

AGENDA

Environment and Planning Committee

Monday, 13 May 2024

7:00 PM

Waratah Room

Georges River Civic Centre,

Hurstville



OATH OF OFFICE OR AFFIRMATION OF OFFICE

All Georges River Councillors are reminded of their Oath of Office or Affirmation of Office made at the time of their swearing into the role of Councillor.

All Councillors are to undertake the duties of the office of Councillor in the best interests of the people of the Georges River Council area and are to act faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the *Local Government Act 1993* or any other Act to the best of their ability and judgement.

DISCLOSURES OF INTEREST

All Georges River Councillors are reminded of their obligation to declare any conflict of interest (perceived or otherwise) in a matter being considered by Council or at any meeting of Council.

ENVIRONMENT AND PLANNING COMMITTEE MEETING

ORDER OF BUSINESS

OPENING

ACKNOWLEDGEMENT OF COUNTRY

Council acknowledges the Bidjigal people of the Eora Nation, who are the Traditional Custodians of all lands, waters and sky in the Georges River area. I pay my respect to Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples who live, work and meet on these lands.

APOLOGIES / LEAVE OF ABSENCE

REQUEST TO JOIN VIA AUDIO VISUAL LINK

NOTICE OF WEBCASTING

DISCLOSURES OF INTEREST

PUBLIC FORUM

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

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CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Item: ENV017-24 Confirmation of the Minutes of the Environment and Planning Committee Meeting held on 8 April 2024

Author: Executive Services Officer

Directorate: Office of the General Manager

Matter Type: Previous Minutes

ENV017-24

RECOMMENDATION:

That the Minutes of the Environment and Planning Committee Meeting held on 8 April 2024, be confirmed.

ATTACHMENTS

Attachment [↓](#) 1 Minutes of the Environment and Planning Committee Meeting held on 8 April 2024



UNCONFIRMED MINUTES

MINUTES

Environment and Planning Committee

Monday, 08 April 2024

7:00 PM

Waratah Room

**Georges River Civic Centre,
Hurstville**

UNCONFIRMED MINUTES



GEORGES RIVER COUNCIL

UNCONFIRMED MINUTES

UNCONFIRMED MINUTES

PRESENT

COUNCIL MEMBERS

Councillor Peter Mahoney (Chairperson), Deputy Mayor, Councillor Borg, Councillor Ashvini Ambihaipahar, Councillor Christina Jamieson, Councillor Nick Katris, Councillor Kathryn Landsberry, and Councillor Benjamin Wang.

COUNCIL STAFF

Director Environment and Planning - Meryl Bishop, Manager Office of the General Manager – Vicki McKinley, Business Improvement Officer- Rebecca Hosking, Director Community & Culture – Kristie Dodd, General Counsel – James Fan, Executive Assistant to the Director, Environment and Planning - Leanne Allen (Minutes), Team Leader Technology Business Support - Earl Santos

OPENING

The Chairperson, Councillor Mahoney, opened the meeting at 7pm.

ACKNOWLEDGEMENT OF COUNTRY

The Chairperson, Councillor Mahoney acknowledged the Bidjigal people of the Eora Nation, who are the Traditional Custodians of all lands, waters and sky in the Georges River area. He paid respect to Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples who live, work and meet on these lands.

REQUEST TO ATTEND VIA AUDIO VISUAL LINK

There were no requests to attend via Audio Visual Link.

MOTION:

APOLOGIES/LEAVE OF ABSENCE

There were no apologies or requests for leave of absence.

NOTICE OF WEBCASTING

The Chairperson, Councillor Mahoney advised staff and the public that the meeting is being recorded for minute-taking purposes and is also webcast live on Council's website, in accordance with section 5 of Council's Code of Meeting Practice. This recording will be made available on Council's Website.

CODE OF MEETING PRACTICE

Council's Code of Meeting Practice prohibits the electronic recording of meetings without the permission of Council.

DISCLOSURES OF INTEREST

There were no disclosures of interest made.

PUBLIC FORUM

There were no registered speakers.

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

ENV015-24 Confirmation of the Minutes of the Environment and Planning Committee Meeting held on 11 March 2024
(Report by Executive Services Officer)

RESOLVED: Councillor Wang, Deputy Mayor, Councillor Borg

That the Minutes of the Environment and Planning Committee Meeting held on 11 March 2024, be confirmed.

Record of Voting

For the Motion: Deputy Mayor, Councillor Borg, Councillor Mahoney, Councillor Ambihaipahar, Councillor Jamieson, Councillor Katris, Councillor Landsberry, Councillor Wang

On being PUT to the meeting, voting on this Motion was UNANIMOUS. The Motion was CARRIED.

COMMITTEE REPORTS

ENV016-24 Draft Principal Certifier Complaints Policy 2024
(Report by Business Improvement Officer)

RESOLVED: Councillor Katris, Councillor Landsberry

- (a) That the Council endorses the Draft Principal Certifier Complaints Policy 2024 for community consultation for a period of 60 days.
- (b) That a further report will be provided to Council following the exhibition period.

Record of Voting

For the Motion: Deputy Mayor, Councillor Borg, Councillor Mahoney, Councillor Ambihaipahar, Councillor Jamieson, Councillor Katris, Councillor Landsberry, Councillor Wang

On being PUT to the meeting, voting on this Motion was UNANIMOUS. The Motion was CARRIED.

CONCLUSION

The Meeting was closed at 7.20pm.

Chairperson

COMMITTEE REPORTS

Item: ENV018-24 Outcomes of Exhibition - Adoption of Revised Tree Management Policy and Amendment No.6 to the GRDCP 2021

Author: Principal Strategic Planner

Directorate: Environment and Planning

Matter Type: Committee Reports

<Summary Section>

RECOMMENDATION:

- (a) That Council note the submissions received during the public exhibition of the Draft Revised Tree Management Policy, the amendment to the Georges River Council 2023/24 Schedule of Fees and Charges and draft Amendment No. 6 to the Georges River Development Control Plan 2021 (GRDCP).
- (b) That Council amend the exhibited Draft Revised Tree Management Policy as outlined in **Table 5 of Attachment 8**.
- (c) That Council adopt the Tree Management Policy as amended and contained in **Attachment 2**, which includes an offset fee which will be levied through the execution of a deed of agreement, in response to submissions.
- (d) That Council give public notice of the decision to adopt the revised Tree Management Policy on its website in accordance with Section 166 of the *Local Government Act 1993*.
- (e) That Council adopt the proposed changes to the Fees and Charges relating to Street Tree Removal, Tree Management Inspections (private land) and Tree Removal, Replacement and Pruning as exhibited and include them in the FY24/25 Schedule of Fees and Charges.
- (f) That Council amend the exhibited Amendment No. 6 to the GRDCP as outlined in **Table 6 of Attachment 8**.
- (g) That Council adopt Amendment No. 6 of GRDCP as amended and contained in **Attachments 5-7** in response to submissions pursuant to Section 3.43 of the *Environmental Planning and Assessment Act 1979* and Clause 14 of the *Environmental Planning and Assessment Regulation 2021*.
- (h) That Council endorse the Acting Director Environment and Planning to make minor modifications to any numerical, typographical, interpretation and formatting errors, if required, in preparation for the commencement of Amendment No. 6 of the GRDCP.
- (i) That Council give public notice of the decision to adopt the amended GRDCP on its website within 28 days in accordance with Clause 14 of the *Environmental Planning and Assessment Regulation 2021*.
- (j) That Council notes the existing savings provision within the GRDCP and accordingly all applications submitted before the effective date of Amendment No. 6 of the GRDCP will be determined as if Amendment No. 6 had not commenced.
- (k) That the effective date for the revised Tree Management Policy and the amended GRDCP to be the same.
- (l) That all persons who made a submission be advised of Council's decision.
- (m) That the Department of Planning, Housing and Infrastructure (DPHI) be given a copy of the amended GRDCP in accordance with Clause 20 the *Environmental Planning and*

Assessment Regulation 2021.

- (n) That Council writes to the Hon. Chris Minns, Premier of NSW requesting that a guide for building amongst trees be incorporated into the pattern book which is currently being developed by the NSW Government Architect for low-rise and mid-rise (up to six storeys) buildings.
- (o) That Council writes to the Minister for Emergency Services, the Hon. Jihad Dib MP requesting the NSW Rural Fire Services to implement a notification system for nearby residents when private landowners carry out vegetation clearing under the *10/50 Vegetation Clearing Code of Practice* on bushfire prone land.

ENV018-24

EXECUTIVE SUMMARY

1. Council at its meeting dated 27 November 2023 resolved to publicly exhibit the draft revised Tree Management Policy (Policy), an amendment to the *Georges River Schedule of Fees and Charges 2023/24* (Fees and Charges) and draft Amendment No. 6 to the *Georges River Development Control Plan 2021* (GRDCP).
2. The revised Policy has been drafted with a renewed focus on the enhancement and management of trees to facilitate the delivery of the adopted canopy target. This involves the approach of practical tree retention with tree removal as the last resort and encouraging a diverse mix of appropriate tree species to maximise the sustainability and resilience of the urban forest across the LGA.
3. To support the revised Policy, Council's Fees and Charges are required to be updated to reflect the proposed change in evaluation methodology for the offset fee of replacement trees. Two administrative changes are also proposed to clarify the application fee for a tree permit for trees on public land and to insert a 50% discount for pensioners.
4. Furthermore, issues in relation to tree management have been identified within the GRDCP and Amendment No. 6 to the GRDCP is proposed to accompany the revision of the Policy.
5. The draft revised Policy, the Fees and Charges amendment and draft Amendment No. 6 to the GRDCP were publicly exhibited from 31 January 2024 to 1 March 2024 inclusive.
6. A total of 18 submissions were received, comprising of:
 - (a) 3 internal submissions from Council staff,
 - (b) 2 submissions from the Institute of Australian Consulting Arboriculturists (IACA),
 - (c) 2 submissions from local resident action groups (Kogarah Bay Progress Association and the Oatley Flora and Fauna Conservation Society),
 - (d) 11 submissions from individuals.
7. All submissions have been reviewed and considered, see **Attachment 1**, as well as discussed in this report. The key issues raised by the submissions include:
 - (a) Minor amendments to the GRDCP to improve clarity and to reduce risks of misinterpretation,
 - (b) Minor amendments to the draft TMP to improve clarity and to reduce risks of misinterpretation,
 - (c) Request for the tree replacement ratio to be increased from 2:1 to 4:1 for every tree approved for removal,
 - (d) Request for clarification regarding the change in the definition of a tree,
 - (e) Objection to the inclusion of "exotic species within the LGA's urban forest,

- (f) Request to view Council's Street Tree Master Plan, and
 - (g) Complaints regarding damage to surround shrubs when tree pruning works were carried out in Binnawie Reserve.
8. In response to the submissions, a number of post-exhibition amendments are recommended to the draft revised Policy and draft Amendment No. 6 to the GRDCP. These are outlined in **Table 5 and 6 of Attachment 8** in this report.
 9. This report recommends that Council adopt the draft revised Policy and draft Amendment No. 6 to the GRDCP as amended. The report also recommends that the exhibited amendment to the Schedule of Fees and Charges in relation to Street Tree Removal, Tree Management (private land) and Tree Removal, Replacement and Pruning be adopted and included in the Council's Fees and Charges for FY24/25.
 10. Should Council support the recommendations proposed by this report, the draft revised Policy and the DCP Amendment will become effective in early June 2024 whilst the effective date of the amended Tree Management fees in the Georges River Council 2024/25 Schedule of Fees and Charges will be 1 July 2024.

BACKGROUND

11. The existing Georges River Tree Management Policy (the Policy) came into effect in April 2019 following Council's adoption at its meeting dated 23 April 2019 (Item CCL019-19). The Policy provides Georges River with a comprehensive framework for the management of trees on both private and public land.
12. As part of the Policy's reporting, it was proposed for the Policy to be reviewed in future to address the operation of tree review panels, the application of fees, the development of a Significant Tree Register and to allow for any matters which may arise to be addressed.
13. At a meeting dated 22 May 2023 (Item ENV016-23), Council resolved to conduct community consultation to seek nominations of potential trees of significance from the public to inform the development of the Significant Tree Register. Council's commitment to the preparation and implementation of a Significant Tree Register prompted the need for a revision to the Policy.
14. A review of the Policy was also required to rectify operational issues that have arisen since the Policy's implementation in April 2019. The issues have been identified by various teams across Council including Legal, Development Compliance, Development Assessment and Tree Management. The issues are summarised as follows:
 - (a) Direction of the Policy is unclear as it only promotes the general benefit of trees and does not address the need for increased canopy cover,
 - (b) Structure is confusing and not user-friendly, especially for the general community,
 - (c) Difficulty in applying the Policy in compliance situations where tree vandalism (e.g. poisoning, removal) has occurred,
 - (d) Requirements for public and private trees are difficult to distinguish,
 - (e) Other guidelines and website information such as the DA Guide and the Backyard Biodiversity Guide are being duplicated within the Policy, and
 - (f) Prescribed approach to replacement planting does not allow each site to be assessed individually.
15. Furthermore, a number of key issues in relation to tree management had been identified within the *Georges River Development Control Plan 2021* (GRDCP) as outlined below:
 - (a) Development sites with no existing trees are not required to provide new trees,

- (b) The legal enforceability of the Policy is ambiguous when prosecution is required for tree vandalism. The State Environmental Planning Policy (Biodiversity and Conservation) 2021 (B&C SEPP) only gives effect to DCPs and not council policies,
 - (c) There is limited guidance to encourage and support the retention of existing trees when new developments are proposed, and
 - (d) There is limited guidance concerning the protection of trees adjoining a development site.
16. Council at its Environment and Planning Committee held 20 November 2023 considered a comprehensive report (refer ENV041-23) on amendments to the Tree Management Policy, the Georges River Schedule of Fees and Charges 2023/24 and the Georges River Development Control Plan 2021 (GRDCP); and resolved at its Meeting held on 27 November 2023 to publicly exhibit the amendments.

