

AGENDA

Environment and Planning Committee

Monday, 12 February 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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COMMITTEE REPORTS

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CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Item: ENV001-24 Confirmation of the Minutes of the Environment and Planning Committee Meeting held on 11 December 2023

Author: Executive Services Officer

Directorate: Office of the General Manager

Matter Type: Previous Minutes

ENV001-24

RECOMMENDATION:

That the Minutes of the Environment and Planning Committee Meeting held on 11 December 2023, be confirmed.

ATTACHMENTS

Attachment [↓](#)1 Minutes of the Environment and Planning Committee Meeting held on 11 December 2023



MINUTES

Environment and Planning Committee

Monday, 11 December 2023

7:00 PM

Waratah Room
Georges River Civic Centre,
Hurstville



GEORGES RIVER COUNCIL

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.

PRESENT

Councillor Natalie Mort (arrived at 7.17pm)

COUNCIL STAFF

General Manager – David Tuxford, Director Environment and Planning - Meryl Bishop, Manager Development & Building – Liam Frayne, Manager Environment, Health & Regulatory Services – Andrew Spooner, Coordinator Environment, Sustainability & Waste Services - Elyse Ballesty, General Counsel – James Fan, Acting Manager Office of the General Manager – Ann-Maire Svorinic, Executive Manager City Futures - Simon Massey, Personal Assistant Manager Environment, Health & Regulatory Services – Lynne Denham (Minutes), Executive Services Officer – Marisa Severino, Head of Technology - Garuthman De Silva and IT Service Desk Technician – Chris Stojanovski.

OPENING

The Chairperson, Councillor Mahoney, opened the meeting at 7.00pm.

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. 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

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 express permission of Council.

DISCLOSURES OF INTEREST

Councillor Mahoney declared a Non-Significant Non-Pecuniary Interest in item **ENV049-23 Significant Tree Register - Post Consultation**, for the reason that I participated in Council's nomination process through the 'Your Say' page. I will remain in the meeting and take part in consideration and voting on this item.

Councillor Borg declared a Non-Significant Non-Pecuniary Interest in item **ENV049-23 Significant Tree Register - Post Consultation**, for the reason that I participated in Council's nomination process through the 'Your Say' page. I will remain in the meeting and take part in consideration and voting on this item.

PUBLIC FORUM

	Name	Report No.	Report Title
1	Adrian Polhill (In person)	ENV048-23	Georges River Tree Canopy Targets for Georges River LGA by 2038
2	Matthew Allison (In person)	ENV049-23	Significant Tree Register - Post Consultation
3	Geoff Innes (In person)	ENV049-23	Significant Tree Register - Post Consultation

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

ENV046-23 Confirmation of the Minutes of the Environment and Planning Committee Meeting held on 20 November 2023
(Report by Manager Office of the General Manager)

RECOMMENDATION: Councillor Landsberry, Councillor Wang

That the Minutes of the Environment and Planning Committee Meeting held on 20 November 2023, be confirmed.

Record of Voting

For the Motion: Deputy Mayor, Councillor Borg, Councillor Mahoney, Councillor Ambihapahar, 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

ENV047-23 Review of Georges River Stormwater Management Manual - Outcome of Public Consultation
(Report by Manager Development and Building)

RECOMMENDATION: Councillor Landsberry, Councillor Katris

- (a) That Council note the submissions received in response to public exhibition of the draft Georges River Stormwater Management Policy 2020 and the amendments to the Policy made in response to submissions (as detailed in the report).
- (b) That Council adopt the Georges River Stormwater Management Policy (as amended) and note it comes into effect from the date of its publication on Council's website.
- (c) That Council congratulates and expresses its appreciation to the staff members that were involved in the preparation of such a detailed and comprehensive document.

Record of Voting

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

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

ENV048-23 Georges River Tree Canopy Targets for Georges River LGA by 2038
(Report by Manager Environment Health & Regulatory Services)

RECOMMENDATION: Councillor Katris, Councillor Jamieson

- (a) That Council notes the information in this report and the progress by Council towards achieving the adopted tree canopy target of 40% by 2038.
- (b) That Council endorses consideration of future budget bids to enhance its current tree canopy expansion program to achieve the tree canopy target of 40% by 2038, including funding for:
 - i. Additional tree planting on public land.
 - ii. The establishment of a tree giveaway for commemorative and celebratory purposes.
 - iii. The engagement of a full-time resource to undertake compliance inspections for new and/or replacement tree plantings as determined through a Tree Permit or Development Application approval process.
- (c) That further reports on Council's progress towards the tree canopy target of 40% by 2038 be provided to Council every two years.

Record of Voting

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

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

ENV049-23 Significant Tree Register - Post Consultation
(Report by Manager Environment Health & Regulatory Services)

RECOMMENDATION: Councillor Landsberry, Councillor Wang

- (a) That Council adopt the 257 trees contained within Table 2 of this report for inclusion into the Significant Tree Register.
- (b) That the Significant Tree Register be reviewed every five years.
- (c) That further nominations for the inclusion of trees into the Significant Tree Register may be made at any time in the future.
- (d) That the assessment of any future nominations for inclusion of trees into the Significant Tree Register occur when there are a significant number of nominations submitted (10+) or at the five-year review.
- (e) That the implementation of recommendations (b) and (d) be subject to future budget bids, and available funding.

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 7.55pm

Chairperson

UNCONFIRMED MINUTES

UNCONFIRMED MINUTES

UNCONFIRMED MINUTES

COMMITTEE REPORTS

Item: ENV002-24 Outcomes of Public Exhibition - Planning Proposal for 28 and 28A Carlton Crescent, Kogarah Bay

Author: Strategic Planner

Directorate: Environment and Planning

Matter Type: Committee Reports

ENV002-24

RECOMMENDATION:

- (a) That Council note the submissions received during the public exhibition of the Planning Proposal PP2023/0003 for 28 and 28A Carlton Crescent, Kogarah Bay.
- (b) That Council adopt the proposed amendment to the Georges River Local Environmental Plan 2021 as exhibited by amending the listing of Heritage Item No. I208 ('House and front garden, "Bayview") at 28A Carlton Crescent, Kogarah Bay by:
 - (i) Revising the item name from 'House and front garden, "Bayview"' to "'Bayview" house and garden, boatshed, garage and summerhouse' in Schedule 5 Environmental heritage.
 - (ii) Revising the address from '28A Carlton Crescent, Kogarah Bay' to '28 and 28A Carlton Crescent, Kogarah Bay' in Schedule 5 Environmental heritage.
 - (iii) Revising the property description to include both Lots 21 and 22 in Section 15 of Deposited Plan (DP) 1963 in Schedule 5 Environmental heritage.
 - (iv) Updating the Heritage Map to reflect the above changes.
- (c) That Council forward the Planning Proposal for gazettal to the Department of Planning, Housing and Infrastructure (DPHI) in accordance with Section 3.36 of the Environmental Planning and Assessment Act 1979.
- (d) That all persons who made a submission to the Planning Proposal be advised of Council's decision.

EXECUTIVE SUMMARY

1. The purpose of this report is to advise the outcome of the public exhibition of a Planning Proposal (PP2023/0003) that seeks to amend the Georges River Local Environmental Plan 2021 (GRLEP 2021) by amending the listing of Heritage Item No. I208 ('House and front garden, "Bayview") at 28A Carlton Crescent, Kogarah Bay by:
 - (a) Revising the item name from 'House and front garden, "Bayview"' to "'Bayview" house and garden, boatshed, garage and summerhouse' in Schedule 5 Environmental heritage.
 - (b) Revising the address from '28A Carlton Crescent, Kogarah Bay' to '28 and 28A Carlton Crescent, Kogarah Bay' in Schedule 5 Environmental heritage.
 - (c) Revising the property description to include both Lots 21 and 22 in Section 15 of Deposited Plan (DP) 1963 in Schedule 5 Environmental heritage.
 - (d) Updating the Heritage Map to reflect the above changes.
2. The Planning Proposal was publicly exhibited for a period exceeding 28 days, from Wednesday 1 November 2023 to Friday 1 December 2023. One (1) submission was

received in support of the PP and heritage listing. One (1) public authority also responded to the public notification.

3. There are no recommended changes to the PP as a result of the submissions received. The PP has been updated to reflect the outcomes of the public exhibition and agency consultation. A copy of the PP (Post-Exhibition version) is in **Attachment 1**.
4. It is recommended that the PP be forwarded to the Department of Planning, Housing and Infrastructure (DPHI) for gazettal.

BACKGROUND

5. At its meeting on 22 May 2023, Council considered a report on the potential heritage listing of No. 28 Carlton Crescent, Kogarah Bay, where it was resolved:
 - (a) *That Council acknowledges that the potential heritage listing over No. 28 Carlton Crescent Kogarah Bay is necessary for the protection of the heritage integrity of No. 28A Carlton Crescent as both Nos. 28 and 28A create an historic narrative through retaining the original design intent and the physical and visual relationship of both sites.*
 - (b) *That Council make an Interim Heritage Order over No. 28 Carlton Crescent Kogarah Bay (Lot 22, Section 15, DP1963) as the potential heritage item:*
 - (i) *is likely to be of heritage significance*
 - (ii) *is under threat of demolition and unsympathetic alteration through any consent given to Development Application No. 2023/0025*
 - (iii) *does not have statutory heritage protection under the Environmental Planning and Assessment Act 1979 or the Heritage Act 1977.*
 - (c) *That Council authorise the preparation of a detailed assessment of the heritage significance of No. 28 Carlton Crescent Kogarah Bay in accordance with Heritage Council guidelines.*
 - (d) *That if the heritage assessment prepared in (c) above determines that No. 28 Carlton Crescent is of heritage significance then Council resolve to prepare a Planning Proposal to amend the listing for Item I208 to include both No. 28 (Lot 22) and No. 28A (Lot 21) Carlton Crescent Kogarah Bay, as a local heritage item in Schedule 5 to the Georges River LEP 2021.*
6. A subsequent report was considered by the Environment and Planning Committee on 11 September 2023 and Council on 25 September 2023 providing the results of the Heritage Significance Assessment Report, where it was resolved:
 - (a) *That Council acknowledge the Heritage Significance Assessment Report for 28 Carlton Crescent, Kogarah Bay, prepared by Edwards Heritage Consultants dated July 2023.*
 - (b) *That Council forward the Planning Proposal No. 2023/0003 enclosed in Attachment 1 to the Department of Planning and Environment for a Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act 1979.*
 - (c) *That Council endorse to publicly exhibit the Planning Proposal in accordance with the terms of the Gateway Determination issued by the Department of Planning and Environment and the Georges River Council Engagement Strategy.*
7. In accordance with Council's resolution, on 29 September 2023 the PP was forwarded to the DPE for a Gateway Determination. A Gateway Determination was issued by the DPE on 9 October 2023, which authorised Council to be the local plan-making authority. The Gateway Determination required exhibition for a minimum of 20 working days, and

consultation with the Department of Planning and Environment – Environment and Heritage, and National Trust of Australia (NSW).

Subject Site and Locality

- 8. The Site is identified as Lot 21 in Section 15 of DP 1963 (known as 28A Carlton Crescent, Kogarah Bay) and Lot 22 in Section 15 of DP 1963 (known as 28 Carlton Crescent, Kogarah Bay). Refer to **Figures 1 and 2** below.

