

Mr Ian Cady, Director  
Mecone

Via email: [icady@mecone.com.au](mailto:icady@mecone.com.au)

13 September 2023

Dear Mr Cady,

**RR-2023-12 at 407-511 King Georges Road, Beverly Hills**

I refer to your request for a Rezoning Review seeking to amend the Georges River Local Environmental Plan (LEP) 2021 on land at 407-511 King Georges Road, Beverly Hills to:

- increase the height of building (HOB) from 15m to part 44m and part 50m (12 to 14 storeys); and
- increase the Floor Space Ratio (FSR) from 1.5:1 and 2:1, to part 4:1 and part 5.5:1

The Strategic Planning Panel of the Sydney South Planning Panel has determined that an increase in residential density has strategic merit. However, the Panel resolved to defer its final decision on whether the proposal has site specific merit pending confirmation from yourself, as the proponent, that you agree to:

- a) revise the planning proposal to be consistent with the Georges River Council's draft Beverly Hills Town Centre Master Plan, 2020 (draft Master Plan), as amended by the Principles in Council's resolution dated 24 April 2023, specifically (c) and (d) c. i-iv (the Principles); and
- b) subsequently provide additional information and a revised planning proposal to address the Panel's concerns.

The Panel's attached Record of Decision has further details on the required amendments to the planning proposal.

Could you please confirm by the 27 September 2023 whether you agree to revise the planning proposal and provide the additional information.

Should you not wish to revise the proposal, then the Panel will reconvene and make a decision based on the information provided in the rezoning review submissions presented at the briefings with Council and the proponent.

Should you agree to revise the planning proposal to address the Panel's concerns, then the revised planning proposal, including supporting reports and studies is to be submitted to the Panel by the 8 November 2023. The Panel will then reconvene and make a decision on whether the revised planning proposal has demonstrated site specific merit and should be submitted for a Gateway determination.

**Planning Panels Secretariat**

Please contact Mr Alexander Galea, Manager, Eastern and Southern Districts at the Department of Planning and Environment on 8289 6793 or via [alexander.galea@planning.nsw.gov.au](mailto:alexander.galea@planning.nsw.gov.au) should you wish to discuss the required revisions to the planning proposal.

In accordance with the Local Environmental Plan Making Guideline, August 2023, the Panel as delegate of the Minister for Planning has considered the matter and determined to appoint itself as the Planning Proposal Authority (PPA) under section 3.32(1) of the Environmental Planning and Assessment Act 1979 to finalise this matter.

If you have any queries on the Rezoning Review, please contact Lisa Kennedy, Senior Case Manager, Strategic Planning Panels Secretariat on 4247 1827 or via email to [lisa.kennedy@planning.nsw.gov.au](mailto:lisa.kennedy@planning.nsw.gov.au)

Yours sincerely,

A handwritten signature in black ink that reads "Annelise Tuor". The signature is written in a cursive, slightly slanted style.

**Annelise Tuor**  
**Chair, Strategic Planning Panel of**  
**the Sydney South Planning Panel**

encl. Rezoning Review Record of Decision