Appendix 8 contains a summary of the exhibited changes to those documents in Tables 1 to 4.

COMMUNITY ENGAGEMENT – OUTCOMES OF EXHIBITION

17. The draft revised Policy, the Fees and Charges amendment and draft Amendment No. 6 to the GRDCP were publicly exhibited from 31 January 2024 to 1 March 2024 inclusive.
18. The draft revised Policy was exhibited in accordance with Section 160 of the *Local Government Act 1993*. Amendment No. 6 to the GRDCP was exhibited in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* and its *Regulation 2021*. The Fees and Charges amendment was exhibited in accordance with the requirements of Section 610F, 705 and 706 of the *Local Government Act 1993*.
19. The following environmental and resident action groups within the Georges River LGA were invited to comment:
- (a) Council's Bushcare volunteer groups
 - (b) Oatley Flora and Fauna Conservation Society
 - (c) Beverly Hills Owners Association
 - (d) Kogarah Bay Progress Association
 - (e) Lugarno Progress Association
 - (f) Myles Dunphy Reserve Backyard
 - (g) South Hurstville Residents Association
20. Exhibition material including plain-English explanatory notes, a copy of the revised draft Policy and a copy of the relevant chapters of the GRDCP were available for viewing during the exhibition period on Council's website and hard copies available at Council's Georges River Customer Service Centre in Hurstville, and Hurstville and Clive James (Kogarah) Libraries.
21. A total of 18 submissions were received, comprising of:
- (a) 3 internal submissions from Council staff
 - (b) 2 submissions from the Institute of Australian Consulting Arboriculturists (IACA)
 - (c) 2 submissions from local resident action groups (Kogarah Bay Progress Association and the Oatley Flora and Fauna Conservation Society)
 - (d) 11 submissions from individuals

22. All submissions have been reviewed and considered. A response is provided to each submission, see **Attachment 1**.

Common issues raised in submissions

Draft Policy – Section 5 – Definitions – Tree

23. Submissions have requested advice on why the definition of tree was changed from the circumference at 450mm above ground, to the diameter (100mm) at ground level.

Response:

24. Issues have been raised regarding instances where reports of tree vandalism were received by Council. The investigating compliance officers were unable to determine the size of the tree that was removed due to removal of the tree at ground level. The remaining tree stump did not reach a height of 450mm as required for the definition of a 'tree'.
25. In response to this issue, the definition of a 'tree' is proposed to be amended to define the diameter when measured at ground level instead of the existing definition of circumference when measured at 450mm above ground. A diameter of 100mm equates to approximately 315mm in circumference, which is considered comparable to the parameter established by the existing Policy (which is 300mm (or greater) when measured at 450mm above the ground). In cases of suspected tree vandalism, Council's compliance officers will be able to ascertain whether the tree which has been removed is subject to the application of the Policy using the amended definition.

Draft Policy – Section 6.4 Practical Retention and Revegetation

26. Section 6.4 states that to *maximise the sustainability and resilience of the urban forest across the LGA, a diverse mix of appropriate tree species including locally indigenous, native, **exotic**, evergreen and deciduous trees is necessary.*
27. A number of submissions have requested that "exotic" be removed.

Response:

28. The recognition of the potential of exotic species within the revised Policy is not intended to replace the importance of endemic trees and shrubs. The introduction of exotic species within the LGA's urban forest allows Council the flexibility to plant deciduous species in high density areas like the Hurstville City Centre to provide relief in Summer and solar access in Winter, which is especially important for residents without access to their own backyards.
29. The GRDCP currently contains controls relating to the provision of landscaping, such as the existing control in Part 3 General Planning Considerations – 3.3 Landscaping:
- Control 3. Where canopy trees, shrubs and groundcovers are required, preference should be given to incorporating locally indigenous plants listed on Council's website.*
30. New plantings on public land are guided by the Georges River Street Tree Master Plan, which is available on Council's website:
- <https://www.georgesriver.nsw.gov.au/Environment/Trees-and-Bushland/Tree-Management/Street-Tree-Management>
31. New plantings within bushland reserves are undertaken by Council's Bushcare Team and in accordance with the existing vegetation communities that have been identified by the Georges River Biodiversity Study.
32. Accordingly, the requested amendment is not recommended for adoption.

Draft Policy – Section 7 Framework for management of Trees

Submission

33. Submissions have stated that Council needs to hold the property owners accountable for tree vandalism/poisoning/removal on their property. Council also needs a program for subsidising/supporting/encouraging private landowners to plant trees (natives preferably) and particularly in biodiversity corridors as identified in the biodiversity studies. One way of encouraging and assisting people to manage trees on their property would be to have Design Guides for building amongst trees, ways to build in 'collaboration' with trees. These should be provided by the NSW Government using expert advisors.

Response:

34. Council's compliance officers investigate instances of tree vandalism and encourage the general community to report all suspected cases of tree vandalism.
35. A community education campaign is currently in progress and lead by Council's Communication and Media Team to highlight the importance of trees within the environment. The focus of the education campaign will be on the value of trees, tree canopy cover and will detail how the community can contribute to Council's endorsed tree canopy targets. Council will continue as part of its business-as-usual process to deliver widespread community education regarding trees and advocate for tree canopy enhancement on both private and public land.
36. Council currently hosts a number of incentives for resident and community including a free tree giveaway to residents and local schools annually. In addition to free tree giveaways, ongoing tree planting events are organised through Council's Bushcare volunteer program and Planet Arks National Tree Day. Additionally, at the Council Meeting dated 18 December 2023, Council resolved to consider future funding allocations to the establishment of a tree giveaway for commemorative and celebratory purposes.
37. In November 2023, the Hon. Chris Minns, Premier of NSW announced the development of a pattern book of endorsed housing designs for both low-rise and mid-rise (up to six storeys) buildings, which will be developed by the NSW Government Architect. The pattern book has not been publicly exhibited for comment. It is recommended that Council write to the Premier of NSW requesting that a guide for building amongst trees be incorporated into the pattern book.
38. Accordingly, no amendment is recommended to the draft Policy.

Submission

39. Submission enquired if there is a way of notifying local residents when a tree is being or will be cut down under the NSW Rural Fire Services (RFS) 10/50 Vegetation Clearing Code of Practice. The 10/50 rule permits some extent of vegetation clearing on bushfire prone land. The eligibility of the 10/50 Vegetation Clearing Scheme is determined by RFS and can be verified on the RFS website. The eligibility of vegetation clearing under this rule can cause angst in the community as advance notice to neighbours is not required and even Council is not told about the proposed works.

Response:

40. The 10/50 Vegetation Clearing rule is only available to properties located within the Entitlement Area as identified by the RFS online too: <https://www.rfs.nsw.gov.au/plan-and-prepare/1050-vegetation-clearing>
41. The 10/50 rule is enabled by the Rural Fires Act 1997, which is a State-level legislation. Councils cannot impose additional requirements beyond the Rural Fires Act, including requirements relating to notification.

42. Accordingly, no amendment is recommended to the draft Policy. However, it is recommended that Council writes to the Minister for Emergency Services, the Hon. Jihad Dib MP requesting the RFS to implement a notification system for nearby residents when private landowners carry out vegetation clearing under the 10/50 rule on bushfire prone land.

Draft Policy - Section 8.6 Assessment of Proposed Works

43. Section 8.6 lists the considerations that Council will assess when works are proposed to trees.
44. A number of submissions have requested that Council should reserve the right to conduct its own assessment in cases where a developer-paid arborist or private certifier may provide a biased report weighted on the side of the payer.

Response:

45. All arborist reports submitted to accompany DAs are reviewed by Council's Senior Landscape and Arboriculture Assessment Officer as part of the DA assessment process. If the information contained in arborist reports is incomplete, or unclear, the Assessment Officer will request additional information before concluding an assessment.
46. If a tree is proposed to be removed as part of a Complying Development Certificate (CDC), the applicant must seek removal of the tree through a Tree Permit Application. Council's Tree Management Officers review Tree Permit Applications. If information contained in arborist reports is incomplete, or unclear, the Tree Management Officers will request additional information before making a determination. The CDC cannot be assessed by a private certifier unless a Tree Permit is granted by Council for tree works beyond the scope of the Exempt and Complying Development SEPP.
47. Accordingly, the suggested amendment is not recommended for adoption as it is Council's existing practice to assess each tree proposed for removal.

Draft Policy - Section 8.7 Replacement of Trees

48. Section 8.7 states that consent for tree removal may be granted subject to the provision of replacement trees at a ratio of 2:1 on the subject property – two (2) replacement trees are to be provided for each tree removed.
49. A number of submissions received have requested that the replacement ratio be amended to 4:1 (four replacement trees are to be provided for each tree removed) to ensure there is always a net increase in tree canopy within the LGA. The rationale provided is that evidence suggests that the number of removed and poisoned large trees (whether or not authorised) could be resulting in a net loss of canopy as a newly planted tree takes around 30 years to reach maturity.

Response:

50. The intent of expediting the canopy growth and to offset the impacts of illegally removed trees is acknowledged. However, increasing the replacement ratio to 4:1 is not considered an effective way of increasing tree canopy within the LGA. The existing tree replacement ratio of 2:1 is proposed to be retained by the revised Policy due to several reasons:
- (a) Currently, most sites where tree removals are being proposed as part of a DA process already contain significant vegetation, some of which is being retained.
 - (b) Due to the larger footprint of new developments, there is often less site area allocated to landscaping which will lead to more trees being planted in less space on site.
 - (c) Council's preferred approach to new plantings is to provide adequate growing conditions for each replacement tree to ensure the tree's successful survival to

maturity. Mandating the planting of more trees than the site area allows for will lead to failure in establishment for the replacement trees and their ultimate removal due to poor health, which may occur as Exempt Works if the dead/dying replacement trees become imminently dangerous.

- (d) Council's compliance officers have given anecdotal accounts of conducting inspections of development sites where replacement trees are planted in inappropriate locations due to the lack of sufficient growing space on the site.
 - (e) Due to the restriction of suitable planting space, offset fees will be collected for each replacement planting that cannot be accommodate on-site. Council may be perceived as being unethical by increasing the replacement ratio to 4:1 deliberately knowing offset fees are inevitable as not all of the replacement trees can be accommodated on-site.
 - (f) Planting four (4) trees to replace one (1) existing tree is likely to result in less compliance with Council's policy as it may be considered to be too difficult and/or unreasonable by applicants. Applicants may resort to tree vandalism and illegal removal instead of going through the Tree Permit or DA approval process due to the 4:1 replacement ratio being too onerous.
 - (g) Increasing the replacement ratio will not address the existing problem of sites with no trees currently continuing to have no trees.
 - (h) The existing 2:1 replacement ratio is considered reasonable and practicable, and is comparable with many other councils across Sydney if not exceeding their requirements. For example:
 - (i) Ku-ring-gai – no replacement ratio published on their website
 - (ii) City of Sydney – no replacement ratio published on their website
 - (iii) Burwood – DCP states replacement may be conditioned as part of DA consent, no ratio published
 - (iv) Hornsby – replace the removed tree on site (1:1 replacement ratio)
 - (v) City of Parramatta – replace the removed tree on site (1:1 replacement ratio)
 - (vi) Randwick – replace the removed tree on site (1:1 replacement ratio)
 - (vii) Inner West – replace the removed tree on site (1:1 replacement ratio)
 - (viii) Ryde – replace the removed tree (1:1 replacement ratio)
 - (ix) Blacktown – 2:1 replacement ratio (usually 2 native trees)
 - (x) Strathfield – 2:1 replacement ratio
 - (xi) North Sydney – 2:1 replacement ratio
 - (xii) Canterbury Bankstown – 3:1 replacement ratio for DAs
 - (xiii) Bayside – 3:1 replacement ratio for DAs only, applies to new dwelling house and dual occupancies DAs
 - (xiv) Willoughby – 3:1 replacement ratio
 - (xv) Sutherland – 4:1 replacement ratio
51. It should be noted that the 4:1 replacement ratio adopted by Sutherland is being implemented as a way of supplementing and increasing street tree planting budgets as there is no expectation for a development site to accommodate all of the required replacement plantings.

52. Despite their 4:1 replacement ratio, between 2019 and 2022 Sutherland has recorded the highest loss of canopy cover (-8.83%) out of all of the above councils. Georges River Council recorded a loss of 2.04% while Blacktown Council with their 2:1 replacement ratio recorded an increase of 5.36% in canopy cover within the same period, which is the highest canopy cover increase out of the above councils.
53. Accordingly, the suggested amendment is not recommended for adoption as the 4:1 replacement ratio cannot be accommodated on-site by the majority of tree removal applications. The aims of the Policy and the GRDCP are to encourage planting of trees on private property. A 4:1 replacement ratio will lead to the collection of additional offset fees in lieu of seeing all replacement plantings being provided on-site.