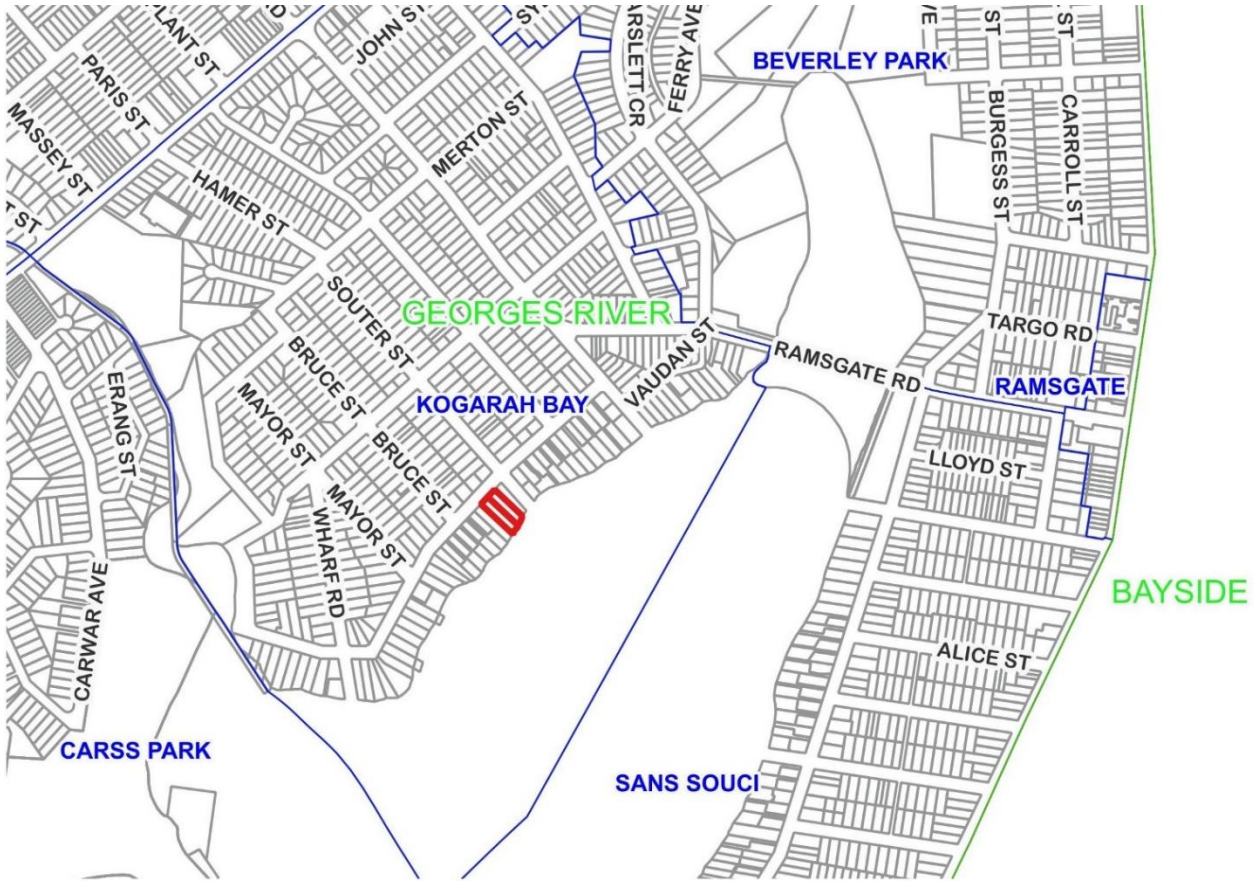


Figure 1 – Locality of the Site (outlined in red)

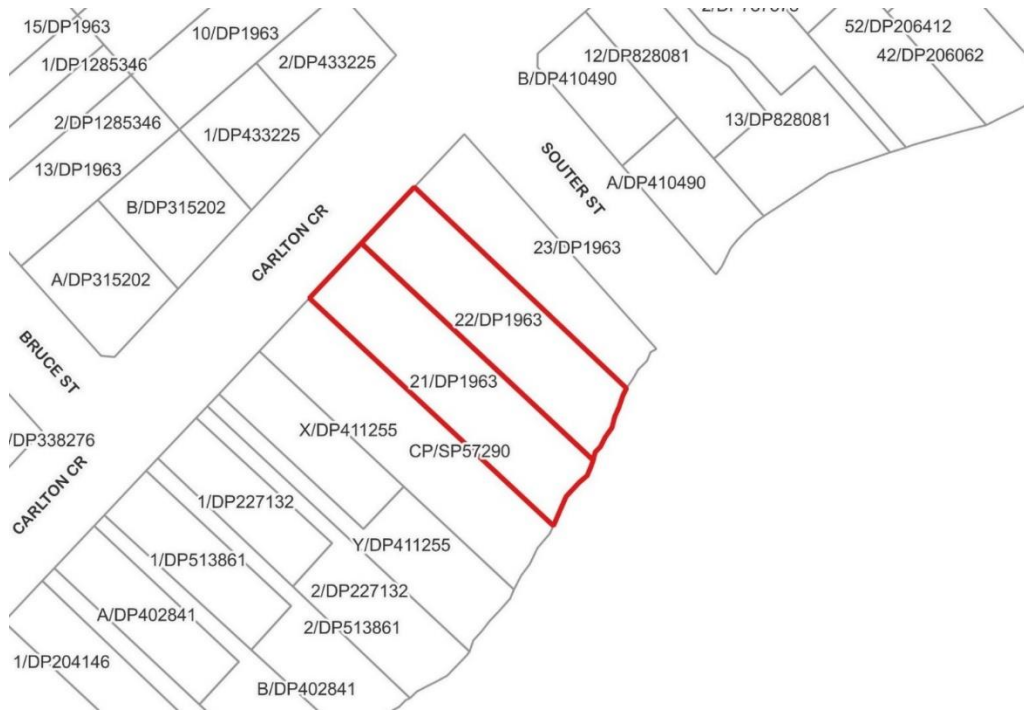


Figure 2 – The Site (outlined in red)

ENV002-24

Planning Proposal

9. The PP seeks to amend the Georges River Local Environmental Plan 2021 (GRLEP 2021) by amending the listing of Heritage Item No. I208 ('House and front garden, "Bayview"') at 28A Carlton Crescent, Kogarah Bay by:
 - (a) Revising the item name from 'House and front garden, "Bayview"' to "Bayview" house and garden, boatshed, garage and summerhouse' in Schedule 5 Environmental heritage.
 - (b) Revising the address from '28A Carlton Crescent, Kogarah Bay' to '28 and 28A Carlton Crescent, Kogarah Bay' in Schedule 5 Environmental heritage.
 - (c) Revising the property description to include both Lots 21 and 22 in Section 15 of Deposited Plan (DP) 1963 in Schedule 5 Environmental heritage.
 - (d) Updating the Heritage Map to reflect the above changes.
10. The proposed amendment to the GRLEP instrument and map is shown below and in Figure 3.

Existing Schedule 5	Proposed Schedule 5
<p>Suburb: Kogarah Bay</p> <p>Item name: House and front garden, "Bayview"</p> <p>Address: 28A Carlton Crescent</p> <p>Property description: Lot 21, Section 15, DP 1963</p> <p>Significance: Local</p>	<p>Suburb: Kogarah Bay</p> <p>Item name: House and front garden, "Bayview" "Bayview" house and garden, boatshed, garage and summerhouse</p> <p>Address: 28 and 28A Carlton Crescent</p> <p>Property description: Lots 21 and 22, Section 15, DP 1963</p> <p>Significance: Local</p>

Item No: I208	Item No: I208
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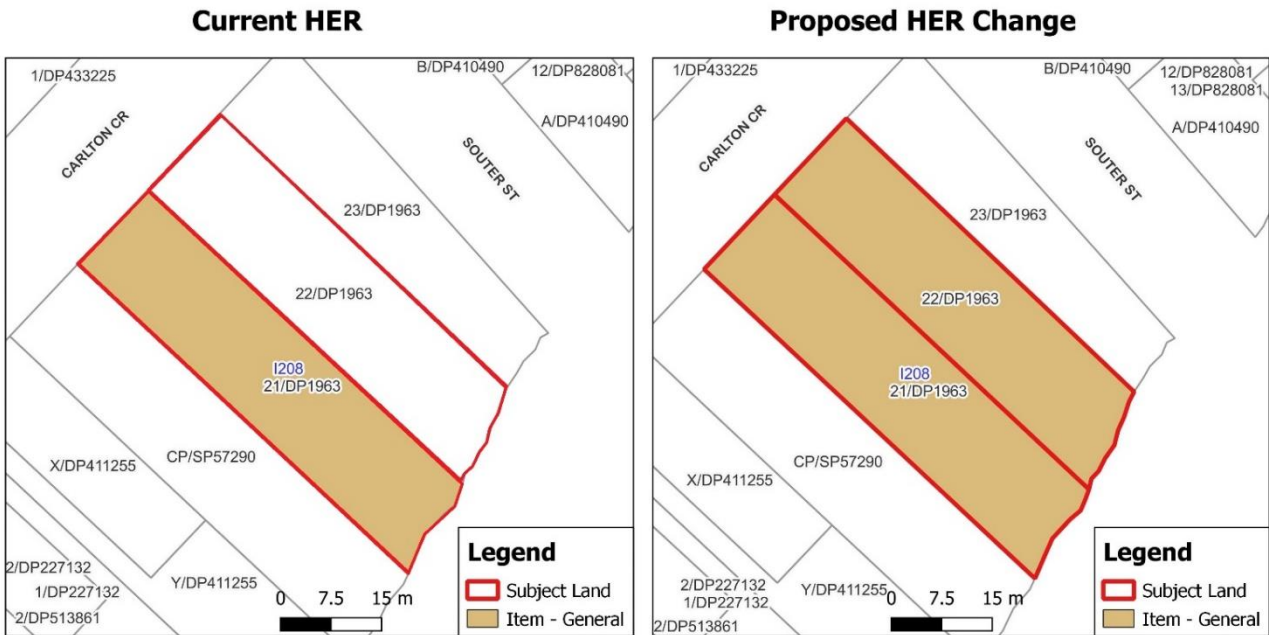


Figure 3 – Amendment to Heritage Map Sheet of the GRLEP 2021

ENV002-24

11. A copy of the PP is provided in **Attachment 1**.

Heritage Assessment of the Site

12. The PP is supported by a heritage assessment by Edwards Heritage Consultants which was exhibited with the PP and is provided in **Attachment 2**.

13. The Heritage Significance Assessment Report assessed the Site against the NSW Heritage Assessment criteria, and found that the Site meets the following Criterion at a Local level:

- Criterion (a) Historical Significance
- Criterion (b) Historical Association Significance
- Criterion (c) Aesthetic Significance
- Criterion (d) Social Significance
- Criterion (e) Technical / Research Significance
- Criterion (f) Rarity
- Criterion (g) Representativeness

14. **Criterion (a) Historical Significance** (An item or place is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area)):

- ‘Bayview’ at 28 Carlton Crescent, Kogarah Bay, is of historical significance at the local level as it evidences early residential development in Kogarah Bay following the speculative subdivisions of earlier land grants into residential allotments and the resulting residential development that ensued.

- 'Bayview' is historically significant as it evidences the changing attitudes to living in the city and established populated areas, preferring instead to develop the outer suburbs in a desire for a healthier lifestyle and environment.
- 'Bayview' is historically significant as it retains strong evidence of the original 1911 subdivision pattern, together with its original boathouse, garage / workshop and summerhouse, together with much of the original landscape plantings and theme, which allows the property to be easily understood as a representation of its early 20th century history.

'Bayview' satisfies Criterion (a) in demonstrating historical significance at a local level.

