

Lisa Kennedy

From: Stephanie Lum <Stephanie.Lum@georgesriver.nsw.gov.au>
Sent: Thursday, 28 September 2023 4:42 PM
To: Alexander Galea
Cc: Lisa Ho
Subject: Rezoning Review - 407-511 King Georges Road, Beverly Hills - clarification on location of open space
Attachments: RR-2023-12 - Record of Decision King Georges Road Beverly Hills_RR-2023-12.pdf

Hi Alex,

Hope you're well.

As you are aware, on 22 August 2023, the Sydney South Planning Panel considered a rezoning review request for 407-511 King Georges Road, Beverly Hills. The Panel determined that an increase in residential density has strategic merit. However, the Panel resolved to defer its final decision pending confirmation from the applicant that they agree to:

- a) Revise the Planning Proposal to be consistent with Council's draft Beverly Hills Town Centre Master Plan, 2020 (draft Master Plan), as amended by the Principles in Council's resolution dated Monday 24 April 2023, specifically (c) and (d) c.i-iv (the Principles) (attached to the Panel decision); and
- b) Subsequently provide additional information and a revised Planning Proposal to address the Panel's concerns.

It is noted that the Principles in the Panel decision referred to by the Panel in (a) above, includes "incorporation of the drainage lot (443-445 King Georges Road) into the Planning Proposal to ensure an integrated design for all lots within the site boundary. Investigate mechanism for the drainage lot to be open space that can be used by the public."

Following a review of the Panel's decision on the rezoning review for 407-511 King Georges Road, Beverly Hills, Council officers would like to provide clarification on the intention of Council's draft revised Beverly Hills Master Plan with respect to the provision of open space.

The Site – 443-445 King Georges Road, Beverly Hills

The site at 443-445 King Georges Road, Beverly Hills, referred to in the Panel's decision for consideration for open space is shown in the map below (outlined in red).

443-445 King Georges Road, Beverly Hills is a vacant and privately-owned land parcel adjacent to the Cinema, which is crossed by the stormwater channel west of King Georges Road between the Beverly Hills Hotel and the Cinema.



Exhibited Draft Beverly Hills Master Plan 2020

The previous draft Beverly Hills Master Plan exhibited in 2020 considered the site at 443-445 King Georges Road, Beverly Hills to be an important site between the Cinema and Hotel, being centrally located at the main pedestrian crossing between major activity generators and in close proximity to the railway station. Accordingly, the site was considered to be a potential location for a future Civic Square if in public ownership.

Revised Draft Beverly Hills Master Plan 2023

At its meeting on 24 April 2023, Council resolved to not proceed with the exhibited Master Plan and to endorse certain principles and elements to guide the preparation of a new Master Plan for the Beverly Hills Local Centre, including amended studies (traffic, public domain, affordable housing, and hazard risk).

In relation to the provision of open space on the western side of King Georges Road, Council's endorsed principle to guide the development of the revised Master Plan for the Beverly Hills Local Centre involved "the provision of green space on King Georges Road (purchase of land)" with the identification of 439 King Georges Road, Beverly Hills for open space. A map of the land is shown below (outlined in red).



Council considered the land at 443-445 King Georges Road is unlikely to deliver a new town square as the site is privately owned with a development consent for a motel development and is also restricted by a stormwater canal. It is also considered cost inhibitive for Council to purchase this land and convert it into a town square. Accordingly, the alternate site at 439 King Georges Road, Beverly Hills is now being considered for open space.

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The request by the Panel to investigate the provision of open space on the drainage lot at 443-445 King Georges Rd is inconsistent with Council’s intention for the revised draft Master Plan to be prepared in accordance with Council’s resolution of 24 April 2023 recommending open space be located at 439 King Georges Road.

It is noted the Planning Proposal for 407-511 King Georges Road, Beverly Hills identified 443-445 King Georges Road as open space. However, Council’s submission to the rezoning review did not support the proposal to convert the existing stormwater culvert on the site into open space as the site has an active development consent until May 2026 for a tourist and visitor accommodation. The submission further notes that it is likely that the approved development will be constructed before any future planning proposal for the area is finalised, thereby eliminating the only potential public open space proposed by the concept scheme.

Accordingly, Council requests the Panel to reconsider the location of open space to 439 King Georges Road in accordance with Council’s intention for the revised draft Master Plan when they reconvene to decide on the Planning Proposal.

It would be appreciated if you could please convey Council’s intention of the location of open space at 439 King Georges Road for the revised draft Master Plan to the Panel for their consideration.

If you require any further information please don’t hesitate to contact me.

Thanks.

Steph



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Georges River Council acknowledges that Bidjegal people of the Eora Nation are the original inhabitants and custodians of all land and water in the Georges River region.