

Contact: C McMahon
Phone: 9330 6260
File Reference: PP17/42

3 November 2017

Mr Nathan Croft
173 Sussex Street
SYDNEY, NSW 2000

Dear Mr Croft,

Planning Proposal (PP17/42) – 73 Vista Street, Sans Souci

I refer to your Planning Proposal request (PP17/42) for 73 Vista Street, Sans Souci. Council considered a report at its meeting on 23 October 2017 and resolved:

- a) *That Council not support the Planning Proposal to amend Kogarah Local Environmental Plan 2012 ("Kogarah LEP 2012") in relation to Lots 1 DP320605, Lot 1 DP1115986, Lot 392 DP752056 and Lot 489 DP752056 known as No 73 Vista Street, Sans Souci for the following reasons:*
 - i) *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*
 - ii) *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*
 - iii) *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*
 - iv) *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*
 - v) *The Department of Planning does not support the use of prescriptive Schedule 1 Amendments such as that proposed in the Planning Proposal.*

b) That for the reasons outlined in (a) above, the Council not forward the Planning Proposal to the delegate of the Greater Sydney Commission for a Gateway Determination under Section 55 and 56 of the Environmental Planning and Assessment Act 1979.

If you wish to discuss any of the above please contact me on 9330 6260.

Yours faithfully

A handwritten signature in purple ink, appearing to read 'Catherine McMahon', with a long, sweeping horizontal line extending to the right.

Catherine McMahon
Manager Strategic Planning