15. **Criterion (b) Historical Association Significance** (*An item or place has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)*):

- 'Bayview' is of historical associative significance for its strong association with builder, Frederick Rowe, who is attributed with building the dwelling and ancillary structures in or about 1928 as his own home and place of business. Rowe is attributed with having built numerous houses in and around Kogarah throughout the 1920s and 1930s period.
- 'Bayview' was also likely used by Rowe to showcase his craftsmanship to prospective clients, exhibiting an unequivocal superiority to the other examples of his work and demonstrates features which are unparalleled in his other work, with a high degree of ornamentation and quality craftsmanship.

'Bayview' satisfies Criterion (b) in demonstrating historical associative significance at a local level.

16. **Criterion (c) Aesthetic Significance** (*An item or place is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)*):

- 'Bayview' exhibits quality craftsmanship with overt detailing and embellishments, making it a fine and highly distinctive example of an early 20th century Inter-War Californian Bungalow.
- The aesthetic qualities and visual distinctiveness of 'Bayview' is directly enhanced by the double allotment width, which creates a generously proportioned garden setting with numerous significant landscape plantings extant, protected and reinforced through the deliberate positioning of the dwelling, boatshed, garage / workshop and summerhouse to sit in each of the four corners of the site.
- The sensory appeal and aesthetic values of the site are also directly enhanced by uninterrupted wide sweeping waterfront views and relationship to Kogarah Bay at the rear, with the original allotment configuration having been retained.
- The incorporation of multiple large bay windows and verandas to the dwelling evidence a deliberate design approach to celebrate the contrived aesthetic values of the expansive garden setting and water views.
- 'Bayview' and its garden setting is visually distinctive in the street and broader landscape through the uncharacteristically wide presentation to Carlton Crescent, with the property distinguished by the large collection of mature Canary Island Palms.
- 'Bayview' exhibits a high degree of aesthetic quality that is unparalleled in other similar Inter-War period bungalows, with 'Bayview' retaining its original elements,

site features, garden setting, subdivision pattern and visual and physical relationships. This makes 'Bayview' visually distinctive and an exemplar of its style and class because of its setting.

'Bayview' satisfies Criterion (c) in demonstrating aesthetic significance at a local level.

17. **Criterion (d) Social Significance** (*An item or place has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons*):

- 'Bayview' contributes to the community's sense of place, being a visually distinctive feature of the local landscape.
- Having functioned throughout the 1950s until the late 1980s as a function Centre, hosting weddings, parties and other social events, 'Bayview' is likely to have social significance and importance to the local and broader community, particularly those who attended social events at the property.

'Bayview' satisfies Criterion (d) in demonstrating social significance at a local level.

18. **Criterion (e) Technical / Research Significance** (*An item or place has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)*):

- 'Bayview' exhibits an unusually high degree of ornamentation and quality craftsmanship, with numerous distinguishing, unusual and uncommon features that suggest Rowe used the dwelling to showcase his craftsmanship to prospective clients.
- The dwelling exhibits construction techniques and features which are uncommon to the style and class of domestic building, particularly evidenced in the large floor area and matching ceiling span of the formal lounge room, being uninterrupted by support columns or partition walls and the innovative use of the splayed ceiling paneling to follow the roof profile and maximise the perceived and actual spaciousness internally.
- The high-quality craftsmanship combined with the incorporation of uncommon construction techniques and features, makes 'Bayview' an important benchmark and reference site.

'Bayview' satisfies Criterion (e) in demonstrating technical / research significance at a local level.

19. **Criterion (f) Rarity** (*An item or place possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)*):

- 'Bayview' is attributed to the work of local builder Frederick Rowe, having been built c1928. Rowe is credited with having built numerous houses around Kogarah during the 1920s and 1930s period, however 'Bayview' is considered his best and most distinguished work.
- Other examples of Rowe's domestic work display similarities in themselves, yet 'Bayview' exhibits an unparalleled superiority in the quality of craftsmanship and detailing, containing numerous design features that are unique to 'Bayview', including the distinctive large bay windows and curved balcony as well as many distinct internal features, including the elaborate leadlight windows, timber flooring and ceiling paneling.
- 'Bayview' is a highly intact early 20th century residential property which displays deliberate design intent to address the expansive garden setting and waterfrontage,

and is both unusual and uncommon as it is spread across two adjoining allotments, having been originally purchased together and continually maintained as such.

- 'Bayview' evidence early 20th century marine activity, including a boatshed and summerhouse, both built right on the water's edge and the retention of the boatshed, garage / workshop and summerhouse is exceptionally rare in the local context, demonstrating rarity significance accordingly

'Bayview' satisfies Criterion (f) in demonstrating significance through the item's rarity at a local level.

20. **Criterion (g) Representativeness** (*An item or place is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; Cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments):*)

- 'Bayview' is described as a single storey dwelling, which displays characteristics attributed to the early 20th century Inter-War period and of the Californian Bungalow architectural style.
- Built c1928 by local builder Frederick Rowe, the dwelling exhibits a high degree of design integrity, having been little altered. It exhibits fine craftsmanship, with exceptional detailing that is uncommon to the architectural style and domestic scale of the building. 'Bayview' is considered of remarkable quality and detailing, making it of high architectural interest and value as an excellent representative example of the style and class.
- The dwelling is complemented by a freestanding boatshed, garage / workshop and summerhouse, each of which exhibit similarity in design and language, having each been constructed around the same time. The high degree of design integrity and intactness of each of the structures make an important group setting of outstanding quality, enhanced by the retention of the original allotment boundaries and garden setting. Collectively, the site is representative of an early 20th century waterfront property.
- The garden setting spread over two adjoining allotments continue to communicate the early functions and relationships, retaining many original landscape plantings including the Canary Island Palms, pathways and front fence.

'Bayview' satisfies Criterion (g) in demonstrating representative significance at a local level.

21. In summary, the Heritage Significance Assessment Report concludes that both Lot 21 and Lot 22 in Section 15 of DP 1963 are considered to be of equal cultural significance and neither one lot is mutually exclusive – they both rely on each other to complete the historical narrative of the Site, retain the original design intent, and protect the curtilage, setting, significant fabric and landscaped features as well as physical and visual relationships. There is also clear evidence that the intent of the heritage listing was to include Lot 21 and Lot 22 both in their entirety and to be managed and protected as a single heritage item, though only Lot 21 was identified in Schedule 5 and mapped accordingly. This is considered erroneous and the heritage listing of the Site should in fact be inclusive of both Lots 21 and 22 in Section 15 of DP 1963 so that the entire Site and all of its built and landscape elements of identified cultural significance and value are afforded appropriate statutory protection.

Assessment of the Planning Proposal

22. The following **Tables 1 to 5** provide a detailed assessment and justification of the strategic and site-specific merit of the PP. The Tables contain the 12 questions from the DPE's

Local Environmental Plan Making Guideline dated August 2023 which outlines the matters for consideration when describing, evaluating and justifying a proposal.

Table 1: Section A – Need for the planning proposal.

Question	Considerations
<p>1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?</p>	<p>The PP is the result of the Heritage Significance Assessment Report by Edwards Heritage Consultants (EHC) dated July 2023.</p> <p>While it is not a direct result of an endorsed LSPS or strategic study, it is consistent with the following Council adopted documents:</p> <ul style="list-style-type: none"> • Council’s <i>Community Strategic Plan 2022-2032</i> Goal 1.4 “Georges River area heritage and history are protected” and Strategy 1.4.1 “Encourage and promote heritage and history through collections, programs, heritage trails and protection policies.” • <i>Georges River Local Strategic Planning Statement 2040</i> (‘LSPS 2040’) Planning Priority P11 “Aboriginal and other heritage is protected and promoted.” <p>The Heritage Significance Assessment finds that the Site meets the following NSW Heritage Assessment Criterion at a Local level:</p> <ul style="list-style-type: none"> • Criterion (a) Historical Significance • Criterion (b) Historical Association Significance • Criterion (c) Aesthetic Significance • Criterion (d) Social Significance • Criterion (e) Technical / Research Significance • Criterion (f) Rarity • Criterion (g) Representativeness
<p>2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?</p>	<p>The PP represents the best means of achieving the intended outcomes established in Section 3.</p> <p>Only part of the Site (i.e., 28A Carlton Crescent, Kogarah Bay) is currently listed as a heritage item in Schedule 5 of the GRLEP 2021. An IHO was made over the Site that is not heritage listed (i.e., 28 Carlton Crescent, Kogarah Bay) on 24 May 2023 to afford the Site protection whilst further heritage assessment is undertaken to inform an understanding of the heritage significance of 28 Carlton Crescent, Kogarah Bay and whether Council should proceed with the planning proposal process to list the Site as a heritage item in the LEP.</p>

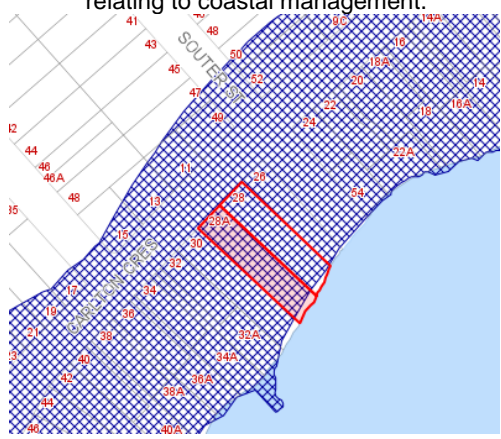
ENV002-24

Table 2: Section B – Relationship to the strategic planning framework

Question	Considerations
<p>3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?</p>	<p>Yes. The PP gives effect to the following objective within the <i>Greater Sydney Region Plan – A Metropolis of Three Cities</i>:</p> <ul style="list-style-type: none"> • <i>Objective 13. Environmental heritage is identified, conserved and enhanced.</i> <p>Comment: The PP gives effect to this objective by seeking to amend the listing for Heritage Item No. I208 in Schedule 5 Environmental heritage of the GRLEP 2021 to include both Lot 21 and 22, therefore ensuring all built and landscape elements of identified cultural significance and value on the Site are afforded appropriate statutory protection.</p> <p>The PP also gives effect to the following planning priority of the <i>South District Plan</i>:</p> <ul style="list-style-type: none"> • <i>Planning Priority S6. Creating and renewing great places and local centres and respecting the District’s heritage.</i> <p>Comment: The PP gives effect to this planning priority by amending the listing of Heritage Item No. I208 in Schedule 5 Environmental</p>

