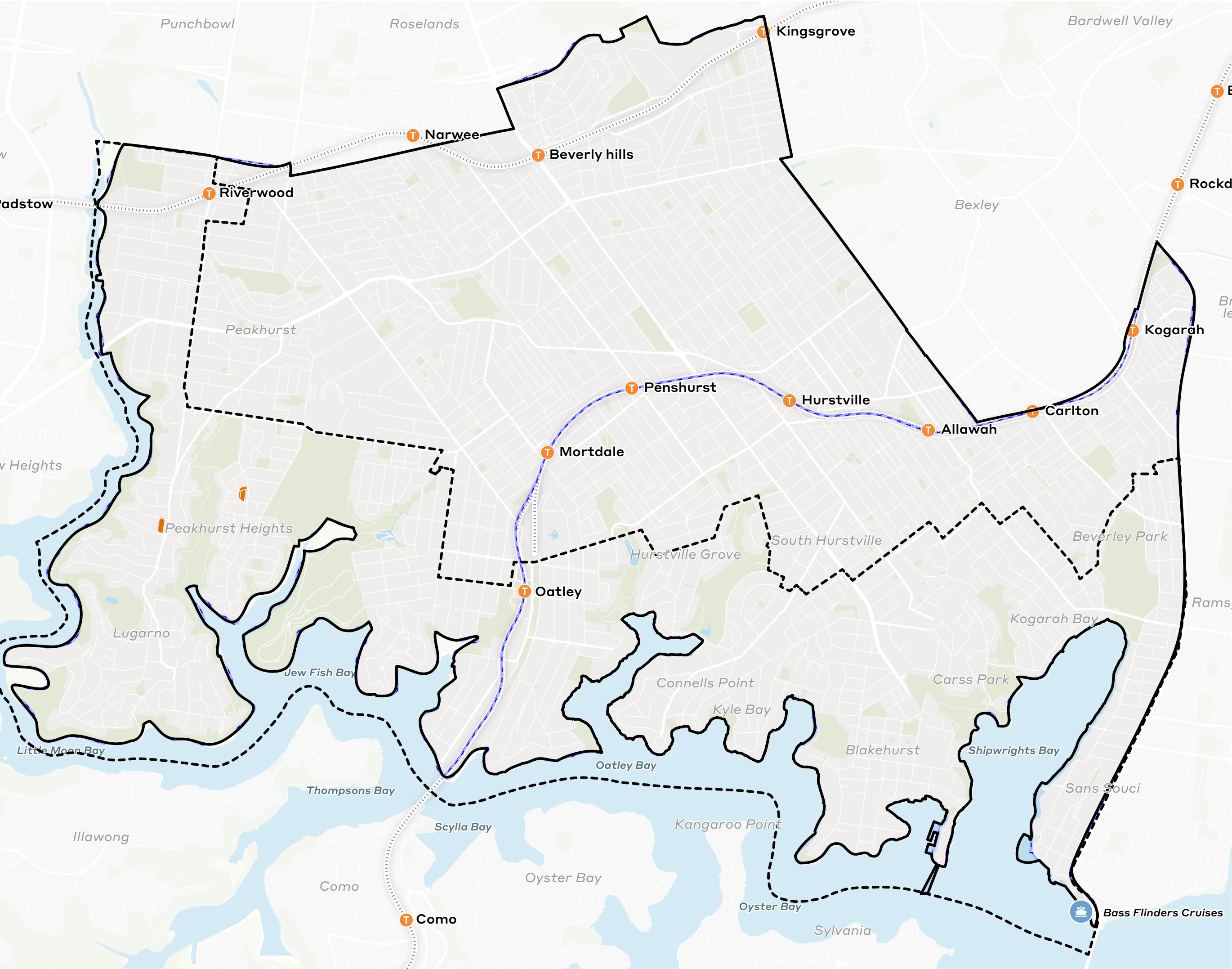
Character Photos





# NEIGHBOURHOOD CENTRE

Character Area Map



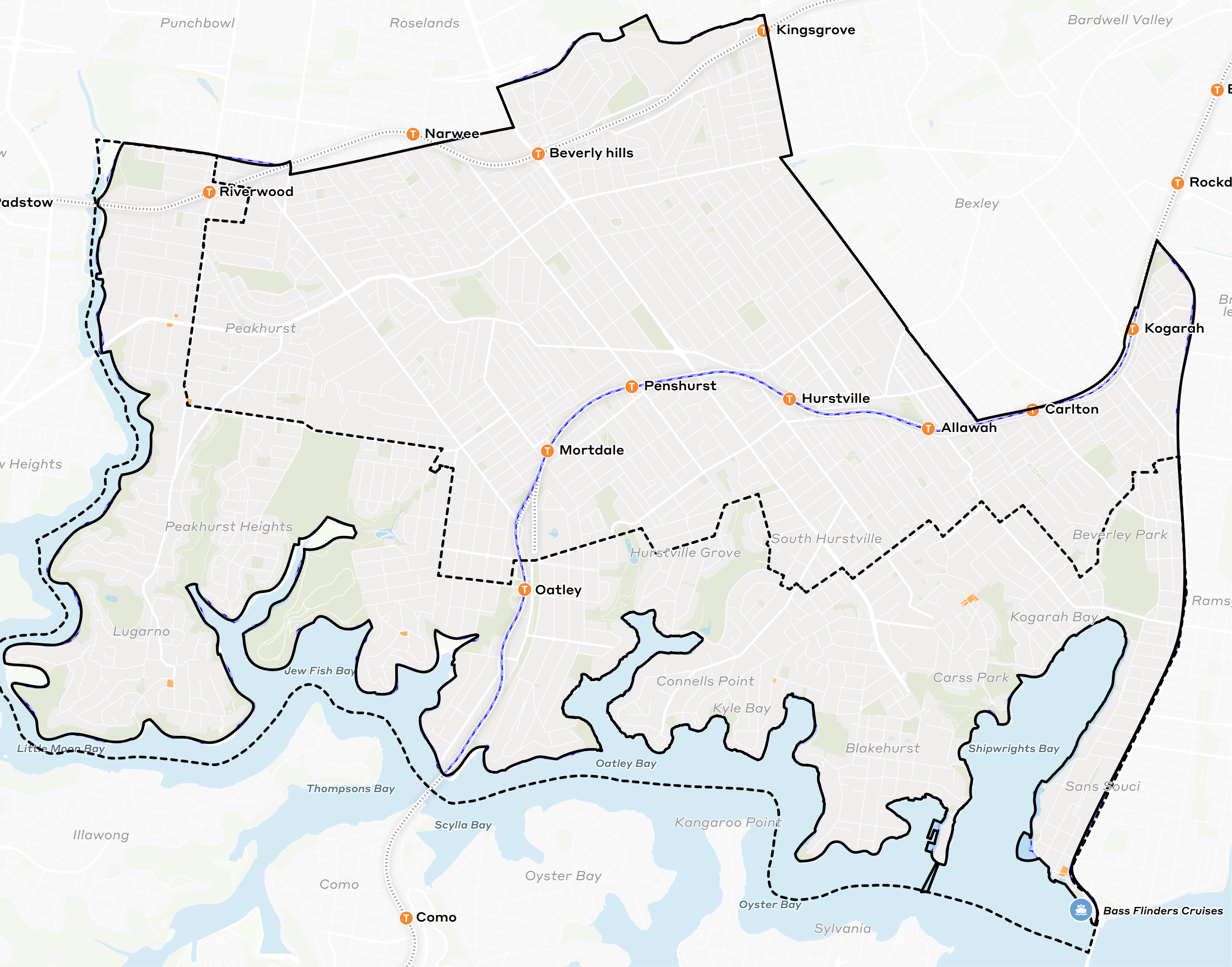
Character Photos





# NEIGHBOURHOOD CONVENIENCE

Character Area Map



