

ENV007-23 Beverly Hills Town Centre Master Plan - A Way Forward
(Report by Manager Strategic Planning)

RESOLVED: Councillor Landsberry and Councillor Wang

- (a) That Council not proceed with the exhibited Master Plan for the Beverly Hills Local Centre.
- (b) That Council notes the submissions on the previously exhibited Beverly Hills Local Centre Master Plan.
- (c) That Council endorse the following principles to guide the preparation of the Master Plan for Beverly Hills Local Centre:
 - a. The Master Plan guides future development on both sides of King Georges Road.
 - b. The expansion of the business zone on the eastern side of King Georges Road to create opportunities for the growth of the Local Centre to support the local community.
 - c. The exploration of the western side of King Georges Road having greater maximum building heights than the eastern side of the road.
 - d. The investigation of the inclusion of affordable housing within the Local Centre.
 - e. That built form transition provisions between the business zone and adjoining low scale residential zones are incorporated into the Master Plan and future development controls.
 - f. That non-residential floor space within future developments ensures capacity to meet the 2036 projections for employment floor space.
 - g. That the Master Plan addresses the risk associated with the Moomba to Sydney High Pressure Gas Pipeline on future development
 - h. The provision of a plaza and additional green spaces within the Local Centre.
- (d) That Council endorse the following elements to guide the development of the Master Plan for the Beverly Hills Local Centre:
 - a. For the northern side of the Railway Line:
 - i. No changes to the zone or development controls
 - ii. Public domain upgrades in Warrawee Place
 - iii. New pedestrian bridge over the railway line
 - b. For the eastern side of King Georges Road:
 - i. Expand the B2 zone
 - ii. Interface/setback controls are identified to address the built form transition between the B2 and R2 zone
 - iii. Car park at 23 Frederick Avenue and 506 King Georges Road is converted to a plaza with angled parking
 - iv. The maximum building heights is 21m (base height) to 28m (gateway sites)
 - v. The maximum floor space ratio is 2.5:1 (base FSR) to 3:1 (gateway sites)
 - c. For the western side of King Georges Road:
 - i. The maximum building heights is 21m (base height), 24.1m (sites requiring 3m

- road widening and min 20m frontage), 31.4m (gateway sites), and 27.2m (Cinema site)
 - ii. The maximum floor space ratio is 3:1 (base FSR), 3.5:1 (sites requiring 3m road widening and min 20m frontage and gateway sites), and 4:1 (Cinema site)
 - iii. The widening of Dumbleton Lane by 3m
 - iv. The provision of green space on King Georges Road (purchase of land)
 - v. The provision of a pedestrian air bridge over King Georges Road.
- d. Melvin Street and Edgbaston Road:
- i. Retention of the R4 High Density Residential Zone
 - ii. Any future controls (FSR + height) result in limited residential intensification and restricted range of sensitive uses.
 - iii. The maximum building heights ranges from 15m to 21m
 - iv. The maximum floor space ratio ranges from 1.5:1 to 2:1
- e. That the non-residential floor space ratio in the B2 Zone be 0.75:1
- f. That affordable housing is investigated to be provided on the western and eastern side of King Georges Road.
- (e) That Council prepare the Master Plan based on the principles and elements in (c) and (d) above.
- (f) That Council prepare and exhibit an amended Traffic, Transport and Parking Study which assesses TfNSW's concerns, the potential impacts of land use uplift on the existing network and to develop mitigation strategies in order to accommodate the expected growth under the Draft Master Plan.
- (g) The Council prepare and exhibit an amended Public Domain Plan to accompany the draft Master Plan.
- (h) That Council prepare a draft Affordable Housing Contributions Scheme for the Beverly Hills Town Centre Master Plan, which includes testing the viability of sites to provide affordable housing contribution.
- (i) That Council requires further risk modelling in regard to the Moomba to Sydney High Pressure Gas Pipeline to be undertaken to determine the level of risk and whether the affected sites change under the Draft Master Plan.
- (j) That Council endorse Beverly Hills Town Centre Master Plan as detailed in this report for public exhibition for 60 days to allow the residents sufficient time to review the draft Master Plan and provide their submissions.
- (k) That Council conduct in person community consultation during the exhibition period, as well as including the provision of one-on-one telephone and meeting services by Council's town planners for community members who wish to discuss any aspects of the draft plan.
- (l) That a further report be prepared and submitted to Council at the conclusion of the exhibition period recommending a preferred approach for the Beverly Hills Town Centre based on the submissions received and the findings of the Traffic, Transport and Parking Study.
- (m) That the Council is to note that budget of over \$200,000 is required to action this resolution and no funds are allocated (to date) in the draft Budget for FY23/24 for Beverly Hills Master Plan.

- (n) That the General Manager, due to the urgency of needing to progress the development of the master plan for the Beverley Hill Centre resulting in part to the planning proposal for 407-511 King Georges Road Beverly Hills and the significant impact this will have on the amenity and infrastructure of the area and the possible loss of significant development contribution funds, is to convene a meeting between the Director of Environment and Planning and the Director of Finance and Governance for the purpose of discussing the possibility of transferring \$200,000 from Council's interest investment surplus in order to fund the consultancy work required for this Master Plan.
- (o) That Council endorse consideration of a housing investigation area in the next review of the Local Strategic Planning Statement, undertaken in 2025, in the area bound by B2 zoned land, Cahill St, Morgan St and Stoney Creek Road.

Record of Voting:

For the Motion: The Mayor, Councillor Nick Katris, Deputy Mayor, Councillor Kathryn Landsberry, Councillor Elise Borg, Councillor Sam Elmir, Councillor Veronica Ficarra, Councillor Christina Jamieson, Councillor Lou Konjarski, Councillor Nancy Liu, Councillor Peter Mahoney, Councillor Natalie Mort, Councillor Nick Smerdely, Councillor Sam Stratikopoulos, Councillor Colleen Symington and Councillor Benjamin Wang.

It was noted that the Motion was carried unanimously.

CCL025-23 Report of the Finance and Governance Committee held on 11 April 2023
(Report by Executive Services Officer)

RESOLVED: Councillor Borg and Councillor Jamieson

That the Finance and Governance Committee recommendations for Items FIN012-23 to FIN016-23, as detailed below, be adopted by Council.

FIN012-23 Investment Report as at 28 February 2023
(Report by Acting Senior Financial Accountant - Reporting)

That the Investment Report as at 28 February 2023 be received and noted by Council.

FIN013-23 Audit, Risk and Improvement Committee - Minutes of meeting held on 9 December 2022
(Report by Chief Audit Executive)

That the confirmed Minutes of the Audit Risk and Improvement Committee meeting held on 9 December be received and noted by Council.

FIN014-23 2022/23 Half Yearly Progress Report for Quarter Ending 31 December 2022. (Report by Manager Office of the General Manager)

- (a) That Council receive and note the Half Yearly Progress Report July 2022 - December 2022.
- (b) That Council endorse the Delivery Program and Operational Plan items recommended for cancellation, being placed on hold, or altered as detailed in Attachment 1.