Question	Considerations						
	<p>heritage and the corresponding Heritage Map of the GRLEP 2021 to include both Lot 21 and Lot 22, therefore ensuring all built and landscape elements of identified cultural significance and value on the Site are afforded appropriate statutory protection.</p>						
<p>4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?</p>	<p>Yes. The PP is consistent with the endorsed <i>Georges River Local Strategic Planning Statement 2040</i> ('LSPS 2040'), specifically the following planning priorities:</p> <ul style="list-style-type: none"> • <i>P11. Aboriginal and other heritage is protected and promoted.</i> The PP is consistent with this priority as it seeks to amend Schedule 5 Environmental heritage and the Heritage Map within the GRLEP 2021 to include both Lot 21 and 22 as comprising the listing for Heritage Item No. I208. • <i>P17. Tree canopy, bushland, landscaped settings and biodiversity are protected, enhanced and promoted.</i> The PP is consistent with this priority as it proposes to include both Lot 21 and 22 in the listing of Heritage Item No. I208 in Schedule 5 Environmental heritage of the GRLEP 2021, therefore ensuring all built and landscape elements of identified cultural significance and value on the Site are afforded appropriate statutory protection. 						
<p>5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?</p>	<p>There are no other applicable State and regional studies or strategies.</p>						
<p>6. Is the planning proposal consistent with applicable SEPPs?</p>	<p>The PP is consistent with the following SEPPs:</p> <table border="1"> <thead> <tr> <th data-bbox="470 1019 805 1048">SEPP</th> <th data-bbox="805 1019 1492 1048">Comment on consistency</th> </tr> </thead> <tbody> <tr> <td data-bbox="470 1048 805 1758"> <p>State Environmental Planning Policy (Biodiversity and Conservation) 2021</p> </td> <td data-bbox="805 1048 1492 1758"> <p>This SEPP consolidates, transfers and repeals provisions of the following 11 SEPPs (or deemed SEPPs):</p> <ul style="list-style-type: none"> • <i>SEPP (Vegetation in Non-Rural Areas) 2017 (Vegetation SEPP)</i> • <i>SEPP (Koala Habitat Protection) 2020 (Koala SEPP 2020)</i> • <i>SEPP (Koala Habitat Protection) 2021 (Koala SEPP 2021)</i> • <i>Murray Regional Environmental Plan No 2—Riverine Land (Murray REP)</i> • <i>SEPP No 19—Bushland in Urban Areas (SEPP 19)</i> • <i>SEPP No 50—Canal Estate Development (SEPP 50)</i> • <i>SEPP (Sydney Drinking Water Catchment) 2011 (Sydney Drinking Water SEPP)</i> • <i>Sydney Regional Environmental Plan No 20 – Hawkesbury – Nepean River (No 2 – 1997) (Hawkesbury–Nepean River SREP)</i> • <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Sydney Harbour Catchment SREP)</i> • <i>Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment (Georges River REP)</i> • <i>Willandra Lakes Regional Environmental Plan No 1 – World Heritage Property (Willandra Lakes REP)</i> <p>The PP is not inconsistent with the SEPP.</p> </td> </tr> <tr> <td data-bbox="470 1758 805 2110"> <p>State Environmental Planning Policy (Building Sustainability Index: BASIX)</p> </td> <td data-bbox="805 1758 1492 2110"> <p>The PP is not inconsistent with the SEPP.</p> </td> </tr> </tbody> </table>	SEPP	Comment on consistency	<p>State Environmental Planning Policy (Biodiversity and Conservation) 2021</p>	<p>This SEPP consolidates, transfers and repeals provisions of the following 11 SEPPs (or deemed SEPPs):</p> <ul style="list-style-type: none"> • <i>SEPP (Vegetation in Non-Rural Areas) 2017 (Vegetation SEPP)</i> • <i>SEPP (Koala Habitat Protection) 2020 (Koala SEPP 2020)</i> • <i>SEPP (Koala Habitat Protection) 2021 (Koala SEPP 2021)</i> • <i>Murray Regional Environmental Plan No 2—Riverine Land (Murray REP)</i> • <i>SEPP No 19—Bushland in Urban Areas (SEPP 19)</i> • <i>SEPP No 50—Canal Estate Development (SEPP 50)</i> • <i>SEPP (Sydney Drinking Water Catchment) 2011 (Sydney Drinking Water SEPP)</i> • <i>Sydney Regional Environmental Plan No 20 – Hawkesbury – Nepean River (No 2 – 1997) (Hawkesbury–Nepean River SREP)</i> • <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Sydney Harbour Catchment SREP)</i> • <i>Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment (Georges River REP)</i> • <i>Willandra Lakes Regional Environmental Plan No 1 – World Heritage Property (Willandra Lakes REP)</i> <p>The PP is not inconsistent with the SEPP.</p>	<p>State Environmental Planning Policy (Building Sustainability Index: BASIX)</p>	<p>The PP is not inconsistent with the SEPP.</p>
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<p>State Environmental Planning Policy (Building Sustainability Index: BASIX)</p>	<p>The PP is not inconsistent with the SEPP.</p>						

Question	Considerations	
	<p>) 2004</p> <p>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</p>	<p>The PP is not inconsistent with the SEPP.</p>
	<p>State Environmental Planning Policy (Housing) 2021</p>	<p>The PP is not inconsistent with the SEPP. The PP does not change the existing zoning, height or FSR provisions relating to the Site.</p>
	<p>State Environmental Planning Policy (Industry and Employment) 2021</p>	<p>This SEPP consolidates, transfers and repeals the provisions of the following 2 SEPPs:</p> <ul style="list-style-type: none"> • SEPP (Western Sydney Employment Area) 2009 (Western Sydney Employment SEPP) • SEPP 64 – Advertising and Signage (SEPP 64) <p>The PP is not inconsistent with the SEPP.</p>
	<p>State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development</p>	<p>The PP is not inconsistent with the SEPP.</p>
	<p>State Environmental Planning Policy (Planning Systems) 2021</p>	<p>This SEPP consolidates and repeals the provisions of the following 3 SEPPs:</p> <ul style="list-style-type: none"> • SEPP (State and Regional Development) 2011 (State and Regional Development SEPP) • SEPP (Aboriginal Land) 2019 (Aboriginal Land SEPP) • SEPP (Concurrences and Consents) 2018 (Concurrence SEPP) <p>The PP is not inconsistent with the SEPP.</p>
	<p>State</p>	<p>The PP is not inconsistent with the SEPP.</p>

Question	Considerations	
	<p><i>Environmental Planning Policy (Precincts - Eastern Harbour City) 2021</i></p>	<p>The Site is not the subject of a Precinct identified by the SEPP.</p>
	<p>State <i>Environmental Planning Policy (Primary Production) 2021</i></p>	<p>This SEPP consolidates, transfers and repeals the provisions of the following SEPPs:</p> <ul style="list-style-type: none"> • <i>SEPP (Primary Production and Rural Development) 2019 (Primary Production and Rural Development SEPP)</i> • <i>Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas) (Central Coast Plateau SREP)</i> <p>The PP is not inconsistent with the SEPP.</p>
	<p>State <i>Environmental Planning Policy (Resilience and Hazards) 2021</i></p>	<p>This SEPP consolidates and repeals the provisions of the following 3 SEPPs:</p> <ul style="list-style-type: none"> • <i>SEPP (Coastal Management) 2018 (Coastal Management SEPP)</i> • <i>SEPP 33 – Hazardous and Offensive Development (SEPP 33)</i> • <i>SEPP 55 – Remediation of Land (SEPP 55)</i> <p>The PP is not inconsistent with the SEPP. The Site is within a coastal use area as identified by the former <i>State Environmental Planning Policy (Coastal Management) 2018</i>. Refer to Figure 4 below. The Planning Proposal does not propose a rezoning nor intensification of uses permitted. The Planning Proposal only proposes to amend the Heritage Map in the GRLEP 2021 and not the other maps relating to coastal management.</p>  <p>Figure 4 – Area of Site affected by coastal use area</p>
	<p>State <i>Environmental Planning Policy</i></p>	<p>This SEPP consolidates and repeals the provisions of the following 2 SEPPs:</p> <ul style="list-style-type: none"> • <i>SEPP (Mining, Petroleum Production and Extractive Industries) 2007 (Mining SEPP)</i> • <i>Sydney Regional Environmental Plan No. 9 – Extractive Industries (No 2 – 1995) (Extractive Industries SREP)</i> <p>The PP is not inconsistent with the SEPP.</p>

Question	Considerations																	
	<i>(Resources and Energy) 2021</i>																	
	State Environmental Planning Policy (Sustainable Buildings)	The PP is not inconsistent with the SEPP.																
	State Environmental Planning Policy (Transport and Infrastructure) 2021	This SEPP consolidates and repeals the provisions of the following 4 SEPPs: <ul style="list-style-type: none"> SEPP (Infrastructure) 2007 (Infrastructure SEPP) SEPP (Educational Establishments and Childcare Facilities) 2017 (Education and Childcare SEPP) SEPP (Major Infrastructure Corridors) 2020 (Corridor SEPP) SEPP (Three Ports) 2013 (Three Ports SEPP) The PP is not inconsistent with the SEPP.																
7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?	The PP is consistent with the applicable Ministerial Directions as follows: <table border="1" data-bbox="470 1075 1484 2116"> <thead> <tr> <th data-bbox="470 1075 861 1131">Ministerial Direction</th> <th data-bbox="861 1075 1484 1131">Comment on Consistency</th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="470 1131 1484 1176">1 Planning Systems</td> </tr> <tr> <td data-bbox="470 1176 861 1344"> 1.1 Implementation of Regional Plans </td> <td data-bbox="861 1176 1484 1344"> Consistent – The PP is consistent with: <ul style="list-style-type: none"> A Metropolis of Three Cities – Greater Sydney Region Plan – see previous discussion on Question 3. South District Plan – see previous discussion on Question 3. </td> </tr> <tr> <td data-bbox="470 1344 861 1512"> 1.2 Development of Aboriginal Land Council land </td> <td data-bbox="861 1344 1484 1512"> N/A – The PP does not affect land shown on the Land Application Map of State Environmental Planning Policy (Planning Systems) 2021. </td> </tr> <tr> <td data-bbox="470 1512 861 1680"> 1.3 Approval and Referral Requirements </td> <td data-bbox="861 1512 1484 1680"> Consistent – The PP does not seek to make any additional provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority. </td> </tr> <tr> <td data-bbox="470 1680 861 2004"> 1.4 Site Specific Provisions </td> <td data-bbox="861 1680 1484 2004"> Consistent – The PP does not place unnecessarily restrictive site-specific planning controls on the Site as it is informed by a Heritage Significance Assessment which recommends the heritage listing of the Site to ensure all built and landscape elements of identified cultural significance and value on the Site are afforded appropriate statutory protection. </td> </tr> <tr> <td colspan="2" data-bbox="470 2004 1484 2038">1 Planning Systems – Place-based</td> </tr> <tr> <td data-bbox="470 2038 861 2116"> 1.5 Parramatta Road Corridor </td> <td data-bbox="861 2038 1484 2116"> NA </td> </tr> </tbody> </table>		Ministerial Direction	Comment on Consistency	1 Planning Systems		1.1 Implementation of Regional Plans	Consistent – The PP is consistent with: <ul style="list-style-type: none"> A Metropolis of Three Cities – Greater Sydney Region Plan – see previous discussion on Question 3. South District Plan – see previous discussion on Question 3. 	1.2 Development of Aboriginal Land Council land	N/A – The PP does not affect land shown on the Land Application Map of State Environmental Planning Policy (Planning Systems) 2021.	1.3 Approval and Referral Requirements	Consistent – The PP does not seek to make any additional provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority.	1.4 Site Specific Provisions	Consistent – The PP does not place unnecessarily restrictive site-specific planning controls on the Site as it is informed by a Heritage Significance Assessment which recommends the heritage listing of the Site to ensure all built and landscape elements of identified cultural significance and value on the Site are afforded appropriate statutory protection.	1 Planning Systems – Place-based		1.5 Parramatta Road Corridor	NA
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1 Planning Systems – Place-based																		
1.5 Parramatta Road Corridor	NA																	

Question	Considerations	
	<p>Urban Transformation Strategy</p>	
	<p>1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan</p>	<p>NA</p>
	<p>1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</p>	<p>NA</p>
	<p>1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</p>	<p>NA</p>
	<p>1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor</p>	<p>NA</p>
	<p>1.10 Implementation of the Western Sydney Aerotropolis Plan</p>	<p>NA</p>
	<p>1.11 Implementation of Bayside West Precincts 2036 Plan</p>	<p>NA</p>
	<p>1.12</p>	<p>NA</p>

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Question	Considerations	
	Implementa tion of Planning Principles for the Cooks Cove Precinct	
	1.13 Implementa tion of St Leonards and Crows Nest 2036 Plan	NA
	1.14 Implementa tion of Greater Macarthur 2040	NA
	1.15 Implementa tion of the Pymont Peninsula Place Strategy	NA
	1.16 North West Rail Link Corridor Strategy	NA
	1.17 Implementa tion of the Bays West Place Strategy	NA
	1.18 Implementa tion of the Macquarie Park Innovation Precinct	NA
	1.19 Implementa tion of the Westmead Place Strategy	NA
	1.20 Implementa tion of the Camellia- Rosehill Place Strategy	NA
	1.21 Implementa tion of the South West Growth Area Structure Plan	NA
	1.22 Implementa	N/A