Draft Policy – Sections 8.11 Penalties and Compliance & Section 8.12 – Tree Vandalism

54. A number of submissions have requested that the TMP include the Council's advocacy to the State Government to increase fines for illegal activities involving trees and riparian vegetation and that Council consider implementation of the use of "Stop work" orders on development sites where trees have shown signs of decline; and a requirement for applicants to provide photos of the trees on site prior to commencement of works, every three months during construction and upon issue of the completion certificate.
55. The submissions believe that the penalties are too low to discourage unauthorised practices. Applicants and builders do as they wish due to loopholes in the private certification system.

Response:

56. Council wrote to The Hon. Paul Scully MP on 15 May 2023 to request that the penalties relating to unauthorised tree works in its various forms be reviewed. Council received correspondence from the DPHI on behalf of the Minister for Planning and Public Spaces on 31 October 2023 offering a meeting to further discuss.
57. The meeting was held between Council officers and staff from DPHI on 11 December 2023. As a result of the meeting, Council staff are currently preparing a submission to the DPHI to detail concerns regarding the review of penalties for unauthorised tree works along with suggested controls to provide improved protection against the unauthorised destruction of vegetation in environmentally sensitive areas such as riparian zones, areas of high biodiversity value and the foreshore.
58. Currently, the enforcement action undertaken by Council is governed by the Enforcement Policy: <https://www.georgesriver.nsw.gov.au/Council/Governance/Codes-Policies-and-Registers>
59. Stop Work Orders are a tool that can be used by Council's authorised compliance officers which are used to stop the non-compliant work until a remedy is found. A Stop Work Order can apply to the entire site or aspect(s) of a development. Council does not have the resources to conduct daily inspections of every single development site across the LGA and relies on the community to advise of non-compliant work.
60. When a development is approved, a set of Conditions are prescribed in the Development Consent. Should any existing trees be identified for retention within the approved DA plans, then the building certifier must be satisfied that these trees have been protected prior to construction and retained in their original state prior to the issuing of the Occupation Certificate. Where tree protection measures are not installed in accordance with the relevant Consent Conditions, a Stop Work Order may be used to ensure the measures are installed prior to any damage to the existing tree.

61. The requested requirement for photographic evidence to be kept is a duplication of the role of the building certifier as more frequent site inspections are carried out during the construction process.
62. Accordingly, the suggested amendment is not recommended for adoption due to duplication with existing Council and building certification processes as required by the EP&A Act and its Regulations.

Draft Policy - Section 9.4.1 – Notification of Tree Removal

63. A number of submissions have requested that Council provide prior notice of tree removals to local community organisations and to local residents within a set radii.

64. Section 9.4.1 of the Draft TMP states:

If a coordinated removal of two or more street trees in close succession is approved, notification of residents in the street will be undertaken via a sign placed on the trees prior to the scheduled removal.

Where a single street tree that is 10 metres or higher is approved for removal, notification is undertaken via a sign placed on the tree prior to the scheduled removal.

Response:

65. Council receives approximately 5,000 requests each year in relation to trees on both private and public land. As Council's website is a digital platform, it would require a dedicated staff member to constantly update a notification page and for Council staff to return to the office and update the website on a daily basis.
66. The request for every tree removal application to be publicly notified is not practical due to resourcing constraints. Tree removal is the last resort and applied when all other management strategies have been exhausted. The assessment for removal is done by qualified arboriculture staff based on tree health and structural integrity.
67. Accordingly, the suggested amendment is not recommended for adoption.

Draft Policy Section 9.4.5 - Development Activity, Vehicle Access and Cross-Overs

68. Submissions have requested that an additional control should be included to state that Council reserves the right to conduct its own assessment of tree in cases where a private arborist has provided the assessment or where a private certifier has lodged the D.A. The rationale is that Council is in the position to provide an unbiased assessment free of undue influence from applicants.

Response:

69. All arborist reports submitted to accompany DAs are reviewed by Council's Senior Landscape and Arboriculture Assessment Officer as part of the DA assessment process. If the information contained in arborist reports is incomplete, or unclear, the Assessment Officer will request additional information before concluding an assessment.
70. A tree on public land cannot be removed as part of a Complying Development Certificate (CDC). The applicant must seek removal of the public tree through a Tree Permit Application. Council's Tree Management Officers review Tree Permit Applications. If information contained in arborist reports is incomplete, or unclear, the Tree Management Officers will request additional information before making a determination.
71. Accordingly, the suggested amendment is not recommended for adoption as it is Council's existing practice to assess each tree proposed for removal.

Draft Policy – Section 9.5 – Street Tree New and Replacement

72. Submissions have requested residents are to be notified in advance of a decision to plant new or replacement street trees in public spaces bordering their properties, including the

species selected by Council and the approximate location within specified boundaries; and that they be given the option to choose an alternative tree species from a list provided by Council and/or to adjust the location within Council's specified boundaries.

73. The rationale is that tree canopy benefits all residents and no resident should have the right to refuse street trees; however resident co-operation is likely to be improved by providing some choices.

Response:

74. Council plants approximately 600 new trees each year. Notification of each resident where plantings are to be undertaken is not practical due to limited resources. Species selection will be in accordance with the Street Tree Master Plan to ensure a consistent approach and uniformity of street tree plantings. Accordingly, the suggested amendment is not recommended for adoption.

Draft Policy – Section 10.1 - Assessment of Tree for inclusion within Council's Significant Tree Register

75. Submissions have requested that Council include a control that requires that Council prioritises the incorporation of any remnant Sydney Turpentine Ironbark Forest (STIF) on public land into the Significant Tree Register, and the inclusion of any other indigenous species into the Register over and above the inclusion of any exotic species.
76. The rationale provided by the submissions is that the addition of STIF (which have been classified as "endangered" and "critically endangered" under NSW and Federal legislation respectively) is essential for environmental, cultural and historical reasons.

Response:

77. The Significant Tree Register (STR) has been adopted by Council at its meeting dated 18 December 2023. Nominations for trees to be included on the STR is ongoing and significant trees can be nominated on Council's Your Say project page: <https://yoursay.georgesriver.nsw.gov.au/georges-river-council-s-significant-tree-register>
78. Assessments for the nominations received will be conducted in accordance with the sub-criteria adopted by Council and will be conducted periodically subject to available funding.
79. Additionally, the STIF is classified as a "Critically Endangered Ecological Community" under the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* which offers a significantly higher level of protection than a local-level document such as the STR.
80. Accordingly, the suggested amendment is not recommended for adoption.

Fees and Charges

81. A number of submissions have requested that:
- The replacement street tree fee to be increase from \$1,000 to \$10,000 or more
 - The offset fee for replacement trees on private land to be a minimum of \$10,000, per tree, or as valued by the Thyer (2011) Tree Valuation Method, whichever is higher
 - The offset Fee for Replacement Trees on Public Land to be \$10,000 per tree, or as valued by the Thyer (2011) Tree Valuation Method, whichever is higher
 - A new fee be included - Tree destruction and poisoning fee of \$1.1M at a minimum.
82. The rationale provided by the submitters is that more street trees than ever are needed for tree canopy cover, cooling and habitat. Fees should be the same no matter if the tree is on

public or private land and penalties have to be high enough to deter tree destroyers from profiting from their crime.

Response:

83. The Thyer Method of Valuation was designed to calculate the monetary value of individual trees growing on public or community owned land, and it is not intended to value trees on private land. The IACA STARS method replaces the Thyer Method for private trees in line with industry best-practice. The Thyer Method of Valuation will continue to be used for trees on public land.
84. With regards to the offset fees for privately owned trees, Council has established a cap of \$10,000 per tree removed under the existing Policy. Due to the nature of the Thyer Method of Valuation, most trees are valued beyond \$10,000 as the method is intended to be used for public trees. Therefore a \$10,000 cap was applied to ensure the fees are reasonable for private landowners.
85. The proposed fee structure using the IACA Stars method applies to each individual replacement tree and is consistent with the cost of Council to procure and maintain the replacement tree on public land for a minimum of 3 months, which allows the tree planting to be established. The collection of offset fees higher than the required replacement costs by Council may be perceived as being unethical.
86. Increasing the offset fees to \$10,000 without justification is likely to cause unintended consequences as the offset fee then becomes significantly higher than a fine for tree vandalism. This is likely to entice residents to remove their tree illegally as the cost of the fine will be less than paying \$10,000 per replacement tree.
87. **Attachment 2** contains a copy of the revised Policy (with the changes in **Table 5 of Appendix 8** shown as track changes) for adoption. **Attachments 3 and 4** are Appendix 1 – IACA Significant of a Tree, Assessment Rating System and Appendix 2 – Sub Criteria for Assessment of a Tree for inclusion in STR to the Policy.
88. **Attachment 5** contains the final draft Part 3 General Planning Considerations (with the changes in **Table 6 of Appendix 8** shown as tracked changes), **Attachment 6** contains the final Part 6.1 Low Density Residential Controls (no changes to the exhibited version) and **Attachment 7** contains Appendix 8 – Exempt Tree Works (with the changes in **Table 6 of Appendix 8** shown as tracked changes).

Georges River Schedule of Fees and Charges

89. No changes are proposed to the fees and charges as exhibited.

IMPLEMENTATION OF THE CHANGES IF ADOPTED

Fees and Charges

90. The Fees and Charges amendment (as outlined in **Table 3 of Appendix 8**) was exhibited in accordance with the requirements of Section 610F, 705 and 706 of the Local Government Act 1993. The changes were exhibited to amend the FY23/24 Fees and Charges.
91. The changes will now need to be included in the FY24/25 Fees and Charges. A submission will be made during the exhibition of the draft 2024/25 Fees and Charges to request an update of the fees in relation to Tree Management so the line items are aligned with **Table 3 of Appendix 8**.

92. There is no need to re-exhibit the changes in relation to Tree Management as they were separately exhibited from 31 January 2024 to 1 March 2024 inclusive. It should be noted that eligible fees and charges have been set at a 5% increase to ensure cost recovery of the material cost increases which may be applied to the proposed fees in relation to Tree Management. The new fees will commence on 1 July 2024.

Deed of agreement

93. Section 8.7.3 of the revised Tree Management Policy allows Council to determine the payment of an offset fee in lieu of the provision of some or all of the replacement trees. Applicants cannot elect this option.
94. The offset fee will only be offered by Council where the site conditions do not allow for adequate soil volumes to be provided for some or all of the required replacement plantings. The offset fee enables Council to provide the replacement tree(s) on public land and ensure its establishment and maintenance is ongoing.
95. The offset fee is charged in accordance with the replacement ratio of 2:1 (i.e. two replacement trees must be provided for every tree approved for removal).
96. The calculation of the offset fee of each replacement tree is based on the significance of the tree approved for removal as evaluated by Council. The evaluation will be carried out in accordance with the Institute of Australian Consulting Arboriculturists (IACA) *Significance of a Tree, Assessment Rating System (STARS)*.
97. The payment of any offset fee will be levied through the execution of a Deed of Agreement with Council. A Deed of Agreement must be executed with Council prior to the issue of consent for tree removal. The Deed of Agreement is under preparation by the Council's Legal Team.
98. All offset fees collected will be dedicated to the planting and maintenance of public trees in accordance with the Policy.

FINANCIAL IMPLICATIONS

99. Within budget allocation.

RISK IMPLICATIONS

100. Enterprise risk/s identified and management process applied.
101. Operational risk/s identified and management process applied.









COMMUNITY ENGAGEMENT

102. Community engagement was conducted from 31 January 2024 to 1 March 2024 inclusive.
103. A total of 18 submissions were received, comprising of:
- (a) 3 internal submissions from Council staff,
 - (b) 2 submissions from the Institute of Australian Consulting Arboriculturists (IACA),
 - (c) 2 submissions from local resident action groups (Kogarah Bay Progress Association and the Oatley Flora and Fauna Conservation Society),
 - (d) 11 submissions from individuals.
104. All submissions have been reviewed and considered, see **Attachment 1**.