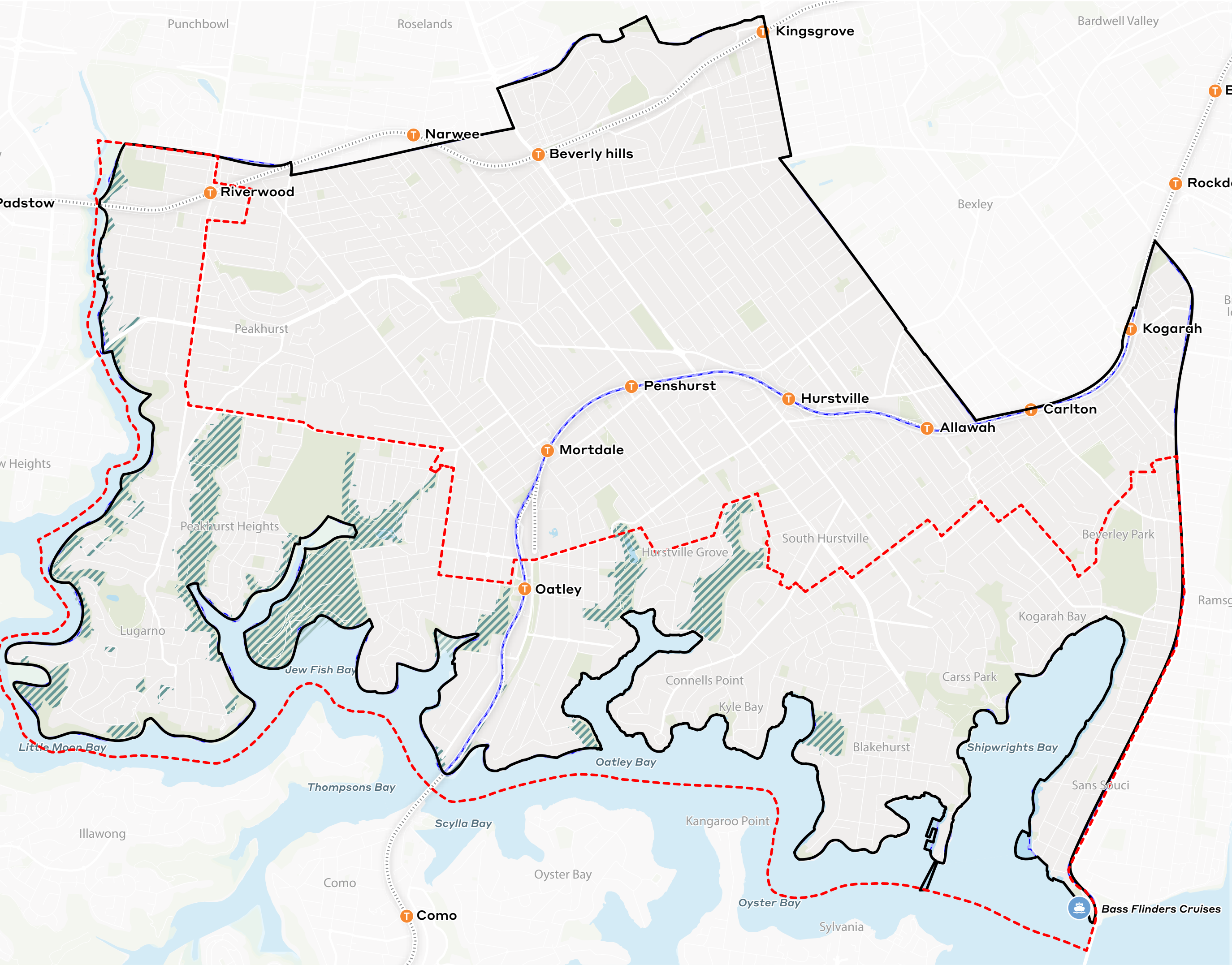
Character Photos





# OPEN SPACE: NATURALISTIC

Character Area Map



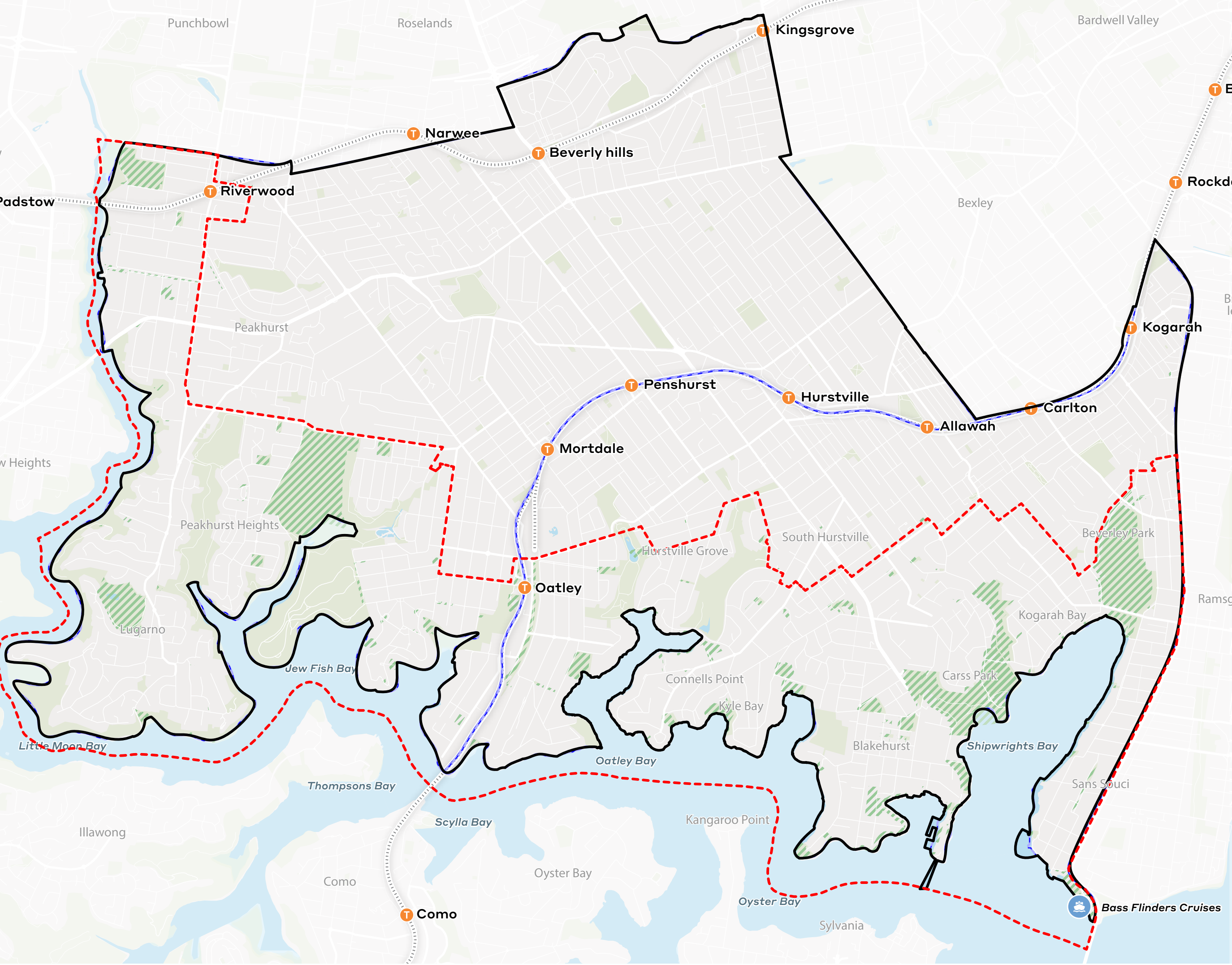
Character Photos





# OPEN SPACE: SEMI NATURALISTIC

Character Area Map



Character Photos







## **Appendix E – In-person Workshop Presentation**



# Georges River Council Community Workshop

**Biodiversity & Foreshore Controls**

**In person Session**

27 October 2022

# Acknowledgement of Country

*Georges River Council acknowledges the Bidjigal people of the Eora Nation, who are the Traditional Custodians of all lands, waters and sky in the Georges River area. We pay our respect to Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples who live, work and meet on these lands.*