Question	Considerations	
	tion of the Cherrybrook Station Place Strategy	
	2 Design and Place	
	3 Biodiversity and Conservation	
	3.1 Conservation Zones	Consistent – The PP does not affect land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP.
	3.2 Heritage Conservation	Consistent – Heritage conservation is covered by a compulsory clause in the <i>Standard Instrument (Local Environmental Plans) Order 2006</i> . The GRLEP 2021 has adopted the Standard Instrument and does identify such items, areas, objects or places of environmental heritage significance or indigenous heritage significance as are relevant to the terms of this direction on the Heritage Map and relevant Schedule of the LEP. The PP seeks to amend the listing for Heritage Item No. 1208 within Schedule 5 Environmental heritage and on the Heritage Map within the GRLEP 2021 to include both Lot 21 and 22 to ensure the significant features of the Site are protected and conserved. The proposed listing is supported by a Heritage Significance Assessment Report included in Attachment 2 .
	3.3 Sydney Drinking Water Catchments	NA – the PP affects the Georges River LGA which the Direction does not apply to.
	3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPS	NA
	3.5 Recreation Vehicle Areas	Consistent – The PP does not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the <i>Recreation Vehicles Act 1983</i>).
	3.6 Strategic Conservation Planning	NA – The PP does not affect land under the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> that is identified as avoided land or a strategic conservation area.
	3.7 Public Bushland	Consistent – The PP does not propose any changes to existing controls protecting bushland in urban areas.

Question	Considerations	
	3.8 Willandra Lakes Region	NA
	3.9 Sydney Harbour Foreshores and Waterways Area	NA – The PP does not affect land within the Foreshores and Waterways Area as defined in the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> .
	3.10 Water Catchment Protection	N/A – The PP does not propose any changes to controls that would impact on water catchments.
4 Resilience and Hazards		
	4.1 Flooding	Consistent – The PP does not create, remove or alter a zone or provision that affects flood prone land.
	4.2 Coastal Management	Consistent – The PP affects land within the coastal zone; however, it does not propose an intensification of uses permitted. The PP does not propose any changes relating to coastal management.
	4.3 Planning for Bushfire Protection	Consistent – The PP does not result in controls that place development in hazardous areas. It does not change any existing provisions relating to bushfire prone land.
	4.4 Remediation of Contaminated Land	Consistent – The PP does not affect any known contaminated land.
	4.5 Acid Sulfate Soils	Consistent – The PP does not seek to introduce or change provisions relating to Acid Sulfate Soils.
	4.6 Mine Subsidence and Unstable Land	Consistent – The PP does not permit development on land that: (a) is within a mine subsidence district, or (b) has been identified as unstable in a study, strategy or other assessment undertaken: (i) by or on behalf of the relevant planning authority, or (ii) by or on behalf of a public authority and provided to the relevant planning authority.
5 Transport and Infrastructure		
	5.1 Integrating Land Use and Transport	Consistent – The PP will not create, alter or remove a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.
	5.2 Reserving Land for Public Purposes	Consistent – The PP does not seek to create, alter or reduce existing zonings or reservations of land for public purposes.
	5.3 Development Near Regulated Airports and Defence Airfields	NA – The PP does not create, alter or remove a zone or a provision relating to land near a regulated airport which includes a defense airfield.
	5.4 Shooting Ranges	NA – The PP does not seek to affect, create, alter or remove a zone or

Question	Considerations	
		a provision relating to land adjacent to and/ or adjoining an existing shooting range.
	6 Housing	
	6.1 Residential Zones	Consistent – The PP does not propose changes to the existing R2 Low Density zone of the Site.
	6.2 Caravan Parks and Manufactured Home Estates	Consistent – The PP does not propose to permit development for the purposes of a caravan park or manufactured home estate.
	7. Industry and Employment	
	7.1 Business and Industrial Zones	N/A – The PP does not affect land within an existing or proposed employment zone (including the alteration of any existing employment zone boundary).
	7.2 Reduction in non-hosted short-term rental accommodation period	NA – The PP does not cover the Byron Shire Council area or identify or reduce the number of days that non-hosted short-term rental accommodation may be carried out within the LGA.
	7.3 Commercial and Retail Development along the Pacific Highway, North Coast	NA
	8 Resources and Energy	
	8.1 Mining, Petroleum Production and Extractive Industries	NA – The PP does not have the effect of: (a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or (b) restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.
	9 Primary Production	
	9.1 Rural Zones	NA – The PP does not affect any land within an existing or proposed rural zone.
	9.2 Rural Lands	NA
	9.3 Oyster Aquaculture	NA – The PP does not propose a change in land use which could impact on a Priority Oyster Aquaculture Area.
	9.4 Farmland of State and Regional Significance on the NSW Far North Coast	NA

Table 3: Section C – Environmental, social and economic impact

Question	Considerations
8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?	No. The PP proposes to amend the listing for Item No. I208 in Schedule 5 Environmental heritage of the GRLEP 2021 to include both Lot 21 and 22 of Section 15 in DP 1963, so it is not expected that any critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal.
9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?	No other environmental impacts are anticipated.
10. Has the planning proposal adequately addressed any social and economic effects?	<p>The PP seeks to amend the listing for Item No. I208 in Schedule 5 Environmental heritage of the GRLEP 2021 to include both Lot 21 and 22 of Section 15 in DP 1963.</p> <p>The Heritage Significance Assessment notes that the identified and reassessed cultural significance of the property does not preclude any further development or changes being made or undertaken to the building and site. However, the following activities would not be considered acceptable:</p> <ul style="list-style-type: none"> i. Demolition of the dwelling or its ancillary structures. ii. Removal of significant trees and other landscape elements. iii. Further subdivision of the allotments (except a boundary adjustment to amalgamate Lots 21 and 22). iv. Vertical additions to the existing dwelling. v. Horizontal additions to the existing dwelling that involve the obscuration or removal of significant features and elements or serve visual and physical relationships. vi. New development that obscures or severs visual and physical relationships. vii. Removal of the existing heritage listing.

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Table 4: Section D – Infrastructure (Local, State and Commonwealth)

Question	Considerations
11. Is there adequate public infrastructure for the planning proposal?	The PP does not create additional requirements for public infrastructure.

Table 5: Section E – State and Commonwealth Interests

Question	Considerations
12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway Determination?	Council did not consult any government agencies to inform the Gateway Determination. However, in accordance with the Gateway Determination issued on 9 October 2023, Council sent a copy of the Planning Proposal to the Department of Planning and Environment – Environment and Heritage and National Trust of Australia (NSW). Heritage NSW responded that “HNSW support Local Councils in their efforts to provide heritage protection to both identify new heritage items and existing listings through amendments to their environmental planning instruments. HNSW encourage Local Councils to ensure that all necessary due diligence, assessments and notifications have been undertaken prior to finalisation of the planning proposal and that Council should be satisfied that this is the case.” No response was received from the National Trust.

23. The PP was placed on public exhibition from 1 November 2023 to 1 December 2023. The notification for the public exhibition included the following:
- Letters sent to affected and adjoining landowners and government authorities advising of the PP being placed on public exhibition;
 - Advertisement in the St George and Sutherland Shire Leader Newspaper (1 November 2023);
 - Dedicated page on Council's Your Say website;
 - Displays in Council's Customer Service Centres and libraries including the PP and supporting documentation;
 - Site notice installed on 31 October 2023; and
 - Availability of telephone and face to face contact with planning officers.
24. A total of two (2) submissions were received – one community submission and one from Heritage NSW.

Community submissions

25. One (1) community submission was received in support of the PP as summarised below:
- Agree with the plan to include both 28 and 28A Carlton Crescent on the same Heritage listed property listing. There are few examples of original buildings of this nature. This dwelling and garden is an example of the ambience of the area as it was when the home and other buildings were constructed. The new dwellings being constructed along the waterfront show no connection to the original state of the land. There are few (if any) home sites listed for heritage value, we need to preserve as much and as many as possible.*
26. The submission is noted and no changes to the exhibited PP are required as a result of the submission.

Public authority submissions

27. In accordance with the Gateway Determination, the following public authorities were invited to comment on the PP during the public exhibition:
- Department of Planning and Environment – Environment and Heritage; and
 - National Trust of Australia (NSW).
28. Comments were received from Heritage NSW through the NSW Planning Portal as summarised below:
- HNSW support Local Councils in their efforts to provide heritage protection to both identify new heritage items and existing listings through amendments to their environmental planning instruments. HNSW encourage Local Councils to ensure that all necessary due diligence, assessments and notifications have been undertaken prior to finalisation of the planning proposal and that Council should be satisfied that this is the case.*
29. The comments are noted and no changes to the exhibited PP are required as a result. A Heritage Significance Assessment Report was prepared to support the PP and placed on exhibition for a minimum of 20 working days in accordance with the Gateway Determination. Council is satisfied that all necessary due diligence, assessments and notifications have been undertaken.
30. No response was received from National Trust of Australia (NSW).

Conclusion and Next Steps

31. Council exhibited the PP from 1 November 2023 to 1 December 2023.
32. No changes are required to the PP as a result of the two (2) submissions received.
33. It is recommended that Council adopt the proposed amendments to the GRLEP 2021 as exhibited and forward the PP for gazettal to the DPE in accordance with Section 3.36 of the *Environmental Planning and Assessment Act 1979*.

Indicative Project Timeline

34. Subject to Council endorsement of the PP for forwarding to the DPE for finalisation, the anticipated next steps are included below.

Stage	Timeframe/date
Report to Council on the results of the community consultation and finalisation of the PP	February 2024
Submission to the Department for finalisation	March 2024
Gazettal of LEP amendment	April 2024

35. It is noted that the Gateway Determination requires the PP to be completed by 4 April 2024.

FINANCIAL IMPLICATIONS

36. No budget impact for this report.

RISK IMPLICATIONS

37. No risks identified.



COMMUNITY ENGAGEMENT

38. The PP and supporting documentation were publicly exhibited from 1 November 2023 to 1 December 2023.
39. Community engagement was conducted including:
 - (a) Letters sent to affected and adjoining landowners and government authorities advising of the PP being placed on public exhibition;
 - (b) Advertisement in the St George and Sutherland Shire Leader Newspaper (1 November 2023);
 - (c) Dedicated page on Council's Your Say website;
 - (d) Displays in Council's Customer Service Centres and libraries including the PP and supporting documentation;
 - (e) Site notice installed on 31 October 2023; and
 - (f) Availability of telephone and face to face contact with planning officers.

FILE REFERENCE

D23/285820

ATTACHMENTS

- Attachment 1  Planning Proposal 2023/0003 - 28 and 28A Carlton Crescent Kogarah Bay - Post Exhibition (Final) Version - *published in separate document*
- Attachment 2  Heritage Significance Assessment - *published in separate document*

Item: ENV003-24 Outcomes of Public Exhibition - Olds Park Master Plan Amendment

Author: Strategic Planner

Directorate: Environment and Planning

Matter Type: Committee Reports

ENV003-24

RECOMMENDATION:

- (a) That Council adopt the exhibited Olds Park Master Plan with an amendment to clarify that the redeveloped sport/community facility and public toilets/amenities are to be inclusive to all users.
- (b) That Council authorise the General Manager to make minor editorial modifications in the finalisation of the amendment to the Olds Park Master Plan.
- (c) That all individuals who provided a submission during the public exhibition of the amendment to the Olds Park Master Plan be notified of Council's decision.
- (d) That the amendment to the Olds Park Master Plan be placed on Council's website following adoption by Council.

