

Contact: Rebecca Lau
Phone: 9330 9545
File Reference: D20/287901

11 December 2020

Ms Laura Locke
Director Eastern and South Districts
Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Locke,

Planning Proposal LEP21 – Amendment to Georges River Local Environmental Plan 2020

The Planning Proposal to amend the *Hurstville Local Environmental Plan 2012* and the *Kogarah Local Environmental Plan 2012* (or if gazetted, *Georges River Local Environmental Plan 2020*), known as LEP21, was reported to Council's Environment and Planning Committee on 9 November 2020 and subsequently to Council at its meeting on 23 November 2020 where it was resolved:

- (a) *That Council endorses the Planning Proposal to amend the Hurstville Local Environmental Plan 2012 and Kogarah Local Environmental Plan 2012 (or if gazetted, Georges River Local Environmental Plan 2020) as follows to be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act 1979:*
- i) *Amend the Land Zoning Map to:*
 - 1) *rezone the Narwee Housing Investigation Area from R2 Low Density Residential to a combination of R3 Medium Density Residential and R4 High Density Residential.*
 - ii) *Amend the Lot Size Map to increase the minimum subdivision lot size:*
 - 1) *in the proposed R3 Medium Density Residential from 450sqm to 800sqm; and*
 - 2) *in the proposed R4 High Density Residential from 450sqm to 1,000sqm;*
 - iii) *Amend the Height of Buildings Map to:*
 - 1) *increase the maximum building height in the proposed R4 High Density Residential from 9m to 13m (Narwee HIA);*
 - 2) *amend the maximum building height applied at 33 Dora Street, Hurstville from 30m to 15m; and*

- 3) *amend the maximum building height applied at 199 Rocky Point Road, Ramsgate from 21m to 15m and 21m in accordance with the existing split zoning;*
 - iv) *Amend the Floor Space Ratio Map to:*
 - 1) *to increase the maximum floor space ratio in the proposed R3 Medium Density Residential from 0.55:1 to 0.7:1 (Narwee HIA);*
 - 2) *to increase the maximum floor space ratio in the proposed R4 High Density Residential from 0.55:1 to 1:1 (Narwee HIA); and*
 - 3) *amend the maximum floor space ratio applied at 199 Rocky Point Road, Ramsgate from 2.5:1 to 1.5:1 and 2.5:1 in accordance with the existing split zoning;*
 - v) *Amend the Land Use Tables of zones R3 Medium Density Residential and R4 High Density Residential to include 'manor houses' and 'multi dwelling housing (terraces)' as land uses in '3 Permitted with consent'; and*
 - vi) *Amend Clause 4.1B Minimum lot sizes and special provisions for certain dwellings to include:*
 - 1) *minimum lot size of 800sqm for manor houses;*
 - 2) *minimum lot width of 18m for manor houses;*
 - 3) *minimum lot size of 800sqm for multi dwelling housing (terraces); and*
 - 4) *minimum lot width of 21m for multi dwelling housing (terraces).*
- (b) *That the Planning Proposal be placed on formal public exhibition in accordance with the conditions of any Gateway Determination issued by the Department of Planning, Industry and Environment.*
- (c) *That Council provide delegation to the Director Environment and Planning to approve any minor modifications to correct any numerical, typographical, mapping, interpretation and formatting errors, if required, to improve clarity and readability.*
- (d) *That the submitters of rezoning requests made during the public exhibition of the Local Strategic Planning Statement 2040 and the draft Georges River Local Environmental Plan 2020 be notified of Council's policy position on their requests.*
- (e) *That Council endorse the consultation program outlined in the Report.*
- (f) *That the Council endorse the General Manager to continue discussions with the land owners of 11- 21 Monaro Avenue Kingsgrove with the intention of entering into an agreement with each of the property owners to enable the Council to secure the purchase of the 6 lots for the purposes of open space.*
- (g) *That Council endorse the amended LEP Program as follows:*
- *Stage 1: Housing and Harmonisation (completed with no change)*
 - *Stage 1B: LEP21 Housing Capacity (this Planning Proposal)*
 - *Stage 2: Housing Choice (update timeframe from 2021 to 2022)*

- Seek to promote inclusive and affordable housing
- Investigate mechanisms such as big house conversions and build to rent to provide more housing choice across the LGA
- Stage 3: Jobs and Activation (update timeframe from 2022 to 2023)
- Review development standards in centres
- Infrastructure delivery mechanisms
- Review and implement the outcomes of the Hurstville City Centre and Beverly Hills Local Centre masterplans
- Stage 4: Housing and Future Growth (no change to schedule for 2025 and beyond)
- Focus on land use changes beyond the next 5 years.

(h) That the maximum building height in the newly created R4 zone in DLEP 2020 (being Hillcrest Ave rezoning from R2 to R4) be increased from 12m to 13m to align with the proposed maximum building height in the proposed R4 zone in the Narwee HIA and further analysis is undertaken on the maximum building heights in the other R4 zones in order to assist in ensuring improved compliance with Apartment Design Guide and reduce the variations to the controls but ensure an appropriate built form outcome in the areas.

Council requests a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment (EP&A) Act 1979* and that the Minister or its delegate undertake the functions of the local plan-making authority in accordance with Section 3.31 of the *EP&A Act*.

A Planning Proposal is enclosed together with the relevant LEP maps and attachments. The Planning Proposal has been prepared in accordance with Section 3.33 of the *EP&A Act*, and the DPIE's guidelines titled, "A guide to preparing local environmental plans" and "A guide to preparing planning proposals".

The enclosed Planning Proposal includes the following relevant supporting documents:

- Appendix 1 Draft instrument – Amendments relating to 'manor houses' and 'multi dwelling housing (terraces)'
- Appendix 2 Proposed LEP Mapping
- Appendix 3 Consistency with State Environmental Planning Policies (SEPPs)
- Appendix 4 Consistency with S9.1 Ministerial Directions

In addition to the Planning Proposal, please also find enclosed a copy of the following documentation:

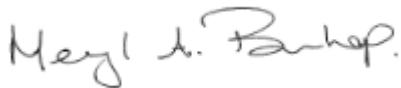
- Georges River Local Planning Panel report and minutes – dated 29 October 2020
- Georges River Council report and minutes – dated 23 November 2020
- Information Checklist for the Planning Proposal

In accordance with the revised project plan under the Accelerated LEP Review Program, the Planning Proposal for LEP21 must be submitted to the DPIE for finalisation by the 31 March 2021.

Council acknowledges the DPIE's commitment to issue a Gateway determination for this LEP in two weeks subject to the Planning Proposal being considered adequate in as per the letter received by Council dated 19 June 2020 (your ref: IRF20/2886). Accordingly, Council officers are currently preparing for the public exhibition of the Planning Proposal with the aim of commencing the engagement program in mid-January.

Should you have any queries regarding this matter please do not hesitate to contact Rebecca Lau, Senior Strategic Planner, on 9330 9545 or Anne Qin, Strategic Planner/Urban Designer, on 9330 6266.

Yours sincerely

A handwritten signature in black ink that reads "Meryl A. Bishop". The signature is written in a cursive style with a large initial 'M'.

Meryl Bishop
Director Environment and Planning

Attached:

- Planning Proposal for the *Georges River Local Environmental Plan 2020* and supporting documents
- Georges River Local Planning Panel report and minutes – dated 29 October 2020
- Council Environment and Planning Committee report – dated 9 November 2020
- Council Meeting minutes – dated 23 November 2020
- Information Checklist for the Planning Proposal