# Welcome & introductions – Georges River Council



Meryl Bishop

Director Environment and Planning



Catherine McMahon

Manager Strategic Planning



Stephanie Lum

Coordinator Strategic Planning



Anne Qin

Strategic Planner / Urban Designer

# Welcome & introductions – Ethos Urban



Chris Bain

Director, Strategic Planning



Paul Robilliard

Director, Strategic Planning



Jo Kelly

Facilitator



Anna Paton

Principal, Engagement



Evie Davidson

Urbanist, Planning



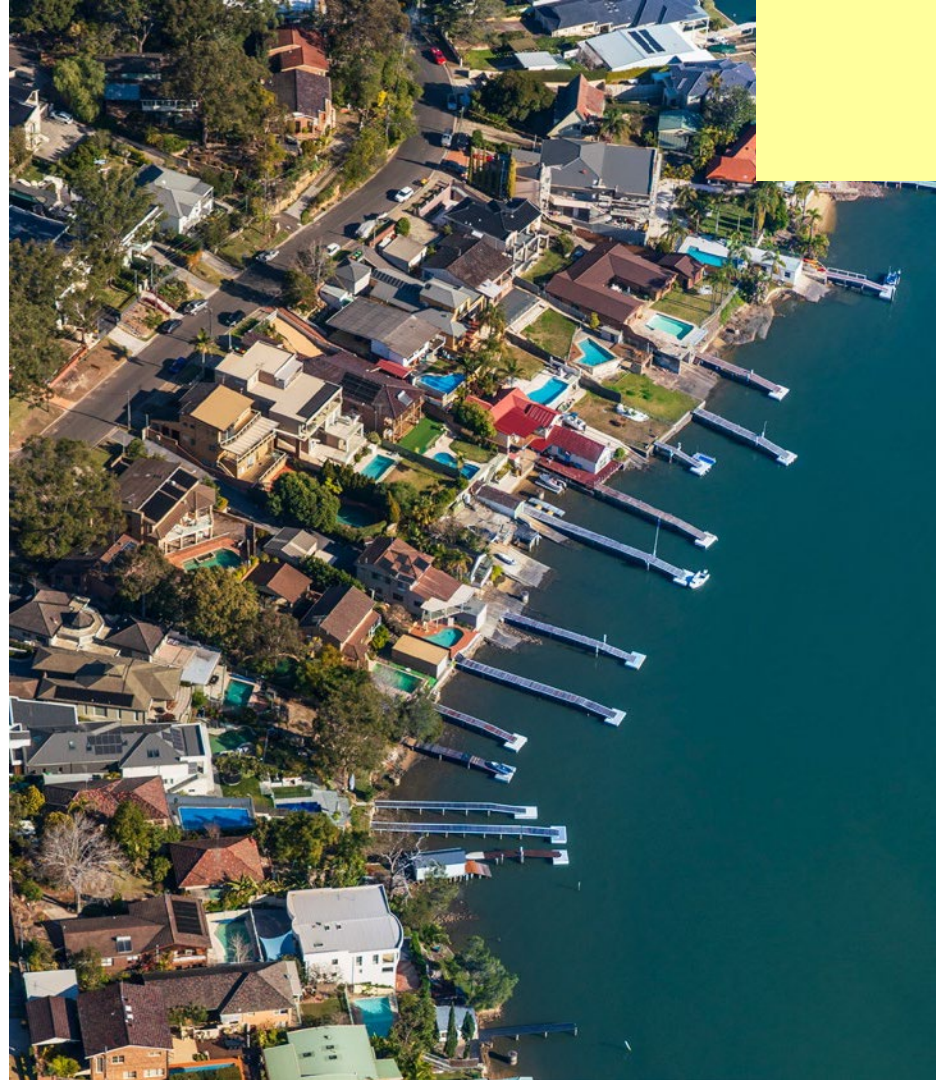
David Attwood

Associate Director, Planning

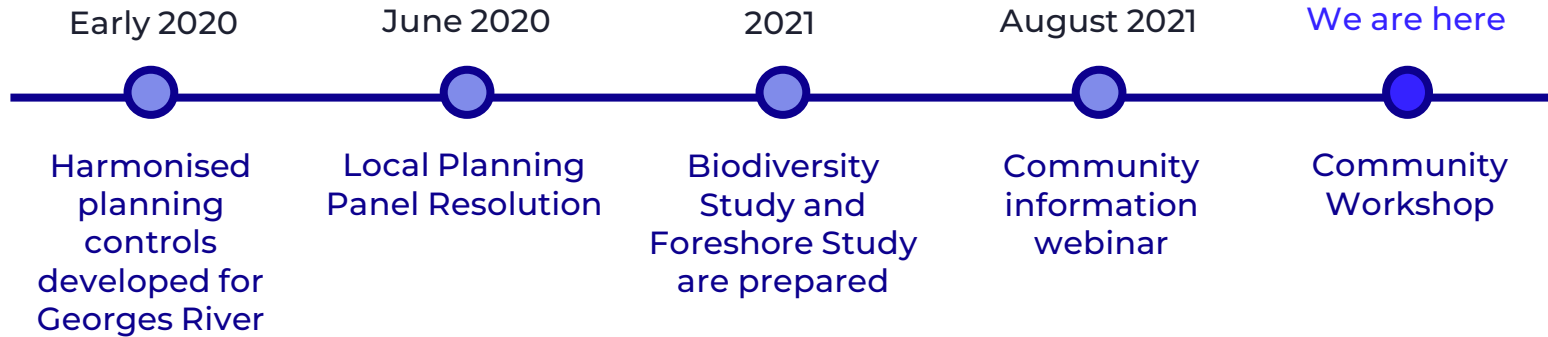


# Purpose of this session

To work with us to help shape  
new biodiversity, foreshore and  
local character controls.