EXECUTIVE SUMMARY

1. In June 2020, Council adopted a Master Plan for Olds Park, Penshurst following consultation with the community. The objective of the Master Plan for Olds Park is to:
 - a) Provide guidance and direction for future Park upgrades;
 - b) Enhance the recreation opportunities on offer for a range of Park users;
 - c) Improve the area's landscape and presentation; and
 - d) Ensure the Park is accessible and appealing to all members of the community.
2. In 2023, Council secured grant funding to redevelop the existing sports pavilion and public toilets in the Park's south-eastern corner for "an innovative and inclusive premium sporting facility for community use".
3. The buildings will be demolished and replaced, in the same general area, with an improved sports/community facility. The proposed facility will be built into the slope to the south-east of the main oval.
4. As these proposed improvements go beyond the works permitted under the current Olds Park Master Plan, amendments to this existing Master Plan are required. The proposed amendments to the Master Plan will reflect the planned facility upgrades, and related works, to permit these improvements to occur.
5. Accordingly, Council prepared an amendment to the Olds Park Master Plan to include the redevelopment of the existing sports pavilion and public toilets located in the Park's south-eastern slope of the main oval for an innovative and inclusive premium sporting facility for community use.
6. The Olds Park Master Plan amendment was publicly exhibited from 25 October to 24 November inclusive. A total of 14 submissions were received, with 2 from key stakeholders and 12 from the general community.

7. The main concerns raised in the submissions from the key stakeholders included a request for a universally inclusive umpires' room and that the AFL clubs are provided access to the clubrooms throughout the year and are provided the opportunity to display memorabilia in the club rooms. The other submission was beyond the scope of the Master Plan amendment, requesting to fence the perimeter of the Olds Park football ground as it would reduce risk, liability and accident potential, providing a clear boundary between the playing area and spectators.
8. The main concerns raised in the general community submissions included requests for redevelopment of the sport/community facility to be accessible to all community members, protection of existing trees, additional carparking, maintenance and information on the liberty swing, and upgrade of the playground. Other submissions received were beyond the scope of the Master Plan amendment and included requests for additional basketball courts, tennis courts and a public swimming pool.
9. A summary of submissions, response to submissions and recommendations are detailed in **Attachment 1**.
10. It is recommended that the exhibited draft Master Plan be amended in response to submissions to state that the redeveloped sport/community facility and public toilets/amenities are to be inclusive to all users. The nature of this amendment does not require the Plan to be re-exhibited.
11. It is also recommended that Council adopt the exhibited Olds Park Master Plan with the abovementioned amendment as illustrated in **Attachment 2**.

BACKGROUND

12. Olds Park is a significant sporting and recreational open space within the urban setting of Penshurst. The park offers a wide range of functions and uses, including a combination of organised sporting facilities, recreational assets, and community facilities.
13. The Olds Park Master Plan was adopted by Council on 27 June 2020 following consultation with the community. The objective of the Master Plan for Olds Park is to:
 - a) Provide guidance and direction for future Park upgrades;
 - b) Enhance the recreation opportunities on offer for a range of Park users;
 - c) Improve the area's landscape and presentation; and
 - d) Ensure the Park is accessible and appealing to all members of the community.
14. The adopted Master Plan provides an extensive list of works and improvements to the Park, including works associated with the sporting and public amenity facilities:
 - a) Provide spectator seating on steep bank consisting of stepped retaining walls at seating height to create a series of more gently sloping terraces (with permeable surface) / include paved stepped access from the pavilion.
 - b) Provide step off lower edge of grandstand / provide storage under step for goal posts / upgrade to accommodate women's change facilities / provide stepped path from the pavilion to the main oval / provide movement sensor lighting at grandstand.
 - c) Provision of new all accessible public toilets.
15. Council has obtained grant funding under the Multi-Sport Community Facility Fund 2022/23 (Round 2) from the NSW Office of Sport to construct an innovative and inclusive premium sporting facility for community use at the regionally significant Olds Park Field 1.

16. It is proposed that the existing sports amenities building/pavilion be demolished and a new premium sporting/community facility be constructed which incorporates:
 - o 4 x full size inclusive changerooms;
 - o Large clubroom to service all tenant clubs and serve as a community space;
 - o Large canteen and storage area
 - o Covered spectator area;
 - o Terraced seating for spectators and improved oval access from the new building;
 - o Public toilets and amenities that are fully accessible; and
 - o Enlarged and reconfigured car park.
17. Council's Legal Services advised that the expansion of proposed works to reconstruct existing infrastructure, rather than upgrading existing infrastructure, is inconsistent with the current Master Plan.
18. At its meeting on 27 March 2023 (CCL010A-23), Council resolved to endorse the design and construction of a Premium Sporting Facility at Olds Park and to amend the Olds Park Master Plan to include this facility, with the necessary public consultation being undertaken.

Olds Park Master Plan Amendment

19. In accordance with Council's resolution of 27 March 2023, Council engaged Gondwana Consulting Pty Ltd to prepare an amendment to the Olds Park Master Plan that reflects the planned facility upgrades, and related works, to permit these improvements to occur.
20. The amended Olds Park Master Plan represents a vision for the Olds Park Premium Sporting Facility as a modern and versatile facility that reflects the surrounding urban and naturalised environment. The project aims to provide a facility for inspiring and developing community level sporting participants while providing services and facilities necessary for State and national level sporting events. This vision will be executed through the demolition of the existing sports amenities building/pavilion and the construction of a new premium sporting/community facility which incorporates:
 - o 4 x full size inclusive changerooms;
 - o Large clubroom to service all tenant clubs and serve as a community space;
 - o Large canteen and storage area
 - o Covered spectator area;
 - o Terraced seating for spectators and improved oval access from the new building;
 - o Public toilets and amenities that are fully accessible; and
 - o Enlarged and reconfigured car park.
21. The site will be connected to existing infrastructure within the greater Olds Park Sporting Precinct, through appropriate path connections, encouraging broader use of the site and facilities.
22. Landscaping within the Precinct will complement the surrounding built and natural environments. The overall landscape design will include future carpark extent as well as basic infrastructure, including drinking water fountains, shaded seating, bins, along with landscaping to promote safe and sustainable recreational use.

Key Stakeholder Consultation

23. On 8 August 2023, Council held a workshop for key stakeholders, including sporting groups, to discuss the proposed amendments to the current Master Plan to include a new innovative and inclusive premium sporting facility.
24. Key sporting user group representatives and a representative from the Olds Park Bowling Club were invited to attend the in-person workshop held at Council to:
 - Discuss the proposed amendments to the current Master Plan; and
 - Provide feedback for Council's consideration.
25. The discussion and feedback received from the stakeholders' included requests for additional or amended facilities which are either already within the existing Master Plan or are beyond the scope of the amendment. No issues were raised in the key stakeholder consultation that required amendment to the Olds Park Master Plan, prior to its public exhibition.

Public Exhibition

26. The draft amendment to the Olds Park Master Plan was publicly exhibited from 25 October to 24 November 2023 inclusive.
27. Public exhibition of the Olds Park Master Plan amendment included the following:
 - Council's Your Say webpage;
 - Notification letters to property owners adjoining the Park;
 - Notification letters to 8 key stakeholders;
 - Newspaper advertisements in the Leader; and
 - Printed hard copies of the draft Master Plan amendment available at the Georges River Civic Centre and Hurstville, Penshurst and Clive James (Kogarah) Libraries.

Key Stakeholder Submissions

28. A total of 2 submissions were received from key stakeholders, namely a joint submission from Football St George, Penshurst West Football Club (PWFC), and Football NSW, and a separate submission from the Australian Football League (AFL). The submissions have been reviewed and considered. A summary of the submissions and responses to the submissions are detailed in **Attachment 1**.
29. One submission requested a universally inclusive umpires' room and that the AFL clubs are provided access to the clubrooms throughout the year and are provided the opportunity to display memorabilia in the club rooms. The provision of a universally inclusive umpires' room has been added to the scope of works for the proposed redeveloped sport/community facility.
30. The other submission was beyond the scope of the Master Plan amendment, requesting to fence the perimeter of the Olds Park football ground as it would reduce risk, liability and accident potential, providing a clear boundary between the playing area and spectators. However, erecting a boundary fence is not feasible due to insufficient space, restrictions it would place on other users, and impact on operations and maintenance by Council.
31. Council officers have responded to the concerns raised in **Table 1** below.

Table 1 - Summary of Key Stakeholder Concerns with Responses and Recommendations

Concerns Raised	Council Response	Recommendation
Fencing the perimeter of the Olds Park football ground is an "essential safety enhancement" that would reduce risk, liability and accident potential and	The existing football field is smaller than the standard senior football field size in accordance with the Football NSW guideline, the installation of a fence would	No changes to the Draft Master Plan are recommended.

<p>enhance experience for all. Fencing would improve player safety by creating a clear boundary between the playing area and spectators and preventing accidental entry to the playing area. Spectators would have safer/secure viewing areas with less risk of accidents, crowding and spectator movement could be better managed, and assist in managing any inappropriate “unsporting like” conduct. Referees/officials would have a safer environment with reduced potential for conflict.</p>	<p>further decrease the size. Irrespective of the size of the field there is insufficient space for new perimeter fencing given the site constraints, which include the existing drainage channel bordering three sides of the field, together with sloping grounds. If fencing were to be installed, the football field will be reduced to approximately 55m x 94m which is considerably smaller than the Football NSW guideline of 64m x 100m. Additionally, this field has been identified in the previous and current draft Master Plan for the use of javelin throwing. Any fencing will hinder this activity. The placement of a fence, restricting other uses is in contrast to Council's Draft Georges River Community Infrastructure Needs Assessment and Acquisition Area Strategy which highlights the need for multi-use/ multi-purpose facilities. The inclusion of a fence also poses operational and maintenance issues for Council staff in the form of ongoing upkeep and repairs of the fence, as well as mowing and other turf maintenance activities.</p>	
<p>Support for proposed Master Plan amendments. Strongly recommend the provision of a universally inclusive umpires’ room within the Master Plan. It is of utmost importance that the existing AFL clubs are provided access to the clubroom throughout the year for training, match play and club events. It is the position of AFL NSW/ACT that our tenant clubs should be provided the opportunity to display memorabilia and other club items in this club room in recognition of their long history at the site and contribution to the Georges River community.</p>	<p>The provision of a universally inclusive umpires’ room has been added to the scope of works for the proposed redeveloped sport/community facility. The proposed redeveloped sport/community facility is intended to accommodate sporting clubs using the Park’s main oval and to serve as a community space. The final access and use arrangements will be as determined by Council in discussion with sporting and community groups and the wider community and set out in appropriate lease/licence agreements.</p>	<p>No changes to the Draft Master Plan are recommended</p>

Community Submissions

32. A total of 12 submissions were received from the general community. The submissions have been reviewed and considered. A summary of the submissions and responses to the submissions are detailed in **Attachment 1**.
33. The main concerns raised in the submissions within the scope of the Olds Park Master Plan included requests for additional carparking, protection of existing trees and upgrading of the playground. The existing Master Plan includes directions to upgrade and provide more carparking, retain trees and increase landscaping, and upgrade the play areas.
34. One submission requested maintenance and information on the liberty swing. The existing Master Plan includes directions to remove the ‘liberty swing’ following the provision of all-abilities accessible play equipment in the nearby up-graded playground
35. Another submission requested that the redevelopment of the sport/community facility be accessible to all community members. As discussed below, one amendment to the exhibited Master Plan is recommended to clarify that the redeveloped sport/community facility and public toilets/amenities facility is intended to both accommodate sporting clubs using the Park’s main oval and to serve as a community space.
36. Other submissions received were beyond the scope of the Master Plan amendment and issues raised included requests for additional basketball courts, tennis courts and a public swimming pool. There is inadequate available space at Olds Park to provide these additional facilities without displacing other existing uses.
37. Council officers have responded to the concerns raised in **Table 2** below.