FILE REFERENCE

D24/120383

ATTACHMENTS

- Attachment 1  Attachment 1 to E&P Committee Report 13 May 2024 - Summary and Response to Submissions - *published in separate document*
- Attachment 2  Attachment 2 - Final Draft Tree Management Policy for adoption (excluding Appendices 1 and 2) - *published in separate document*
- Attachment 3  Appendix 1 - IACA Significance of a Tree, Assessment Rating System (STARS) - *published in separate document*
- Attachment 4  Appendix 2 - Sub-criteria for the Assessment of Tree for inclusion within the Significant Tree Register - *published in separate document*
- Attachment 5  Attachment 5 to E&P May 2024 - DRAFT Amd 6 - GRDCP Part 3 General Planning Considerations - *published in separate document*
- Attachment 6  DRAFT Amd 6 - GRDCP Part 6.1 Low Density Residential Controls - *published in separate document*
- Attachment 7  Attachment 7 to E&P May 2024 - DRAFT Amd 6 - Appendix 8 Exempt Tree Works - *published in separate document*
- Attachment 8  Summary of changes adopted by COUNCIL for public exhibition - *published in separate document*

Item: ENV019-24 Preparation of Additional and Diverse Housing Planning Proposal for the Georges River LGA

Author: Principal Strategic Planner

Directorate: Environment and Planning

Matter Type: Committee Reports

<Summary Section>

RECOMMENDATION:

- (a) That Council endorses the preparation of the Additional and Diverse Housing Planning Proposal to amend the *Georges River Local Environmental Plan 2021*, comprising of the following components:
- (i) In the R2 zone, reduce the minimum lot size for dual occupancies from 650sqm to 600sqm with the exception of land located within the existing Foreshore Scenic Protection Area (FSPA), proposed FSPA and the proposed Unique Character Area (UCA),
 - (ii) In the R2 zone, increase the minimum subdivision lot size for dual occupancies from 300sqm to 325sqm for land located within the existing Heritage Conservation Areas (HCAs),
 - (iii) In the R2 zone, increase the minimum subdivision lot size for dual occupancies from 430sqm to 500sqm for land located within the existing FSPA, proposed FSPA and the proposed UCA,
 - (iv) In the R2 zone, introduce multi dwelling housing and terraces as permissible land uses with the exception of land located within the existing FSPA, proposed FSPA and the proposed UCA,
 - (v) In the R2 zone, request continued prohibition of manor houses,
 - (vi) In the R2 zone, introduce minimum density control of 300sqm per dwelling for multi dwelling housing, terraces and manor houses (if prohibition of manor houses is not supported by the DPHI),
 - (vii) In the R2 zone, retain existing maximum FSR of 0.55:1 to 0.6:1 for multi dwelling housing and terraces,
 - (viii) In the R3 zone, reduce the minimum lot size for dual occupancies from 650sqm to 500sqm,
 - (ix) In the R3 zone, reduce the subdivision minimum lot size for dual occupancies from 300sqm to 250sqm,
 - (x) In the R3 zone, introduce residential flat buildings (RFBs) as a permissible land use to facilitate greater development take up,
 - (xi) In the R3 zone, introduce minimum lot size of 800sqm and minimum lot width of 24m for RFBs to ensure appropriate development outcomes,
 - (xii) In the R3 zone, increase the maximum building height from 9m to 10.5m to offer greater development yield and design flexibility,
 - (xiii) In the R3 zone, increase the maximum floor space ratio (FSR) from 0.7:1 to 0.8:1 to offer greater development yield and by extension greater development incentive,
 - (xiv) In the R3 zone, apply a bonus FSR of 0.2:1 (total 1:1 FSR) for multi dwelling housing

- to incentivise the provision of townhouses, and
- (xv) Implement the recommendations of the *Hurstville City Centre Urban Design Strategy 2018 (HCCUDS)* in relation to land within the Hurstville City Centre and residential zoned land located in the Additional Capacity Investigation Areas.

EXECUTIVE SUMMARY

1. Housing, and its affordability, are the focus of the current Federal and State Governments. In late 2023, the NSW Government released a series of reform proposals to dramatically increase the supply of housing across NSW. The full extent of the proposed changes is outlined in the Extraordinary Council Meeting report titled **NSW Government Housing Reforms 2023-24** dated 12 February 2024 (refer item CCL001-24).
2. One of proposed reforms is the *Low and Mid-Rise Housing* (the Housing Reform) which will increase the capacity for housing numbers and housing styles by permitting dual occupancies on 450sqm lots across the LGA. The Housing Reform also seeks to permit multi dwelling housing and manor houses in the R2 zone and residential flat buildings (RFBs) in the R3 zone within “station and town centre precincts” despite these development types being prohibited in the R3 zone under the *Georges River Local Environmental Plan 2021 (GRLEP)*.
3. Whilst Council supports the NSW Government’s commitment to address the current housing crisis, concern is raised in response to the blanket ‘one-size-fits-all’ nature of the Reform and its impact on the local character of the Georges River Local Government Area (LGA).
4. In response, Council at its meeting dated 25 March 2024 (refer item CCL017-24) partly resolved to request a deferral from the application of the proposed *Low and Mid-Rise Housing Reform* on the basis that Council is committed to the provision of capacity for additional and diverse housing through immediate and midterm changes to local planning controls.
5. The request for a deferral from the application of the proposed *Low and Mid-Rise Housing Reform* was submitted to the Hon. Paul Scully MP on 23 April 2024 in a letter from Council’s Mayor.
6. Council also partly resolved that the above commitment is to be demonstrated through the preparation of an accelerated planning proposal by July 2024 to amend the GRLEP to create immediate housing capacity.
7. The purpose of this Report is to seek Council’s endorsement to prepare the accelerated planning proposal to the GRLEP, known as the Additional and Diverse Housing Planning Proposal. The components of the Planning Proposal are listed below as per the recommendations of this Report:

Proposed Changes to Zone R2 Low Density Residential

- (i) Reduce the minimum lot size for dual occupancies from 650sqm to 600sqm with the exception of land located within the existing Foreshore Scenic Protection Area (FSPA), proposed FSPA and the proposed Unique Character Area (UCA) – these are overlays proposed by the Biodiversity and Foreshore Planning Proposal (refer Item ENV008-24 dated 25 March 2024),
- (ii) Increase the minimum subdivision lot size for dual occupancies from 300sqm to 325sqm for land located within the existing Heritage Conservation Areas (HCAs),
- (iii) Increase the minimum subdivision lot size for dual occupancies from 430sqm to 500sqm for land located within the existing FSPA, proposed FSPA and the proposed UCA,

- (iv) Introduce multi dwelling housing and terraces as permissible land uses with the exception of land located within the existing FSPA, proposed FSPA and the proposed UCA,
- (v) Request continued prohibition of manor houses,
- (vi) Introduce minimum density control of 300sqm per dwelling for multi dwelling housing and terraces and manor houses (if prohibition of manor houses is not supported by the DPFI),
- (vii) Increase maximum FSR from 0.55:1 to 0.6:1 for multi dwelling housing and terraces,

Proposed Changes to Zone R3 Medium Density Residential

- (viii) Reduce the minimum lot size for dual occupancies from 650sqm to 500sqm,
- (ix) Reduce the subdivision minimum lot size for dual occupancies from 300sqm to 250sqm,
- (x) Introduce residential flat buildings (RFBs) as a permissible land use to facilitate greater development take up,
- (xi) Introduce minimum lot size of 800sqm and minimum lot width of 24m for RFBs to ensure appropriate development outcomes,
- (xii) Increase the maximum building height from 9m to 10.5m to offer greater development yield and design flexibility across the R3 zone,
- (xiii) Increase the maximum floor space ratio (FSR) from 0.7:1 to 0.8:1 to offer greater development yield and by extension greater development incentive across the R3 zone,
- (xiv) Apply a bonus FSR of 0.2:1 (total 1:1 FSR) for multi dwelling housing to incentivise the provision of townhouses, and

Proposed Implementation of the HCCUDS

- (xv) Implement the recommendations of the Hurstville City Centre Urban Design Strategy 2018 (HCCUDS) in relation to land within the Hurstville City Centre and residential zoned land located in the Additional Capacity Investigation Areas.
8. Council is to note that the recommendations of this Report reflect the outcomes and directions provided to Council staff at the Councillor workshops held on 3 April and 9 April 2024.

BACKGROUND – NEED FOR THE PLANNING PROPOSAL

- 9. In late 2023, the NSW Government released a series of reform proposals to dramatically increase the supply of housing by providing bonus height and floor space to developments that contain affordable housing, mandating high density developments around key railway stations and allowing for medium rise housing in areas close to existing public transport, amenities and services.
- 10. The full extent of the proposed changes is outlined in the Extraordinary Council Meeting report titled **NSW Government Housing Reforms 2023-24** dated 12 February 2024 (refer item CCL001-24).
- 11. Once in effect, the proposed changes will override all local controls specified by individual councils, unless local controls offer greater development potential e.g. more generous height and floor space provisions. In its current state, the provisions within the reforms offer significantly greater development potential than the *Georges River Local Environmental Plan 2021* (GRLEP).

12. One of proposed reforms is the *Low and Mid-Rise Housing* (Housing Reform) which will increase the capacity for housing numbers and housing styles by permitting dual occupancies on 450sqm lots across the LGA. The Housing Reform also seeks to permit multi dwelling housing and manor houses in the R2 zone and residential flat buildings (RFBs) in the R3 zone within “station and town centre precincts” despite these development types being prohibited in the R3 zone under the GRLEP.
13. In response, Council at its meeting dated 25 March 2024 (refer item CCL017-24) partly resolved to request a deferral from the application of the proposed *Low and Mid-Rise Housing Reform* on the basis that Council is committed to the provision of capacity for additional and diverse housing through immediate and midterm changes to local planning controls.
14. The request for a deferral from the application of the proposed *Low and Mid-Rise Housing Reform* was submitted to the Hon. Paul Scully MP on 23 April 2024 in a letter from the Mayor.
15. Council also partly resolved that the above commitment is to be demonstrated through the preparation of an accelerated planning proposal by July 2024 to amend the GRLEP to create immediate housing capacity.
16. As outlined in the Council report dated 25 March 2024 (refer item CCL017-24), the planning proposal to create immediate housing capacity is to be informed by the following housing commitments for the purpose of demonstrating Council’s efforts at providing housing in lieu of the proposed *Low and Mid-Rise Housing Reform*:
 - (a) Review existing controls for dual occupancies,
 - (b) Investigate the introduction of medium density residential developments within the R2 Low Density Residential zone,
 - (c) Review existing controls within the R3 Medium Density Residential zone,
 - (d) Review existing controls within the R4 High Density Residential zone, and
 - (e) Investigate the implementation of the *Hurstville City Centre Urban Design Strategy* (HCCUDS) in accordance with previous Council resolution dated 25 June 2018 (Item ENV014-18).

COUNCILLOR WORKSHOPS – 3 & 9 APRIL 2024

17. Two Councillor workshops were held to discuss the proposed amendments to the GRLEP which will form the content of the accelerated planning proposal to create immediate housing capacity.
18. The key focus of each workshop was as follows:
 - **3 April 2024** – Key focus on:
 - Guiding principles for the review of existing planning controls
 - Review and recommendation of controls for dual occupancies in both R2 and R3 zones
 - Recommendations for controls to enable the introduction of medium density development in the R2 zone
 - Review and recommendation of controls for medium density development in the R3 zone
 - **9 April 2024** – Key focus on:

- Further discussion on the controls for medium density development in the R3 zone
- Recommendations for controls to enable the introduction of residential flat buildings (RFBs) in the R3 zone
- Review of existing controls for RFBs in the R4 zone
- Implementation of the HCCUDS

19. The agreed outcomes of the workshops are summarised in **Tables 1-5** below:

Table 1 – Revising Controls relating to Dual Occupancies in R2 and R3 zones

LEP Requirement	Control
Height and FSR	Retain existing for all dual occupancy developments: <ul style="list-style-type: none"> • Maximum 9m height • Maximum 0.6:1 FSR
Minimum Lot Size	<ul style="list-style-type: none"> • Retain existing 650sqm in the Heritage Conservation Areas (HCAs) • Apply 1,000sqm for foreshore areas (for the purpose of the workshops, “foreshore areas” were defined as areas located within the existing FSPA, proposed FSPA and proposed UCA as per Biodiversity and Foreshore Planning Proposal) • Reduce from 650sqm to 600sqm for non-foreshore areas in the R2 zone • Investigate reducing from 650sqm to 500sqm for R3 zones subject to modelling and built form testing
Minimum Lot Width	Retain existing lot width controls: <ul style="list-style-type: none"> • 15m attached side by side (duplex style) • 18m detached front and back (battle axe) • 22m detached side by side (freestanding)
Minimum Subdivision Lot Size	<ul style="list-style-type: none"> • Apply 300sqm for non-foreshore areas in the R2 zone • Increase from existing 300sqm to 325sqm for HCAs • Increase from existing 430sqm to 500sqm for foreshore areas • Investigate applying 250sqm for R3 zones subject to modelling and built form testing

Table 2 – Introducing Controls relating to Medium Density in R2 zone

LEP Requirement	Control
Land Use	<ul style="list-style-type: none"> • Introduce multi dwelling housing and multi dwelling housing (terraces) as permissible land uses in the R2 zone • Request prohibition of manor houses in the R2 zone
Height and FSR	<ul style="list-style-type: none"> • Retain existing 9m height to ensure compatibility with surrounding low density developments • Consider height restriction for dwellings located at the rear of the site by only allowing single storey at the rear • Consider increasing FSR from 0.55:1 to enable appropriately sized dwellings, subject to modelling and built form testing
Minimum Lot Size	<ul style="list-style-type: none"> • Implement density control of 300sqm per dwelling • This equates to min. 900sqm per multi dwelling housing development

	with 3 dwellings
Minimum Lot Width	<ul style="list-style-type: none"> No lot width control due to density control

Table 3 – Revising Controls relating to Medium Density in R3 zone

LEP Requirement	Control
Height and FSR	<ul style="list-style-type: none"> Increase maximum building height from 9m to 10.5m to allow additional attic storey for greater development yield, resulting in 2.5 storey built form Increase FSR from 0.7:1 to 0.8:1 to match the increase in building height Investigate giving bonus FSR for multi dwelling housing and terrace developments to incentivise development of the 'missing middle' typology
Minimum Lot Size	<ul style="list-style-type: none"> Retain existing 800sqm for all medium density development to ensure appropriate development outcomes in terms of character, dwelling size and mix
Minimum Lot Width	Retain existing lot width controls: <ul style="list-style-type: none"> 21m for terraces 18m for multi dwelling housing 18m for manor houses