# The process we undertook



# Biodiversity Study Recap

- The Georges River Biodiversity Study was prepared by Total Earth Care in 2021.
- The purpose of this Study is to assess the diversity of flora (plant) and fauna (animal) present, analyse historical changes and identify key opportunities for protection and conservation.
- Ecologists conducted field surveys across 27 parks and reserves covering 336ha and 29km of street biodiversity corridors. This was supported by an extensive desktop assessment of the whole LGA and anecdotal observations from the community.

# Biodiversity Recommendations

- Implement the outcomes of the Study into Council policies and management actions, including planning and development controls
- Develop protective measures for threatened flora and fauna
- Undertake management of weeds and pest species
- Conserve and improve connectivity corridors across the LGA and into neighbouring LGAs
- Engage the community and key stakeholders in biodiversity conservation activities within the LGA.

# Foreshore Study Recap

- The Foreshore Scenic Character Study has been prepared by Ethos Urban to investigate the mapped extent and role of the FSPA.
- Every street within the Study area was surveyed, including all areas within the existing FSPA and beyond. Within this Study area, a detailed assessment has been undertaken to review the character types.
- Based on the various character types, the Study categorised them into possessing either:
  - Local Character, or
  - Scenic Character

# Foreshore Study Recommendations

- Revise the FSPA extent to exclude areas that are not visible from the river; and/or do not contribute to the scenic character of the river
- Revise objectives of the FSPA clause to focus on scenic character
- Introduce a new standalone planning control to protect and enhance biodiversity as informed by the findings of the Biodiversity Study
- Identify areas with unique qualities that require greater protection
- Retain increased lot size and landscaping requirements for developments within the FSPA and Unique Character Areas.



# Focus of today's discussion

- The current controls are not the right fit and need to be reviewed.
- Your feedback and the recommendations of the Studies have informed the draft planning controls.
- Seeking your input on the draft controls in relation to biodiversity, scenic/ local character and lot size
- A balance needs to be struck between allowing land owners to develop their land and the protection of the environment and character
- Consideration of the financial burden of applying the planning controls to residential land.

## ZONING, HEIGHT, FLOOR SPACE & LOT SIZES

# What is changing and what is staying the same?

- **Zoning**
  - All areas – no change
- **Height**
  - All areas – no change
- **Floor space**
  - All areas – no change
- **Lot sizes**
  - FSPA and UCAs – no change
  - Other areas – Council will be guided by community feedback
- **Landscaping**
  - FSPA and UCAs – no change to minimum % in LEP
  - Other areas – To be guided by lot size

# Where to from here?

- Consultation is open until 14 November 2022
- We will collate, analyse and consider all feedback received
- Request Council direction on the way forward regarding the planning controls in early 2023
- Visit the Your Say project page for more information:  
<https://yoursay.georgesriver.nsw.gov.au/foreshore-study>



# What changes are proposed?

- The following documents are currently on exhibition:
  - Georges River Biodiversity Study
  - Georges River Foreshore Scenic Character Study
  - Addendum to the Georges River Foreshore Scenic Character Study
  - Environmental Planning Provisions for Biodiversity
  - Environmental Planning Provisions for Local Character
- The proposed changes are to the **LEP & DCP**

## For more information

- Find out more information relating to the proposed controls and guidelines in the Fact Sheets on Council's website
- Visit the Your Say project page  
<https://yoursay.georgesriver.nsw.gov.au/foreshore-study>



# What we will exploring in more detail

1. Biodiversity
2. Foreshore Scenic Character Study (FSPA)
3. Local Character
4. Unique Character Areas (UCA)
5. Lot sizes



## Exploring the topics via our pods

- We are not revisiting the FSPA methodology study
- We are here to help you better understand the controls and how they impact you and your property

# Round 1

# Round 2

# Round 3

# Round 4

Thank you

Q&A