Table 2 - Summary of Community Concerns with Responses and Recommendations

Concerns Raised	Council Response	Recommendation
<ul style="list-style-type: none"> - Improved lighting required for enhanced safety in the Park’s south-west corner and western carpark – especially during winter. Solar lighting suggested. - Western carpark (accessed off Holley Road) is heavily used, and warrants “updating” and additional capacity. - Improved lighting required in area west of existing (western) toilet block, and improved drainage and “beautification”, to make this area safer and more appealing/usable. - Address hazard from falling tree branches in this area. - Support for proposed Master Plan amendments is unclear. 	<ul style="list-style-type: none"> - The Master Plan (as adopted) currently includes the directions to “maximise parking spaces” and upgrade the Western carpark (off Holley Road) with “line marking, pedestrian pathways, security lighting, shade tree planting or built shelter” as well as “electric vehicle parking and chargers”. - Tree safety audits and hazard management measures are operational issues. 	<p>No further changes to the Draft Master Plan recommended.</p>
<ul style="list-style-type: none"> - Request for additional basketball courts as there “are not enough in this area”. Support for proposed Master Plan amendments. 	<ul style="list-style-type: none"> - Current redevelopment of the Park’s “Skate Park and Netball Courts Precinct” includes two upgraded multi-sport courts which will cater for basketball. - Inadequate available space at Olds Park to provide additional (dedicated) outdoor basketball courts – without displacing other existing uses. 	<p>No further changes to the Draft Master Plan recommended.</p>

<ul style="list-style-type: none"> - Reconstruction works should not impact on the health of remnant native trees in/around the current or proposed facilities. - Comparable funding should be provided for “reforesting” areas of the Park with remnant Sydney Turpentine and Ironbark Forest (STIF) which is a listed Endangered Ecological Community in the Sydney Basin, and is already present in the Park. - Does not support proposed Master Plan amendments if tree health impacted. 	<ul style="list-style-type: none"> - Retention or removal of existing trees in the Park’s south-east corner – in and around the proposed improvement/works – will be addressed in the detailed design process. - The Master Plan (as adopted) currently provides for protecting the cluster of remnant Sydney Turpentine-Ironbark Forest tree species in the Park’s central west, using “low under-plantings”, as well as general directions to “plant more trees to create cool zones, for biodiversity, habitat and climate amelioration” and to “plant locally occurring native species”. 	<p>No further changes to the Draft Master Plan recommended.</p>
<ul style="list-style-type: none"> - Redeveloped sport/community facility should be accessible to all community members, not just those associated with sporting clubs. - Toilets should be “all gender” or “gender-neutral”. - Provide more shaded seating along Forest Road facing the oval/sports field. - Provide maintenance, and information, regarding the existing “Liberty Swing”. - Support for proposed Master Plan amendments if accessible to all community members. 	<ul style="list-style-type: none"> - The proposed redeveloped sport/community facility is intended to accommodate sporting clubs using the Park’s main oval and to serve as a community space. The final access and use arrangements will be as determined by Council in discussion with sporting and community groups and the wider community, and set out in appropriate lease/licence agreements. - The proposed Master Plan amendments include provision of “accessible public toilets/amenities” as part of the redeveloped sport/community facility. - The Master Plan (as adopted) currently provides for a “cool zone” with shaded facilities, including seating, and tree planting along the rear of the proposed terraced spectator seating on the bank south-east and south of the main oval (north of Forest Road). - The proposed Master Plan amendments include removal of the “liberty swing” following the provision of all-abilities accessible play equipment in the nearby up-graded playground. 	<p>Amend Draft Master Plan text box re the redeveloped sport/community facility to specify “large clubroom/community space to service all tenant clubs and serve as a community space” and “accessible inclusive public toilets/amenities”.</p>
<ul style="list-style-type: none"> - Request for provision of a tennis court. - Request for provision of multiple outdoor table tennis tables to better accommodate a variety of sports/leisure uses. - Unsure re support for proposed 	<ul style="list-style-type: none"> - Inadequate available space at Olds Park to provide a viable tennis facility – without displacing other existing uses. - The Master Plan (as adopted) currently provides for a number of “cool zones” and “facilities area” 	<p>No further changes to the Draft Master Plan recommended.</p>

<p>Master Plan amendments.</p>	<p>around the Park which would be appropriate settings to accommodate outdoor table tennis tables. However, it is not considered necessary to specify this detail at the Master Plan level.</p>	
<ul style="list-style-type: none"> - Request for provision of a parent’s and children’s toilet block. - Suggestion for upgrading play equipment “in both parts of the Park”. - Suggestion for gated play areas, due to proximity of both play areas to carparks. - South-eastern play area is on a slope, preference for relocation to a flatter area. - Suggestion for additional car parking capacity. - Support for proposed Master Plan amendments. 	<ul style="list-style-type: none"> - The proposed Master Plan amendments include provision of “accessible public toilets/amenities” as part of a redeveloped sport/community facility. - The proposed Master Plan amendments include upgrading the picnic/play zone in the Park’s south-east with high quality items, all-abilities accessible play equipment, and appropriate soft-fall – but largely in its present location. - The Master Plan (as adopted) currently provides upgrading of the western play area as “an accessible adventure playground for younger and older aged groups” with shade, soft-fall and upgraded picnic facilities. - Enclosing the Park’s two existing or proposed playgrounds may be considered at the detailed design stage. - The Master Plan (as adopted) currently includes the directions to reconfigure and upgrade the south-eastern carpark (off Forest Road), and to “maximise parking spaces” and upgrade the Western carpark (off Holley Road). 	<p>No further changes to the Draft Master Plan recommended.</p>
<ul style="list-style-type: none"> - Park generated traffic is causing congestion, and accidents, in surrounding streets and intersections – and making access for residents very difficult. - Emergency vehicle access along Forest Road being impacted. - Request for provision of considerably more car parking capacity within in the Park. - Concern re after hours parties and noise from the Park, requests improved more effective perimeter fencing. - Does not support the proposed Master Plan amendments. 	<ul style="list-style-type: none"> - Inadequate available space at Olds Park to provide significantly increased car parking capacity – without displacing other existing uses/users (including use of the Olds Park Sports Club bowling greens) or developing multi-level parking facility with consequent impacts on Park character/appearance and neighbour amenity. - The Master Plan (as adopted) currently includes the directions to reconfigure and upgrade the south-eastern carpark (off Forest Road), and to “maximise parking spaces” and upgrade the Western carpark (off Holley Road). - Management of inappropriate after-hours activity is an 	<p>No further changes to the Draft Master Plan recommended.</p>

	<ul style="list-style-type: none"> operational/enforcement issue - Exclusion perimeter fencing would reduce Park's accessibility and appeal. 	
<ul style="list-style-type: none"> - Provision of a public swimming pool, or a public lap pool, is a greater need than upgrading existing facilities. - Does not support the proposed Master Plan amendments. 	<ul style="list-style-type: none"> - Inadequate available space at Olds Park to provide a viable public swimming pool or lap pool – without displacing other existing uses. - Council is currently completing a business case for an additional aquatic facility in the LGA. 	No further changes to the Draft Master Plan recommended.
<ul style="list-style-type: none"> - Support for provision of new facilities to meet changing community and local government needs, and best practice development for infrastructure and public open space. - Looks forward to opening of upgraded skate park. - Support for proposed Master Plan amendments. 	<ul style="list-style-type: none"> - Redevelopment of the Park's "Skate Park and Netball Courts Precinct" is underway. 	No further changes to the Draft Master Plan recommended.
<ul style="list-style-type: none"> - Support for proposed Master Plan amendments – if "public use basketball courts" are included. 	<ul style="list-style-type: none"> - Current redevelopment of the Park's "Skate Park and Netball Courts Precinct" includes two upgraded multi-sport courts which will both cater for basketball. - Inadequate available space at Olds Park to provide additional (dedicated) outdoor basketball courts – without displacing other existing uses. 	No further changes to the Draft Master Plan recommended.
<ul style="list-style-type: none"> - Lack of soccer facilities/area at Penshurst Park which are accessible and available to residents and the general community – "local kids and parents" and Penshurst Public School. Especially problematic during winter season. - Suggestion to convert "outdoor cricket space", at Penshurst Park, into a small futsal field. 	Comments relate to Penshurst Park, not Olds Park and the proposed Master Plan amendments.	Comments relate to Penshurst Park – no further changes to the Draft Master Plan recommended.
<ul style="list-style-type: none"> - Existing facilities are aging and would benefit from an upgrade. - Integrate design, and possibly source additional funding, with the new skatepark – such as improved "shared paths, lighting, way finding, etc." - Will toilets be accessible to the public? 	<ul style="list-style-type: none"> - New skatepark is nearing completion as part of the current redevelopment of the Park's "Skate Park and Netball Courts Precinct". - The Master Plan (as adopted) currently includes directions for improved signage and lighting of the Park's perimeter/circuit shared path, as well as providing for 	No further changes to the Draft Master Plan recommended.

<ul style="list-style-type: none"> - If toilets are for sporting clubs' use only, will their upkeep be included in facility usage agreements? - Support for proposed Master Plan amendments. 	<p>improved paved access to/from the upgraded "Skate Park and Netball Courts Precinct".</p> <ul style="list-style-type: none"> - The proposed Master Plan amendments include provision of "accessible public toilets/amenities" as part of the redeveloped sport/community facility – these will be open/available for use by all members of the community. 	
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Post Exhibition Amendments

38. As identified in **Table 2** above, one amendment to the exhibited Master Plan is recommended to clarify that the redeveloped sport/community facility and public toilets/amenities are to be inclusive in response to a community submission requesting that the redeveloped sport/community facility be accessible to all community members, not just those associated with sporting clubs, and that toilets should be "all gender" or "gender-neutral".

39. The following amendment has been made as outlined in red in **Table 3** below.

Table 3 - Proposed Amendment to the Exhibited Olds Park Master Plan

Exhibited Olds Park Master Plan	Proposed Amendment to the Exhibited Olds Park Master Plan
Demolish existing sports pavilion and nearby public toilets / redevelop site with a single upgraded sport/community facility / comparable, or slightly larger, building footprint to existing structures (combined), located within limits of area shown / comprising four full-size inclusive changerooms, large clubroom/community space, accessible public toilets/amenities, canteen, storage space(s), paved access/surrounds and covered spectator area, and ancillary space(s) / low profile structure, built into bank (ground and lower ground floors) including stairs and access ramps / landscape/screening plantings.	Demolish existing sports pavilion and nearby public toilets / redevelop site with a single upgraded sport/community facility / comparable, or slightly larger, building footprint to existing structures. (combined), located within limits of area shown / comprising four full-size inclusive changerooms, large clubroom/community space to service all tenant clubs and serve as a community space and accessible inclusive public toilets/amenities , canteen, storage space(s), paved access/surrounds and covered spectator area, and ancillary space(s) / low profile structure, built into bank (ground and lower ground floors) including stairs and access ramps / landscape/screening plantings.

40. The amendment to the exhibited Master Plan does not alter the intent of the Plan and therefore, is not required to be re-exhibited.

Next Steps

41. It is recommended that Council adopt the exhibited Olds Park Master Plan with the abovementioned amendment as illustrated in **Attachment 2**.