Table 4 – Introducing RFB Controls in R3 zone

LEP Requirement	Control
Land Use	<ul style="list-style-type: none"> Introduce RFB as a permissible land use in the R3 zone
Height and FSR	<ul style="list-style-type: none"> Increase maximum building height from 9m to 10.5m to allow 3 storey RFB development Increase FSR from 0.7:1 to 0.8:1 to match the increase in building height
Minimum Lot Size	<ul style="list-style-type: none"> Extend existing 800sqm requirement to RFBs to ensure consistency of development potential across the R3 zone
Minimum Lot Width	<ul style="list-style-type: none"> Introduce 24m in accordance with existing GRDCP controls to ensure ADG-compliance building setbacks can be provided

Table 5 – Review of RFB Controls in R4 zone

LEP Requirement	Control
Land Use	<ul style="list-style-type: none"> No change to existing permissibility More land needs to be rezoned to R4 as existing R4 zones are already near full capacity. This should be prioritised as part of the 12 growth precincts master plan program.
Height and FSR	<ul style="list-style-type: none"> Retain existing height and FSR as majority of R4 zoned land have been developed
Minimum Lot Size	<ul style="list-style-type: none"> No change – no requirement in LEP Retain existing 1,000sqm GRDCP requirement

Minimum Lot Width	<ul style="list-style-type: none"> • No change – no requirement in LEP • Retain existing 24m GRDCP requirement
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20. In addition to the above outcomes, further investigation was requested by the Councillors at the workshops in relating to the provision of two car spaces on the reduced 600sqm lot size for dual occupancies and the provision of basement parking for all dual occupancies.
21. Council officers have considered the above requests after the workshops and provide the following response:
 - *Testing of whether two car spaces per dwelling can be accommodated on the reduced 600sqm lot size for dual occupancies*

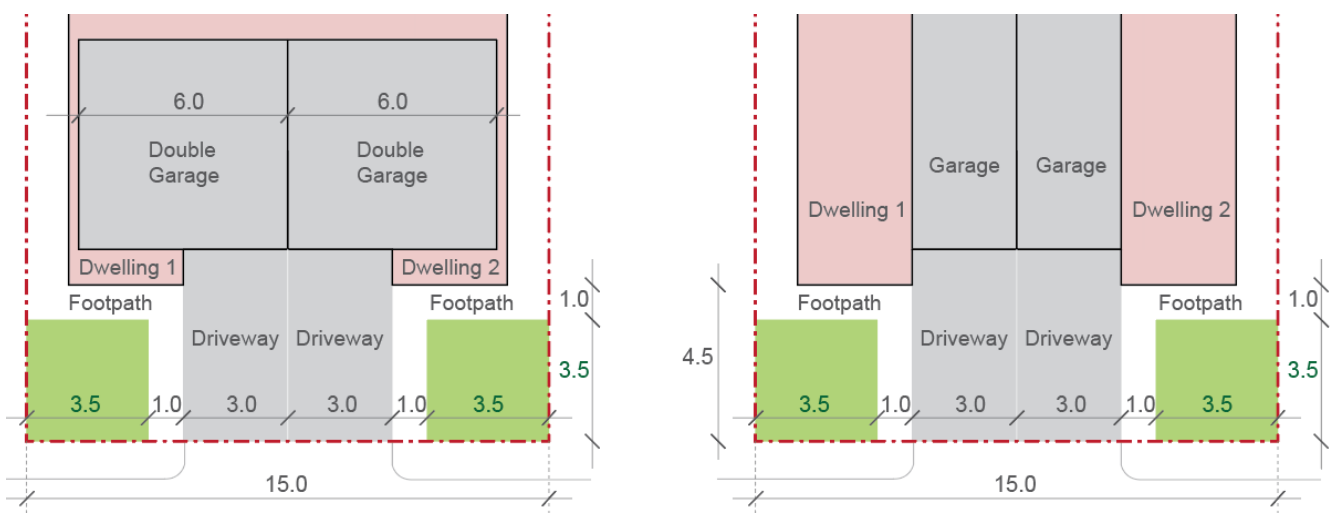
The GRLEP specifies a minimum lot width of 15m for dual occupancy developments in a ‘side-by-side’ configuration. All existing lot width requirements for dual occupancies are proposed to be retained.

If a dual occupancy development occurs on a development site which is 15m wide in accordance with existing GRLEP lot width controls, two undercover car spaces can only be provided in a tandem configuration due to the physical restriction of the width of the site. There is no space left for any dwelling floor space if a double garage (car parking in a side-by-side configuration) is provided on a 15m wide lot, see **Figure 1** below.

It should be noted that the intent of existing front setback controls enable the driveway in front of the garage to be used as an on-site car parking space. The opportunity for a tandem garage remains unchanged within dual occupancy developments on 600sqm sized lots.

In light of the above, there will be no changes to existing controls as two car spaces can be accommodated on-site via one undercover car space in the garage and another in the driveway in the front setback space.

Figure 1 – Comparison of Double and Tandem Garages on 15m Wide Lots for Dual Occupancies



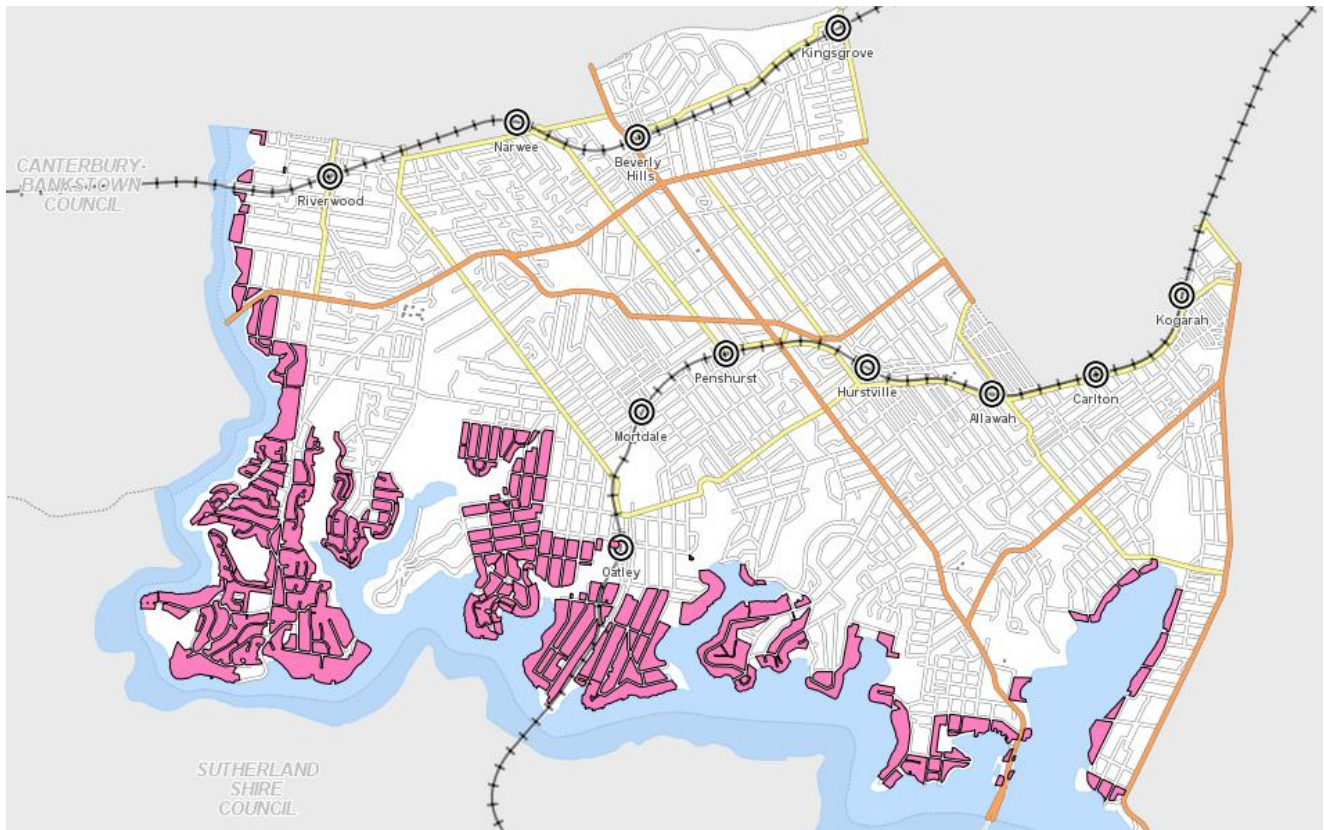
- *Investigation of basement parking for dual occupancies*
- Basement parking is not prohibited and are encouraged on sites with steep topography to ensure vehicles can safely access a public road. However, existing Clause 6.2 Earthworks of the GRLEP applies to the whole LGA and requires all development applications to consider the impact of proposed excavation on matters, such as soil stability, soil erosion, the amenity and structural integrity of adjoining properties, and

the health and vitality of existing trees. Developments will also need to be designed to complement the slope of the land to minimise the need for cut and fill and their potential height and bulk. Therefore, to mandate all dual occupancies to provide basement car parking is inconsistent with the objectives of Clause 6.2 and is likely to cause detrimental impacts on existing environmental processes as well as adverse impacts to the surrounding land if excavation is carried out in inappropriate locations.

ADDITIONAL AND DIVERSE HOUSING PLANNING PROPOSAL

22. The required planning proposal, known as the Additional and Diverse Housing Planning Proposal, will make amendments to the GRLEP.
23. It will be prepared for the purpose of demonstrating Council's commitment to create capacity for additional and diverse housing through immediate changes to local planning controls in lieu of the blanket controls proposed by the *Low and Mid-Rise Housing Reform*.
24. The subject Planning Proposal will be progressed if Council is successful in seeking a deferral from the *Low and Mid-Rise Housing Reform*.
25. Council is committed to addressing the urgent need for increased housing capacity and diversity across the Georges River LGA. However, there is a need to strive for balance between providing additional dwellings and the protection of existing values such as the natural environment, local heritage, the local character of the LGA's residential suburbs, biodiversity and tree canopy cover.
26. Accordingly, the following guiding principles has been implemented in the review of planning controls for the purpose of this Planning Proposal:
 - Retain and protect the existing Heritage Conservation Areas (HCAs),
 - Retain and respect the controls proposed by the Biodiversity and Character Planning Proposal (refer Item ENV008-24) – subject areas are the existing FSPA, proposed FSPA and the proposed UCA, see **Figure 2** below,
 - Retain the existing hierarchy of zones with different set of controls based on the respective density of the zone ranging from low, medium and high,
 - Retain existing GRLEP and GRDCP controls in relation to landscaping, setback distances to ensure the environment and the existing local character is maintained despite increases in residential density, and
 - Retain existing height and FSR for dual occupancies in the R2 zone to ensure the landscaped area requirements can be complied with.

Figure 2 – Location of proposed FSPA, existing FSPA and proposed UCA



ENV019-24

27. In summary, the Additional and Diverse Housing Planning Proposal to amend the GRLEP will include changes based on the following initiatives:
- More capacity through dual occupancies in both R2 and R3 zones
 - More diversity in the R2 zone by introducing medium density development, with the exception of manor houses,
 - Encourage development activity in the R3 zone
 - Implement urban renewal for the Hurstville City Centre
28. The proposed GRLEP controls are based on agreed outcomes from the Councillor workshops dated 3 and 9 April 2024. A comparison of the existing and proposed GRLEP controls are provided in **Table 6** below:

Table 6 – Comparison of existing GRLEP controls and amendments proposed by the Planning Proposal

Component	Existing GRLEP Control	Proposed GRLEP Control
Dual Occupancy (R2 Zone)		
Min. Lot Size	<ul style="list-style-type: none"> • 1,000sqm for existing FSPA • 650sqm for all other areas 	<ul style="list-style-type: none"> • 1,000sqm for existing FSPA, proposed FSPA and proposed UCA • 600sqm for all other areas
Min. Lot Width	<ul style="list-style-type: none"> • 15m (attached) 	No change

Component	Existing GRLEP Control	Proposed GRLEP Control
	<ul style="list-style-type: none"> 18m (detached front and back) 22m (detached side by side) 	
Min. Subdivision Lot Size	<ul style="list-style-type: none"> 430sqm for existing FSPA 300sqm for all other areas 	<ul style="list-style-type: none"> 500sqm for existing FSPA, proposed FSPA and proposed UCA 325sqm for existing HCAs 300sqm for all other areas
Max. Height and FSR	<ul style="list-style-type: none"> 9m height 0.6:1 FSR (sliding scale applies to larger site area) 	No change
Dual Occupancy (R3 Zone)		
Min. Lot Size	<ul style="list-style-type: none"> 650sqm 	<ul style="list-style-type: none"> 500sqm
Min. Lot Width	<ul style="list-style-type: none"> 15m (attached) 18m (detached front and back) 22m (detached side by side) 	No change
Min. Subdivision Lot Size	<ul style="list-style-type: none"> 300sqm 	<ul style="list-style-type: none"> 250sqm
Max. Height and FSR	<ul style="list-style-type: none"> 9m height 0.6:1 FSR (sliding scale applies to larger site area) 	No change
Medium Density Development (R2 Zone)		
Land Use	<ul style="list-style-type: none"> Multi dwelling housing are prohibited Terraces are prohibited Manor houses are prohibited 	<ul style="list-style-type: none"> Permit multi dwelling housing Permit terraces Request continued prohibition of manor houses from DPHI
Min. Lot Size	N/A	<ul style="list-style-type: none"> 300sqm per dwelling (e.g., min. 900sqm per multi dwelling housing development with 3 dwellings)
Max. Height and FSR	<ul style="list-style-type: none"> 9m height 0.55:1 FSR (sliding scale applies to larger site area) 	<ul style="list-style-type: none"> 9m maximum building height and 5m height at the rear of the site 0.6:1 FSR
Medium Density Development (R3 Zone)		
Min. Lot Size	<ul style="list-style-type: none"> 800sqm multi dwelling housing 800sqm terraces 800sqm manor houses 	No change
Min. Lot Width	<ul style="list-style-type: none"> 18m multi dwelling housing 21m terraces 18m manor houses 	No change
Max. Height	<ul style="list-style-type: none"> 9m height 	<ul style="list-style-type: none"> 10.5m height
Max. FSR	<ul style="list-style-type: none"> 0.7:1 FSR 	<ul style="list-style-type: none"> 0.8:1 FSR for terraces and

