

Douglas Cunningham

From: Rita Vella <Rita.Vella@georgesriver.nsw.gov.au>
Sent: Tuesday, 12 September 2017 3:28 PM
To: Nathan Croft
Cc: Catherine McMahon; Anne Qin; James White; tnanevski tnanevski; Monica Wernej
Subject: PP17/42 Planning Proposal - 73 Vista Street, Sans Souci - Report to the The Independent Hearing and Assessment Panel (IHAP)

Dear Nathan

I refer to Council's letter dated 27 July 2017 with respect to the Planning Proposal submitted on 9 March 2017 for Nos 73 Vista Street (Lot 1, DP320605; Lot 1, DP1115986; Lot 489, DP752056; Lot 392, DP752056; Lot 1, DP181450), Sans Souci seeking consideration of:

- a rezoning of the property from W2 – Recreational Waterways to R2 – Low Density Residential.
- Amending the foreshore building line (FBL) to realign from the new boundary line of the R2 – Low Density Residential zone, at a depth of 7.6m; and
- Amending Schedule 1 to include a provision that allows for additional height and FSR where the development is for the purpose of Seniors Housing.

As outlined in this letter, the proposal, in its current form (height and FSR) is completely out of context with the surrounding built environment and the character of the R2 – Low Density Residential zone.

Council notes your response dated 9 August 2017 however as not further information has been received with respect to the issues raised in Council's letter dated 27 July 2017, Council will be presenting a report to the IHAP on 21 September 2017.

The report will be recommending that Council not support the Planning Proposal for the following reasons

- a) The height and density proposed on the subject site is inconsistent with the Seniors Housing SEPP, Clause 6.8 of Kogarah LEP 2012, the former Kogarah Council's endorsed Housing Strategy and the objectives of the R2 Low Density Residential zone in the recently gazetted Kogarah LEP 2012 (Amendment No 2); and
- b) The proposed development resulting from the Planning Proposal is inappropriate in terms of built form, scale and density and will be out of context with the character of the immediate locality when viewed both from Vista Street and the Georges River foreshore; and
- c) There is inadequate justification provided in the documentation submitted with the Planning Proposal to support the increased height and density on the subject site; and
- d) The outcomes of the Planning Proposal do not have strategic merit and the development, as proposed is inconsistent with the Strategic Merit Test as outlined in the NSW Department of Planning's *Rezoning Reviews* (August 2016); and
- e) The Department of Planning does not support the use of prescriptive **Schedule 1** Amendments such as that proposed in the Planning Proposal.

The Independent Hearing and Assessment Panel (IHAP) meeting will be held on **Thursday 21 September 2017** commencing at **4pm**. The meeting will take place in the Council Chambers at the Georges River Civic Centre, Cnr MacMahon and Dora Streets, Hurstville.

You are advised that there will be a site inspection of the site by IHAP members on Thursday 21 September 2017 between **1pm – 3.30pm**. Site inspections are arranged for Panel members to acquaint themselves with the site and relevant issues. Conversations will not be entered into except in clarification through and at the discretion of the Chairperson.

The assessment report prepared on the Planning Proposal for the Georges River IHAP may be viewed on Council's website www.georgesriver.nsw.gov.au, click on "Development", then "IHAP". In this location you will find all the information, agendas and decisions concerning the IHAP and the meetings. Agendas will be publicly available five (5) business days prior to the scheduled GRIHAP Meeting.

You will need to complete and submit the *Application to Address the IHAP Form* available from Council's website no later than **12noon on the day before the scheduled meeting** if:

- 1) You wish to speak at the IHAP meeting; and/or
- 2) You are a submitter and you would like to register your interest in the Georges River IHAP members visiting your property as part of the scheduled site inspection (**Please note:** It is not a requirement for the Panel to visit a submitter's property to complete its assessment); or

The *Application to address the IHAP Form* is available from Council's website under "Development", then "IHAP". The form and any relevant attachments must be emailed to the attention of Monica Wernej at IHAP@georgesriver.nsw.gov.au

Please note that the GRIHAP will not consider or accept any documents, plans or other materials at the Panel meeting.

Please do not hesitate to contact me if you wish to discuss.

Regards,



Rita Vella Coordinator – Strategic Planning
Civic Centre MacMahon Street Hurstville NSW 2220
P | 02 9330 9437
E rita.vella@georgesriver.nsw.gov.au <http://www.georgesriver.nsw.gov.au>

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