

## Rezoning Review (RR-2023-12) – 407-511 King Georges Road, Beverly Hills

### 1 The Sydney South Planning Panel’s (the Panel) deferred Rezoning Review decision.

On 22 August 2023, the Panel considered a rezoning review application at 407-511 King Georges Road, Beverly Hills. The documents considered by the Panel, including Council’s comments, can be found at **Attachment A**.

In summary, on September 2023 the Panel determined that an increase residential density has strategic merit, but deferred its final decision on whether the planning proposal should proceed pending revisions which demonstrate site specific merit – see **Attachment B** for the Panel’s decision.

#### Council’s request to reconsider location of open space

On 28 September 2023, Council wrote to the Panel requesting it reconsider the location of open space to 439 King Georges Road in accordance with Council’s intention for the revised draft Master Plan – see **Attachment C** for further details.

### 2 Proponent’s Updated Planning Proposal

On 22 November 2023, the proponent submitted a revised package responding to the Panel’s deferred decision (**Attachment D**). The proponent has responded to the Panel’s deferred decision, which includes a comparison of the building height and floor space ratio sought – see Tables 1 and 2 below from the proponent’s revised package:

TABLE 1: COMPARISON OF PROPOSED HEIGHT IN STOREYS				
	Council’s Master Plan (now abandoned) <sup>1</sup>	Planning Proposal (as lodged)	Principle (d)c.i-ii	Planning Proposal (as revised)
Corner Sites	9	14	31.4m	<b>11 (39m)</b>
Mid-Block Sites	7	12	24.1m	<b>8 (28m)</b>
Cinema Site	8	12	27.2m	<b>9 (33m)</b>

<sup>1</sup> Including 1 bonus storey

TABLE 2: COMPARISON OF PROPOSED FSR				
	Council’s Master Plan (now abandoned)	Planning Proposal (as lodged)	Principle (d)c.i-ii	Planning Proposal (as revised)
Corner Sites	3.5:1	5.5:1	3.5:1	<b>5:1</b>
Mid-Block Sites	3.5:1	4:1	3.5:1	<b>3:1</b>
Cinema Site	4:1	5.5:1	4:1	<b>3.5:1</b>

### 3 Next Steps

The Panel is required to make a final decision on the amended planning proposal and whether it should proceed to the Department for a Gateway determination.

If supported to proceed, an adequate planning proposal package will need to be prepared for the Department's Gateway assessment in accordance with the LEP Making Guidelines.

Council has been provided a copy of the revised package. Council have been requested to provide any written submission to the Department by midday Friday 8 December 2023.

## Attachments

**Attachment A** – Rezoning Review Package considered 22 August 2023

**Attachment B** – Panel's deferred decision dated 11 September 2023

**Attachment C** – Council's request to reconsider location of open space dated 28 September 2023

**Attachment D** – Proponent's revised package dated 22 November 2023



\_\_\_\_\_  
(Signature)

29 November 2023 (Date)

Alexander Galea

Manager, Eastern and South Districts

### Assessment officer

Alexander Galea

Manager, Eastern and South Districts

8289 6793

© State of New South Wales through Department of Planning and Environment 2023. The information contained in this publication is based on knowledge and understanding at the time of writing (July 2023). However, because of advances in knowledge, users should ensure that the information upon which they rely is up to date and to check the currency of the information with the appropriate departmental officer or the user's independent adviser.