Component	Existing GRLEP Control	Proposed GRLEP Control
		manor houses • Additional bonus 0.2:1 (total 1:1 FSR) for multi dwelling house
Residential Flat Building (R3 Zone)		
Land Use	• Currently prohibited	• Permit residential flat building (RFB)
Max. Height	• No controls for RFBs as they are currently prohibited • 9m in the R3 zone	• 10.5m in the R3 zone
Max. FSR	• No controls for RFBs as they are currently prohibited • 0.7:1 in the R3 zone	• 0.8:1 in the R3 zone
Min. Lot Size	N/A	• 800sqm lot size
Min. Lot Width	N/A	• 24m lot width

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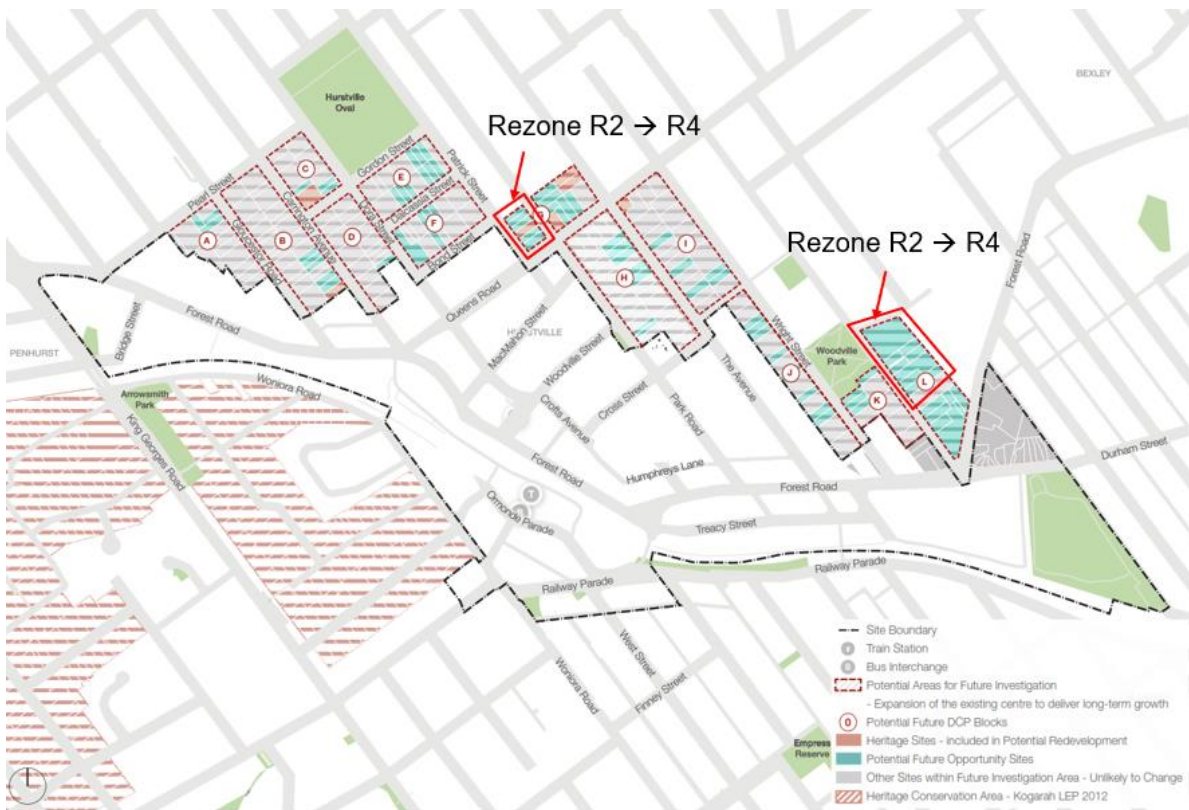
29. All required testing has been completed for the proposed controls as tabulated above. If the preparation of the subject Planning Proposal is supported by Council, evidence of testing will be provided within the future Planning Proposal Report in accordance with DPHI requirements.
30. Additionally, the subject Planning Proposal will implement the recommendations of the HCCUDS.
31. It is estimated the recommended HCCUDS controls will create capacity for approximately 406 additional dwellings through the following changes:
- Increasing the height and FSR on Treacy Street to create capacity for an additional 216 dwellings (see **Figure 3** below),
 - Rezoning land from R2 to R4 on Park Road and Wright Street to the north of the Hurstville City Centre (see **Figure 4** below), and
 - Increasing the height and FSR of existing R4 areas to the north of the Hurstville City Centre (see **Figure 4** below) to create capacity for an additional 190 dwellings.

Figure 3 – Location of Uplift on Treacy Street



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Figure 4 - Location of Additional Capacity Areas to the North of the Hurstville City Centre



ANTICIPATED HOUSING CAPACITY

32. The subject Planning Proposal is anticipated to provide capacity up to an additional 8,245 dwellings across the LGA. It should be noted that this is the potential maximum number of dwellings if all development sites are redeveloped.
33. The breakdown of the location of the additional capacity is as follows:
 - Capacity for an additional 1,340 dwellings in the R2 zone from increased dual occupancies,
 - Capacity for an additional 5,800 dwellings in the R2 zone from permitting multi dwelling housing and terraces,
 - Capacity for an additional 700 dwellings in the R3 zone from increasing the FSR and allowing bonus floor space for multi dwelling housing development,

- Capacity for an additional 406 dwellings from implementing the *Hurstville City Centre Urban Design Strategy*.
34. It should be noted that an amendment to Council’s *Local Infrastructure Contributions Plan 2021 (Section 7.11 and Section 7.12)* may be required to ensure new housing are accompanied by adequate local infrastructure.

AMENDMENTS TO THE GEORGES RIVER DCP

35. Amendments to the GRDCP will also be prepared to support the proposed amendments to GRLEP, including but not limited to:
- Introduce dwelling size requirements for multi dwelling housing and terraces in accordance with DPHI’s *Low Rise Housing Diversity Design Guide*
 - Introduce setback requirements and design guidance for multi dwelling housing and terraces in the R2 zone,
 - Amend existing building envelope controls for multi dwelling housing in the R3 zone in response to any bonus FSR, and
 - Introduce setback requirements and design guidance for RFBs in the R3 zone.
36. This will be the subject of a separate process which is anticipated to be reported to council following the receipt of a Gateway Determination from the DPHI.

NEXT STEPS

37. The subject Planning Proposal will be progressed if Council is successful in seeking a deferral from the *Low and Mid-Rise Housing Reform*.
38. The anticipated project timeline for the preparation of the Additional and Diverse Housing Planning Proposal is shown in **Table 9** below:

Table 9 – Anticipated Planning Proposal Timeline

Task	Anticipated Timeframe
Prepare Planning Proposal	May-June 2024
Referral to LPP in accordance with S9.1 Ministerial Directions	June 2024
Report to Council on Planning Proposal seeking endorsement to forward Planning Proposal for a Gateway Determination	July 2024
Planning Proposal to be forwarded to the DPHI for a Gateway Determination	July 2024
Anticipated commencement date (date of Gateway Determination)	September 2024
Timeframe for public exhibition (including both government agency and community consultation as required by Gateway Determination)	October-November 2024
Timeframe for consideration of submissions	December 2024
Report to Council on community consultation and finalisation	February 2025
Submission to the Department to finalise the Planning Proposal as an amendment to the GRLEP 2021	February 2025

39. To ensure development is balanced with the protection of the LGA’s biodiversity and character, this Planning Proposal will be progressed concurrently with the Biodiversity and Character Planning Proposal to implement the Biodiversity and Foreshore Studies (see Item ENV008-24 dated 25 March 2024).

FINANCIAL IMPLICATIONS

40. Within budget allocation.

RISK IMPLICATIONS

41. The risk of not proceeding with the Additional and Diverse Housing Planning Proposal is the likely implementation of the proposed *Low and Mid-Rise Housing Reform*.
42. Once in effect, the proposed changes will override all local controls specified by individual councils, unless local controls offer greater development potential e.g. more generous height and floor space provisions.
43. In its current state, the provisions within the *Low and Mid-Rise Housing Reform* offer significantly greater development potential than existing local planning controls and will enable development across the LGA without consideration of the LGA's biodiversity, tree canopy targets and unique local character.
44. The *Low and Mid-Rise Housing Reform* also does not consider the community's needs including public open space, community facilities, drainage and infrastructure generally.

COMMUNITY ENGAGEMENT

45. Should the Additional and Diverse Housing Planning Proposal be supported, it will be forwarded to the DPHI requesting a Gateway Determination to proceed to formal public exhibition.
46. Formal public exhibition of the Planning Proposal will be undertaken in accordance with the conditions of the Gateway Determination and with the provisions of the *Environmental Planning and Assessment Act 1979* and its *Regulation 2021*.

FILE REFERENCE

D24/84237

ATTACHMENTS

Nil

Item: ENV020-24 **Update on Mortdale and Beverly Hills Local Centre Master Plans**

Author: Manager Strategic Planning

Directorate: Environment and Planning

Matter Type: Committee Reports

RECOMMENDATION:

That the update on the Beverly Hills and Mortdale Local Centre Master Plans be received.

EXECUTIVE SUMMARY

1. This report provides an update on the status of the two master plans underway for the Mortdale and Beverly Hills Local Centres.
2. The implementation of the Mortdale Local Centre Master Plan is waiting on budget in the FY2024/25 to commence the planning proposal and accompanying amendment to the Council's development control plan.
3. Progress of the Beverly Hills Local Centre Master Plan has been delayed due to the adoption by Council in October 2023 of the Overland Flow Floodplain Risk Management Study and Plan for Hurstville, Mortdale and Peakhurst Wards. The Study has significant implications for the amended Master Plan (as shown in **Figure 4** of this report).
4. The report also provides a summary of the Impact of Low and Mid-Rise Housing Reforms on both Master Plans for the Council's information.

MORTDALE LOCAL CENTRE MASTER PLAN

5. Council considered a report *ENV036-23 Report on Submissions - Mortdale Local Centre Master Plan - Exhibition of Two Options* at its meeting held 23 October 2023 and resolved:
 - (a) *That Council note the submissions received during the public exhibition of the two draft Mortdale Local Centre Master Plan options.*
 - (b) *That Council adopt the Mortdale Local Centre Master Plan Option 1A as exhibited with the following amendments in response to submissions received:*
 - (i) *Amend the heights along Victoria Avenue to be 13m / 4 storeys.*
 - (ii) *Provide additional clarification on dedicated cycleways.*
 - (iii) *State that the proposed Martin Place Road closure can be trialled with a temporary closure to test traffic impacts and use before any permanent changes are implemented.*
 - (c) *That Council prepare a Planning Proposal, amendment to the Georges River Development Control Plan 2021, and amendment to the Georges River Local Infrastructure Contributions Plan 2021 to implement the Mortdale Local Centre Revised Master Plan Option 1A (Post Exhibition Version), subject to a successful budget bid in the 2024/25 financial year.*
 - (d) *That Council write to the NSW Department of Planning and Environment requesting the adopted Mortdale Local Centre Revised Master Plan Option 1A (Post Exhibition Version) be endorsed as a strategic study.*
 - (e) *That all persons who made a submission be advised of Council's decision on this matter.*

- (f) That the General Manager hold a workshop with the Councillors to identify the key parking, traffic and road networks issues that would be considered in a future traffic study of the Mortdale Centre and the surrounding road network.
 - (g) That Council endorse including design excellence principles and controls in the DCP for the Mortdale Centre to ensure building design complements the village atmosphere.
6. In respect of the recommendations above it is advised:
- (a) A budget bid has been made for F24/25 to commence the relevant plans,
 - (b) All people who made a submission have been advised of Council’s decision,
 - (c) The Assets and Infrastructure Directorate have commenced investigation of key parking, traffic and road networks issues within Mortdale Local Centre and surrounding road network, and
 - (d) A workshop will be held with the community on “what is a village atmosphere” if the budget bid for FY24/25 is successful.

Explanation of Option 1A

- 7. The revised Master Plan Option 1A provides for a gradual redevelopment of Mortdale focused on the potential within 400m walking distance of Mortdale Station, allowing for an additional 578 residential dwellings.
- 8. An expanded and rationalised E1 Local Centre Zone, north of the station, has been identified to provide for additional employment and living opportunities, with a total non-residential GFA of 27,685sqm. Along Morts Road, maximum building heights are limited to 4 storeys with a 2-storey street wall height. Closer to the station along Pitt Street, maximum building heights are 6 storeys with a 4-storey street wall height. A minimum 0.75:1 FSR is proposed for non-residential development.
- 9. New residential zones to the northeast of the E1 Local Centre zone are proposed to provide height transitions and greater housing variety for Mortdale. In the proposed R3 Medium Density Residential zone, building heights are a maximum of 9m / 2.5 storeys, while in the proposed R4 High Density Residential zone, heights are a maximum of 13m / 4 storeys along Victoria Avenue. An overview of the proposed zoning, height and built form changes in Option 1A are shown in **Figure 1** and **Table 1**.



Figure 1 - Proposed Zoning, FSRs and heights

Table 1 - Option 1A – Proposed Height of Buildings (HOB) and Floor Space Ratio (FSR)

Zone	Proposed HOB	Maximum	Proposed FSR	Maximum
E1 Local Centre (north of the railway)	15m-22m		1.5:1 – 2.5:1	
E1 Local Centre (south of the railway)	22m		2.5:1 (no change)	
R4 High Density Residential	13m		1.0:1 (no change)	
R3 Medium Density Residential	9m		0.7:1	
Minimum non-residential FSR in E1 zone			0.75:1	

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- The new built form strategy is supported by a complementary public domain improvement plan across the areas of change to build on the work previously implemented along Morts Road under the Mortdale Town Centre Streetscape Upgrade Project. The public domain improvements include active transport upgrades, green link upgrades, potential through site links, laneway upgrades and road closure plazas. The public domain improvement plan and the new built form strategy provide a fine-grained development for Mortdale over the next decades and will create a more walkable and livelier town centre.

Status

- The Council’s resolution of 23 October 2023 requires the following to be prepared:
 - a Planning Proposal, amendment to the Georges River LEP 2021 to rezone land from R2 to R3 and R4, and to implement Master Plan’s heights and FSRs,
 - an amendment to the Georges River Local Infrastructure Contributions Plan 2021 to implement the Mortdale Local Centre Revised Master Plan Option 1A (Public Domain Plan),
 - a DCP amendment that includes design excellence principles and controls for the Mortdale Centre to ensure building design complements the village atmosphere.
- The Planning Proposal, and the amendments to the Council’s DCP and Local Infrastructure Contributions Plan are subject to a budget bid in the 2024/25 financial year.
- If budget is provided in FY 24/25 community consultation work will commence on the DCP amendment to determine what the community defines as the “village atmosphere” and how that can be converted into DCP controls to accompany the Planning Proposal.

Impact of Low and Mid-Rise Housing Reforms on the Master Plan

- Mortdale Local Centre is defined as a “station and town centre precinct” under the Housing Reforms. As Council is aware the Housing Reforms were on public exhibition from 15 December 2023 to 23 February 2024. The Department of Planning, Housing and Infrastructure is currently considering all feedback received. It is anticipated that a Submissions Paper will be issued shortly by the Department along with a Policy Position Paper.

15. A detailed impact of the Housing Reforms is in **Table 2** below. In summary the Housing Reforms will:
- (i) Override the Master Plan in the E1 Local Centre Zone by allowing a FSR of 3:1 and a height of 21m,
 - (ii) Will permit a greater height and FSR in the R4 High Density Residential Zone for residential flat buildings – i.e. increasing the height by 7m and increasing the FSR by 2:1,
 - (iii) Introduce into the R3 Medium Density Residential Zone residential flat buildings as a permitted use with heights and FSRs of 21m and 3:1 respectively, and
 - (iv) Introduce manor houses, terraces and multi dwelling housing into the R2 Low Density Residential zones with heights and FSRs of 9.5m/0.8:1, 9.5m/0.7:1 and 9.5m/0.7:1 respectively.

Table 2 – Summary of Impact on Housing Reforms

	Master Plan	Housing Reforms
Zone	Proposed Maximum HOB & FSR	Proposed maximum HOB and FSR
E1 Local Centre (north of the railway)	HoB - 15m-22m FSR 1.5:1 – 2.5:1	RFBs/Shop Top Housing only HoB - 21m and FSR - 3:1 within 400m of the station HoB 16m and FSR 2:1 within 400m to 800m of the station
E1 Local Centre (south of the railway)	HoB - 22m 2.5:1 (no change)	RFBs/Shop Top Housing only HoB - 21m and FSR - 3:1 within 400m of the station HoB 16m and FSR 2:1 within 400m to 800m of the station
R4 High Density Residential	HoB - 13m FSR - 1:1	RFBs/Shop Top Housing only HoB - 21m FSR - 3:1
R3 Medium Density Residential	HoB - 9m FSR - 0.7:1 Residential flat building (RFBs) are prohibited in the R3 Zone. RFBs are only permitted in the R4 Zone.	Introduce RFBs – HoB 21m & FSR 3:1
R2 Low Density Residential Zone	HoB – 9m FSR 0.55:1 Note: Manor houses, terraces and multi dwelling housing (MDH) <u>prohibited</u> in R2 Zone. Manor houses, terraces and MDH <u>permitted</u> in the R3 and R4 Zones.	Manor Houses – 9.5m height and FSR 0.8:1 Terraces – 9.5m and FSR 0.7:1 MDH – 9.5m & FSR 0.7:1

	Master Plan	Housing Reforms

BEVERLY HILLS LOCAL CENTRE MASTER PLAN

16. Council resolved (ENV007-23) at its meeting held 24 April 2023:

- (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.

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Explanation of Master Plan Option adopted by Council

- 17. The report to Environment and Planning Committee (ENV007-23) on 11 April 2023 is comprehensive in the detail of the Master Plan option. **Figures 2 and 3** illustrate principles adopted by Council in April 2023.



Figure 2 – Northern side of Railway Line – Toorong Terrace



Figure 3 – Eastern side of King Georges Road

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18. In respect of Melvin Street and Edgbaston Road the R4 zoning is to be retained along with the exhibited FSRs and heights as shown in **Table 3** below:

Table 3 – Melvin Street and Edgbaston Road FSRs and Height of Building

Site	FSR	Height
Nos. 4 to 40 Edgbaston Road	1.5:1 (Currently 1:1)	15m (4 storeys) (Currently 12m)
No. 46-48 Melvin Street – front	2:1 (Currently 1:1)	15m (4 storeys) (Currently 12m)
No. 46-48 Melvin Street – rear	2:1 (Currently 1:1)	21m (6 storeys) (Currently 12m)

Status

19. In accordance with the Council’s Procurement Policy a new quote had to be obtained, assessed and budgeted for in order to re-appoint the consultants to prepare the amended Master Plan.
20. GYDE were appointed in late July 2023 to commence the work on the amended Master Plan.
21. Once Council received the updated population yields from the amended Master Plan (980 dwellings) Arriscar were reappointed in October 2023 to update the hazard analysis associated with the Moomba to Sydney High Pressure Gas Pipeline on future development.
22. In October 2023 Council adopted the Overland Flow Floodplain Risk Management Study and Plan for Hurstville, Mortdale and Peakhurst Wards.

23. The Study has significant implications for the amended Master Plan as shown in **Figure 4** below. The blue colour is the 1% AEP affected lots and the green colour shows the PMF affected lots.
24. Annual Exceedance Probability (AEP) is a term used to express the percentage of likelihood of a flood of a given size or larger, occurring in a given year. If a flood has an AEP of 1%, it has a one in 100 likelihood of occurring in any given year.
25. The Probable Maximum Flood (PMF) is described as the largest flood that could conceivably occur at a particular location and is modelled based on Probable Maximum Precipitation which is in turn calculated by methods developed by the Bureau of Meteorology.
26. As the majority of the Master Plan area is affected by flooding, the resulting finished floor level (FFL) may result in challenges meeting the height limits specified in the Council resolution of 24 April 2023. Depending on the flood depth for the flood affected lots, there may need to be a mechanism by which maximum building height is measured from the established flood level (i.e. the greater of 1%+0.5 or PMF).
27. Given the flood risks within Beverly Hills Local Centre advice on flood assessment and risk management was sought from the Department of Environment and Heritage (EHG) and State Emergency Services (SES). In their response, the EHG outlined a suggested approach for flooding assessment and risk management for the Master Planning sites which included the preparation of a Flood Impact Risk Assessment (FIRA) to support the preparation of the Beverly Hills Master Plan. The SES also recommended Council consider the impact of flooding on the proposed densities and pedestrian areas.
28. As there is no inhouse expertise to prepare a FIRA, Council had to go external to appoint a consultant to prepare the required documentation. Council in late March 2024 appointed a flood consultant. The work is expected to take 8 weeks.



Figure 4 - Extract from the Overland Flow Floodplain Management Study

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Impact of Low and Mid-Rise Housing Reforms on the Master Plan

29. Beverly Hills Local Centre is defined as a “station and town centre precinct” under the Housing Reforms. A detailed impact of the Housing Reforms is in **Table 4** below.
30. In summary the Housing Reforms will:
 - (a) Override the Master Plan heights and FSRs for the E1 Local Centre Zone north of the railway line,
 - (b) Are generally consistent with the Master Plan for the E1 Local Centre Zones on both sides of King Georges Road,
 - (c) Permit a greater height and FSR in the R4 High Density Residential Zone for residential flat buildings – i.e. increasing the height by 7m and increasing the FSR by 2:1,
 - (d) Introduce manor houses, terraces and multi dwelling housing into the R2 Low Density Residential Zones with heights and FSRs of 9.5m/0.8:1, 9.5m/0.7:1 and 9.5m/0.7:1 respectively.

Table 4 – Summary of Impact on Housing Reforms

	Amended Master Plan	Housing Reforms
Zone	Proposed Maximum HOB & FSR	Proposed maximum HOB and FSR
E1 Zone – northern side of Railway Line (Tooronga Terrace)	9m FSR 1.5:1 (same as to what is the GRLEP 2021)	RFBs/Shop Top Housing only HoB - 21m and FSR - 3:1 within 400m of the station
E1 Local Centre (eastern side of King Georges Road)	HoB – 21m (base height) to 28m (gateway sites) FSR - 2.5:1 (base FSR) to 3:1 (gateway sites)	RFBs/Shop Top Housing only HoB - 21m and FSR - 3:1 within 400m of the station HoB 16m and FSR 2:1 within 400m to 800m of the station
E1 Local Centre (western side of King Georges Road)	HoB - 21m (base height), 24.1m (sites requiring 3m road widening and min 20m frontage), 31.4m (gateway sites), and 27.2m (Cinema site) 3:1 (base FSR), 3.5:1 (sites requiring 3m road widening and min 20m frontage and gateway sites), and 4:1 (Cinema site)	RFBs/Shop Top Housing only HoB - 21m and FSR - 3:1 within 400m of the station HoB 16m and FSR 2:1 within 400m to 800m of the station
R4 High Density Residential	HoB - 15m to 21m FSR – 1.5:1 to 2:1	RFBs/Shop Top Housing only HoB - 21m FSR - 3:1
R2 Low Density Residential Zone	HoB – 9m FSR 0.55:1 Note: Manor houses, terraces and multi dwelling housing (MDH) <u>prohibited</u> in R2 Zone. Manor houses, terraces and MDH <u>permitted</u> in the R3 and R4 Zones.	Manor Houses – 9.5m height and FSR 0.8:1 Terraces – 9.5m and FSR 0.7:1 MDH – 9.5m & FSR 0.7:1

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FINANCIAL IMPLICATIONS

31. Within budget allocation.

RISK IMPLICATIONS

32. Enterprise risk/s identified and management process applied.

33. Operational risk/s identified and management process applied.

COMMUNITY ENGAGEMENT

34. Community engagement will be conducted when the Beverly Hills Local Centre Master Plan is placed on exhibition.
35. Community engagement in respect of the adopted Mortdale Local Centre Master Plan will commence with the DCP workshops on “village atmosphere” and how that can be converted into DCP controls to accompany the Planning Proposal.

FILE REFERENCE

D24/97121

ATTACHMENTS

Nil

Item: ENV021-24 Revised Employment Projections for the Georges River LGA

Author: Principal Strategic Planner

Directorate: Environment and Planning

Matter Type: Committee Reports

ENV021-24

RECOMMENDATION:

- (a) That Council endorse the *Georges River Revised Employment Projections (June 2023)* as a strategic planning document that will inform the development of policies and planning directions.
- (b) That Council place the *Georges River Revised Employment Projections (June 2023)* on Council's website.
- (c) That Council discontinue any further work on the draft Activating Our Centres Policy and that any future planning proposals in the LGA's commercial centres be assessed in accordance with Council's adopted strategic planning documents.

EXECUTIVE SUMMARY

1. In 2019, HillPDA Consulting was commissioned by Council to prepare the *Georges River Economic Study* (the Economic Study) to review the economic profile, market trends and drivers, capacity and supply blockages of the Local Government Area (LGA).
2. Based on future population forecasts, the Economic Study projected and identified the employment floor space required to support the LGA's resident, worker and visitor population by 2036.
3. Since the completion of the Economic Study, the COVID-19 pandemic has caused shifts in demographic trends with flow-on effects to the LGA's population and employment profile.
4. In response, Council engaged HillPDA in 2023 to undertake an update of the 2019 Economic Study for the 2036 employment projections to better understand the likely impacts of COVID-19 on the LGA.
5. The *Georges River Revised Employment Projections (June 2023)* (refer **Attachment 1**) rebased the 2036 employment projections using population data from the 2021 Census of Population and Housing conducted by the Australian Bureau of Statistics and employment data released by Transport for NSW (TfNSW) in November 2022.
6. This Report provides an overview of the revised employment projections with overall employment projected to increase from 42,529 jobs in 2016 to 53,933 jobs by 2036, equating to 26.8% increase from 2016. This percentage growth remains comparable to the estimate provided in 2019 by the Economic Study.
7. Accordingly, it can be assumed that the LGA has self-corrected the employment impacts of the COVID-19 lockdown measures and the future employment floor space demands outlined by the *Georges River Centres Strategy Part 1 (2020)* remain applicable for the LGA's commercial centres.
8. This report also addresses the Council resolution of 28 March 2022, regarding "Adoption for Public Exhibition – Draft Activating Our Centres Policy 2022" (Item ENV009-22).

Council resolved to defer the exhibition of this draft Policy until new population data is provided to Council.

9. It is recommended that Council endorse the *Georges River Revised Employment Projections (June 2023)* as a strategic planning document that will inform the development of policies and planning directions and that Council discontinue any further work on implementing the draft Activating Our Centres Policy to enable any future planning proposals in the LGA's commercial centres to be assessed in accordance with Council's adopted strategic planning documents.

BACKGROUND

10. In 2019, the consultant HillPDA Consulting was commissioned by Council to undertake a comprehensive review of all 48 commercial centres within Georges River Local Government Area (LGA).
11. This review, known as the *Georges River Economic Study* (the Economic Study), informed the preparation of Council's *Commercial Centres Strategy – Part 1 Centres Analysis (February 2020)* (the Centres Strategy Part 1). The Centres Strategy Part 1 was adopted by Council at its meeting on 24 February 2020.
12. The Economic Study is comprised of a review of the local demographic and economic profile and context, highlighting key drivers that influence economic activity and development, identifying historic and emerging trends in the commercial / retail markets and the resultant implications in land use planning, and a review of current and historic economic and employment trends.
13. Based on future population forecasts, the LGA's economic profile, market trends and drivers, capacity and supply blockages, the Economic Study projected and identified the employment floor space required to support the additional growth in the surrounding resident, worker and visitor population by 2036.
14. Since the completion of the Economic Study in 2019, the COVID-19 pandemic has caused shifts in demographic trends with flow-on effects to the LGA's employment and economic profile.
15. In response, Council considered a Notice of Motion (NM030-22) on the "Impact of COVID-19 on Housing Targets" at its meeting on 28 March 2022 and resolved in part:

That the General Manager provide a report to Council on any recent analysis undertaken on the impact of the COVID-19 pandemic on population, housing and economic growth in NSW and Georges River Local Government Area, and any associated revision of the current range of housing and job targets to 2036.
16. Furthermore, Council at its meeting on 28 March 2022 when considering "Adoption for Public Exhibition – Draft Activating Our Centres Policy 2022" (Item ENV009-22), resolved in part:

That Council defers the exhibition of this Policy until such time as a report on new population data is provided to Council.
17. In accordance with the above Council resolutions, Council engaged consultants .id to complete an update of the Evidence Base for Local Housing Strategy to update the population projections for the LGA up to 2036, having regard to the effects of the COVID-19 pandemic and the changing demographics of Sydney's population. The revised population projections were reported to the Council Meeting dated 25 March 2024 (refer **ENV009-24**).
18. Concurrently, Council engaged HillPDA to undertake an update of the employment projections to 2036 for the Georges River LGA to better understand the likely impacts of COVID-19 on the LGA's employment and economic profile.

CHANGES SINCE PREVIOUS 2016 CENSUS

19. The Australian Census of Population and Housing took place in 2021 and provided the opportunity to record the impact of COVID-19 and its associated lockdown measures upon population and employment numbers.
20. Between 2016 and 2021, the total number of jobs within the Georges River LGA increased by 865 jobs (or 2%):
 - Approx. 42,530 jobs in 2016
 - Approx. 43,395 jobs in 2021
21. Over this period, the top five growth industries were:
 - Health Care and Social Assistance - with 2,288 additional jobs
 - Transport, Postal and Warehousing - with 300 additional jobs
 - Education and Training - with 269 additional jobs
 - Construction - with 159 additional jobs
 - Agriculture, Forestry and Fishing - with 31 additional jobs
22. Conversely, the five industries that recorded the strongest decline in employment between 2016 and 2021 were:
 - Accommodation and Food Services - with 556 fewer jobs
 - Public Administration and Safety - with 395 fewer jobs
 - Retail Trade - with 254 fewer jobs
 - Other Services - with 160 fewer jobs
 - Electricity, Gas, Water and Waste Services - with 156 fewer jobs
23. The industries that recorded significant declines are likely due to the impact of COVID-19 lockdown measures as well as the historic trends of declining manufacturing employment versus strong growth in health service industries.
24. Although the two COVID-19 lockdowns resulted in sharp declines in employment across Greater Sydney, this initial employment loss was corrected by February 2023.
25. It is estimated that the initial loss in employment in the Georges River LGA due to the impacts of the COVID-19 lockdowns is around 950 jobs between 2020 and 2021. However, employment in the LGA recovered by 2023 and even saw an increase of 3,150 jobs between 2021 and 2023.

REVISED EMPLOYMENT PROJECTIONS

Projection Methodology

26. The *Georges River Revised Employment Projections (June 2023)* completed by HillPDA is provided in **Attachment 1**. The revised projections are informed by a number of sources including:
 - i. Revised .id population projections for Georges River LGA prepared in January 2023,
 - ii. Employment estimates provided by .id,
 - iii. Updated employment projections released by Transport for NSW (TfNSW) in November 2022,
 - iv. The Australian Bureau of Statistics (ABS) Labour forecast data – Greater Sydney employment estimates by industry type, and

- v. Historic population estimates for the Georges River LGA and Greater Sydney.
27. From the analysis of the above data sets, the following methodology was applied in revising the LGA's employment forecast:
- Analysed TfNSW employment projections for the LGA and their corresponding population projections (persons 15 years and over),
 - Applied the TfNSW employment projections by industry type to .id's revised population projections (persons 15 years and over),
 - Analysed the ABS estimates on Greater Sydney's employment change across industry types from 2020 to 2023,
 - Analysed .id's employment estimates for Georges River between the financial years of 2015/16 – 2021-22,
 - Applied observed employment structural changes at the Greater Sydney and LGA area level to the revised TfNSW employment projections, and
 - Cross checked employment to population (persons over 15 years) to ensure employment forecasts were reasonable.

Revised Employment Forecasts 2036

28. Applying the above methodology, it is estimated that the total employment within the LGA will reach approx. 53,935 jobs by 2036. **Table 1** below shows a breakdown based on industry:

Table 1 – Revised Employment Projections for the Georges River LGA

Industry	Census Data		Forecasts		
	2016	2021	2026	2031	2036
Agriculture, Forestry and Fishing	31	62	69	71	72
Mining	14	15	40	40	40
Manufacturing	1,600	1,535	1,751	1,888	1,969
Electricity, Gas, Water and Waste Services	406	250	507	513	528
Construction	2,902	3,061	4,084	3,985	4,073
Wholesale Trade	1,113	997	1,079	1,097	1,127
Retail Trade	3,926	3,672	4,657	4,518	4,543
Accommodation and Food Services	2,919	2,363	2,902	2,923	3,013
Transport, Postal and Warehousing	983	1,283	1,498	1,502	1,515
Information Media and Telecommunications	354	300	260	281	299
Financial and Insurance Services	3,095	3,007	3,027	3,177	3,440
Rental, Hiring and Real Estate Services	974	986	1,240	1,252	1,288
Professional, Scientific and Technical Services	2,883	2,900	4,430	4,324	4,438
Administrative and Support Services	1,209	1,160	1,537	1,581	1,632
Public Administration and Safety	2,052	1,657	2,964	2,915	2,927
Education and Training	3,734	4,003	4,998	5,031	5,048

Industry	Census Data		Forecasts		
	2016	2021	2026	2031	2036
Health Care and Social Assistance	10,064	12,352	14,636	15,127	15,334
Arts and Recreation Services	514	409	305	316	340
Other Services / Industry not classified	3,756	3,379	2,236	2,265	2,305
Total	42,529	43,393	52,218	52,806	53,933

29. When compared to the number of jobs in 2016, the 2036 forecast sees the number of jobs increase by 11,405 (or 26.8%).
30. However, this is a reduction from the previous TfNSW forecast provided in 2019, which estimated the LGA had 49,971 jobs in 2016 and will reach 62,906 jobs by 2036, equating to an increase of 12,935 jobs from the 2016 estimate (or 25.9%).
31. The reduction in employment forecast in the revised 2036 projections is due to the following reasons:
 - a. Historically, TfNSW forecasts provided higher employment numbers than Census results. This is affirmed by the comparison of the projections released in November 2022 which do not include results from the 2021 Census. The 2021 Census estimated 43,395 jobs in the LGA while TfNSW projected 53,645 jobs, equating to a discrepancy of 10,250 jobs,
 - b. The revised projection has been calculated by using a new methodology of combining and refining 5 different data sources, hence the projection is slightly lower when compared to the TfNSW data, and
 - c. The revised 2036 population is reduced from the forecast provided by .id in 2017, resulting in a slight reduction in the number of jobs required to service the residents within the LGA.
32. Despite the reduction in the number of jobs for the revised 2036 employment forecast, the percentage growth in the number of jobs remains comparable to the estimate provided in 2019 by the Economic Study.
33. Accordingly, it can be assumed that the LGA has self-corrected the employment impacts of the COVID-19 lockdown measures and the future employment floor space demands outlined by the Centres Strategy Part 1 remain applicable for the LGA's commercial centres.
34. An extract of the adopted future employment floor space demand by 2036 is provided below in **Figure 1**:

Figure 1 – Extract of employment floor space demand from the Centres Strategy Part 1

Table 2 Employment floor space demand by 2036

Centre Name	Current supply (sqm)	Future demand by 2036 (sqm)	Incr. req. (sqm)	% of incr.	% of total
Hurstville City Centre	330,031	407,366	77,335	23%	41%
Kogarah Town Centre	163,529	215,715	52,186	32%	28%
B2 – Beverly Hills (King Georges Road)	29,230	33,761	4,531	16%	2%
B2 – Kingsgrove (Kingsgrove Road)	18,470	20,315	1,845	10%	1%
B2 – Mortdale (Morts Road)	20,412	27,014	6,602	32%	4%
B1 – Oatley West (Mulga Road)	14,731	16,290	1,559	11%	1%
B2 – Penshurst (Penshurst Street)	18,004	20,184	2,990	17%	2%
B2 – Riverwood (Belmore Road)	30,674	43,279	12,605	41%	7%
B2 – South Hurstville (King Georges Road)	23,959	30,446	6,487	27%	3%
All other 39 centres combined	144,505	167,757	21,310	15%	11%
Total	793,545	982,127	187,450	24%	100%

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DRAFT ACTIVATING OUR CENTRES POLICY 2022

35. At its meeting on 28 March 2022, Council considered “Adoption for Public Exhibition – Draft Activating Our Centres Policy 2022” (Item ENV009-22) and resolved to defer the exhibition of this draft Policy until new population data is provided to Council.
36. The draft *Activating Our Centres Policy* was developed to guide Council’s assessment of planning proposals in the LGA’s strategic and local centres which propose the provision of non-residential uses in the basement, including:
 - a. Community facilities,
 - b. Specialised retail premises,
 - c. Shops,
 - d. Registered clubs,
 - e. Entertainment facilities, or
 - f. Recreational facilities (indoor)
37. The draft Policy sought to allow the above land uses as floor space that is not included in the gross floor area calculation of the development if these land uses are located within the basement.
38. The intent was to allow 100% of the floor space occupied by these land uses as bonus Floor Space Ratio (FSR) as long as the use is located below existing ground level and not visible from the public domain.
39. The draft Policy was developed by Council officers in response to recent development trends of favouring residential floor space over employment floor space, and the resulting net loss of non-residential floor space in the LGA’s commercial centres.
40. It should be noted that the *Georges River Local Environmental Plan 2021* (GRLEP) introduces minimum non-residential FSR requirements to all commercial centres across the LGA as an interim measure to address the ongoing loss of employment floor space. Additionally, the adopted Centres Strategy Part 1 identifies the required increase in employment floor space in the centres (see **Figure 1** above).
41. Furthermore, the State Government’s LEP Making Guideline mandates the assessment of a planning proposal’s strategic and site-specific merit. This includes detailed justification of how the proposal gives effect to an endorsed strategic study, such as Council’s adopted

Centres Strategy Part 1. Accordingly, all aspects of a planning proposal are to be assessed in accordance with the LEP Making Guideline and the draft Policy is considered to be an unnecessary duplication of the existing planning proposal assessment process.

42. In light of the above reasons, it is recommended to discontinue any further work on implementing the draft *Activating Our Centres Policy* and that any future planning proposals in the LGA's commercial centres be assessed in accordance with Council's adopted strategic planning documents.

CONCLUSION

43. The *Georges River Revised Employment Projections (June 2023)* will be used as a strategic planning document that will inform the development of policies and planning directions, including the review of the Council's Local Strategic Planning Statement and Stage 2 Commercial centres Strategy.

FINANCIAL IMPLICATIONS

44. NO BUDGET IMPACT FOR THIS REPORT.

RISK IMPLICATIONS

45. NO RISKS IDENTIFIED.


COMMUNITY ENGAGEMENT

46. COMMUNITY ENGAGEMENT IS NOT REQUIRED.

FILE REFERENCE

D23/277107

ATTACHMENTS

- Attachment 1  Georges River Revised Employment Forecasts (June 2023) - *published in separate document*