42. If Council resolves to adopt the draft amendment to the Olds Park Master Plan, the next steps will be as follows:
- Submitters will be advised of the adoption of the Master Plan;
 - The amended Master Plan will be placed on Council's website; and
 - Council will publish notice of its decision on its website within 28 days after the decision is made.

FINANCIAL IMPLICATIONS

43. The funding for the proposed new premium sporting/community facility at Olds Park will be from multiple sources, namely:
- Multi-Sport Community Facility Fund (Office of Sport Grant);
 - AFL contribution; and
 - Council contribution from development contributions.
44. Council's full financial contribution to this project is unknown until the detailed designs and associated cost estimate are provided. A future Council report will provide information on the project value and funding sources prior to the commencement of construction work.



RISK IMPLICATIONS

45. If the amendment to the Olds Park Master Plan is not supported by Council, the premium sporting/community facility at Olds Park will not be able to occur as it is inconsistent with the current adopted Olds Park Master Plan.

FILE REFERENCE

D23/316151

ATTACHMENTS

- Attachment 1  Summary of Submissions, Response to Submissions and Recommendations – *published in separate document*
- Attachment 2  Olds Park Amended Master Plan – *published in separate document*

Item: ENV004-24 Outcomes of Public Exhibition - GRDCP 2021 - Amendment 5 Subdivision, Lot Consolidation and Boundary Adjustments in Heritage Conservation Areas

Author: Strategic Planner

Directorate: Environment and Planning

Matter Type: Committee Reports

ENV004-24

RECOMMENDATION:

- (a) That Council notes the submissions received during the public exhibition of draft Amendment No. 5 to the *Georges River Development Control Plan (DCP) 2021*, being "Subdivision, Lot Consolidation and Boundary Adjustments in Heritage Conservation Areas".
- (b) That Council adopt the exhibited Amendment No. 5 to the *Georges River DCP 2021* pursuant to Section 3.43 of the *Environmental Planning and Assessment Act 1979* and Clause 14 of the *Environmental Planning and Assessment Regulation 2021* with the following amendment:
 - i. Insert '2.0m' in Clause 6.1.2 Single Dwellings – Front Setbacks so that the written minimum setback requirement from the secondary street boundary on corner lots reflects the corresponding Figure 2 in the DCP.
- (c) That Council endorse the Director of Environment and Planning to make minor modifications to any numerical, typographical, interpretation and formatting errors, if required, in the finalisation of the draft DCP.
- (d) That Council give public notice of the decision to adopt Amendment No. 5 to the *Georges River DCP 2021* on its website and in the local press within 28 days in accordance with Clause 14 of the *Environmental Planning and Assessment Regulation 2021*.
- (e) That all persons who made a submission be advised of Council's decision.
- (f) That the Department of Planning and Environment be given a copy of the amended DCP in accordance with Clause 20 of the *Environmental Planning and Assessment Regulation 2021*.

EXECUTIVE SUMMARY

1. *State Environmental Planning Policy (Housing) 2021* (the Housing SEPP) relating to housing for seniors and people with a disability does not apply to land in a Greater Sydney heritage conservation area (HCA).
2. The NSW Government placed the moratorium on seniors housing in HCAs to allow councils time to finalise any necessary policy updates prior to the expiry of the moratorium and ensure that the planning framework, including State and local controls, will deliver appropriate outcomes for seniors housing in HCAs.
3. The impending lifting of the moratorium means that the seniors housing provisions of the Housing SEPP will start to apply to land in HCAs, including the Georges River LGA, within Greater Sydney from 1 January 2024.
4. Council has three HCAs
 - (i) Penshurst Heritage Conservation Area;

- (ii) O'Briens Estate Heritage Conservation Area; and
 - (iii) Kogarah South Heritage Conservation Area.
5. Accordingly, Council prepared Amendment No. 5 to the *Georges River Development Control Plan 2021* (GRDCP 2021) to insert new guideline statements relating to subdivision for each Heritage Conservation Area (HCA) that would apply to any future development in a HCA, including seniors housing, as currently, there is little guidance on subdivision or lot consolidation in the GRDCP 2021.
 6. Council at its meeting dated 23 October 2023 resolved to publicly exhibit draft Amendment No. 5 to the GRDCP 2021.
 7. The draft amendment to the GRDCP 2021 was publicly exhibited from 8 November to 8 December 2023 (inclusive). A total of 8 community submissions were received. The main concern raised in the submissions was the impact of seniors housing and medium and high density developments on the character of the HCAs which should be preserved.
 8. All submissions have been reviewed and considered. A summary of the submissions and responses to the submissions are detailed in **Attachment 1**. No amendments to the draft exhibited DCP are required in response to the submissions.
 9. Whilst not relating specifically to the proposed DCP amendment, one request was also received from a Council officer to rectify the omission of '2.0m' in Clause 6.1.2 Single Dwellings – Front Setbacks so that the written minimum setback requirement from the secondary street boundary on corner lots reflects the corresponding Figure in the GRDCP. Given this is a minor amendment to rectify an error and does not change the intention of the control, it is recommended to amend the GRDCP accordingly. (**Attachment 3**)
 10. This report recommends that Council adopt the draft amended GRDCP 2021 in **Attachment 2**.

BACKGROUND

11. On 26 November 2021, the Housing SEPP came into effect in NSW. The Housing SEPP aims to incentivise housing typologies such as boarding houses, co-living housing and housing for seniors and people with a disability.
12. Schedule 7A (Savings and transitional provisions), Clause 4 (Housing for seniors and people with disability in Greater Sydney heritage conservation areas) of the Housing SEPP states that Chapter 3, Part 5 of the Housing SEPP relating to housing for seniors and people with disability does not apply to land in a Greater Sydney HCA. The clause also states that this section is repealed at the end of 31 December 2023.
13. The NSW Government placed the moratorium on seniors housing in HCAs to allow councils time to finalise any necessary policy updates prior to the expiry of the moratorium and ensure that the planning framework, including State and local controls, will deliver appropriate outcomes for seniors housing in HCAs.
14. The lifting of the moratorium means that the seniors housing provisions of the Housing SEPP will start to apply to land in HCAs, including the Georges River LGA, within Greater Sydney from 1 January 2024.
15. Council at its meeting dated 23 October 2023 resolved to publicly exhibit draft Amendment No. 5 to the GRDCP 2021.
16. The draft amendment to the GRDCP 2021 was publicly exhibited from 8 November to 8 December 2023 (inclusive). A total of 8 community submissions were received.
17. One request was also received from a Council officer to rectify the omission of '2m' in Clause 6.1.2 Single Dwellings – Front Setbacks so that the written minimum setback

requirement from the secondary street boundary on corner lots reflects the corresponding Figure 2 in the GRDCP. Given this is a minor amendment to rectify an error and does not change the intention of the control, it is recommended to amend the GRDCP accordingly (**Attachment 3**).

Amendment No. 5 to the Georges River DCP 2021

18. The Georges River Local Environmental Plan (GRLEP) 2021 identifies three HCAs in the Georges River LGA on the Heritage Map and Schedule 5, namely the Penshurst Heritage Conservation Area, O'Briens Estate Heritage Conservation Area and Kogarah South Heritage Conservation Area.
19. The properties within these three HCAs are zoned R2 Low Density Residential under the GRLEP 2021 and comprise of predominantly single dwelling houses. Seniors' housing is permitted with consent in the R2 zone. Accordingly, development applications (DAs) are permitted to be lodged on these lands with Council for seniors housing developments.
20. However, often applicants lodging DAs for seniors housing utilise the provisions under the Housing SEPP as they often provide greater yield and reduced car parking rates than a council's LEP and DCP.
21. Since seniors housing developments are generally not a characteristic of the established HCAs due to the subdivision pattern/ lot size. It is necessary to ensure any subdivision, boundary adjustment or lot consolidation considers the impacts on the established subdivision pattern of the area, including visual and physical impacts on the built and natural environment.
22. To ensure developments, including seniors housing developments, consider the impacts on the established subdivision pattern of HCAs, an amendment to the GRDCP 2021, known as Amendment No. 5, is proposed.
23. The GRDCP 2021 amendment involves inserting additional provisions under the guideline statements for each of the HCAs regarding subdivision and lot consolidation within Appendix 3 (Heritage Conservation Areas). The amendments are shown in tracked changes and red in **Attachment 2**.
24. The objective of the proposed amendments is to insert new guideline statements for each HCA that would apply to any future development in a HCA, including seniors housing, as currently, there is little guidance on subdivision or lot consolidation in the GRDCP 2021.
25. The GRDCP 2021 amendment also states that subdivision, lot consolidation or boundary adjustments within the HCAs will not generally be considered appropriate or acceptable, as the established subdivision pattern is a primary characteristic that defines and contributes to the significance of the HCA. Council will not generally support any proposal involving changes to the established subdivision pattern, unless such proposal involves the re-establishment of the historical subdivision pattern and will enhance the character and significance of the HCA.
26. Nevertheless, should a DA for subdivision, lot consolidation or boundary adjustment involving land identified as a heritage item or is within a HCA be lodged, the GRDCP 2021 amendment includes requirements that must be demonstrated as part of the DA. These requirements include:
 - significant subdivision patterns and the established pattern of development of the area are not interrupted or obscured; and
 - the setting and curtilage of any heritage items or contributory buildings on the site, or within the vicinity, are retained and subdivision does not diminish the historical and aesthetic values; and

- the visual and physical relationships between any significant associated features such as buildings, gardens, trees, natural landform, fences, and outbuildings are retained and not alienated by subdivision; and
- the resulting development on any new allotment is of a form, scale and orientation that is compatible with the predominant subdivision pattern of the area; and
- the resulting development on any new allotment does not adversely impact the setting, curtilage, visual relationships and views of the heritage item or contributory building in the HCA and the streetscape is not adversely impacted by the creation of new lots and potentially intrusive new building envelopes.

27. Furthermore, the GRDCP 2021 amendment also requires any proposal involving subdivision, lot consolidation or boundary adjustments to land that is identified as a heritage item or within an HCA to provide a detailed curtilage assessment as part of a Heritage Impact Statement.

Public Exhibition

28. Amendment No. 5 to the GRDCP 2021 was publicly exhibited from 8 November to 8 December 2023 (inclusive), in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* and its *Regulation 2021*.

29. Public exhibition of Amendment No. 5 to the GRDCP 2021 included the following:

- Council's Your Say webpage;
- Notification letters to property owners within a HCA;
- Newspaper advertisements in the Leader; and
- Printed hard copies of the draft DCP amendment available at the Georges River Civic Centre and Hurstville and Clive James (Kogarah) Libraries.

30. A total of 8 submissions were received from the community. The submissions have been reviewed and considered. A summary of the submissions and responses to the submissions are detailed in **Attachment 1** and a summary of issues is outlined in table 1. No amendments to the draft exhibited DCP are required in response to the submissions.

31. Whilst not relating specifically to the proposed DCP amendment, one request was also received from a Council officer to rectify the omission of '2.0m' in Clause 6.1.2 Single Dwellings – Front Setbacks so that the written minimum setback requirement from the secondary street boundary on corner lots reflects the corresponding Figure 2 in the GRDCP. Given this is a minor amendment to rectify an error and does not change the intention of the control, it is recommended to amend the GRDCP accordingly (**Attachment 3**).

Community Submissions

32. The main concern raised in 6 of the 8 community submissions was the impact of seniors housing and medium and high density developments on the character of the HCAs which should be preserved.

33. Council officers have responded to the concerns raised in **Table 1** below.

Table 1- Summary of Community Concerns with Responses and Recommendations

Concern raised	Council response	Recommendation
The impact of seniors housing and medium and high density developments on the character of the HCAs which should be preserved.	The purpose of the draft amendment to the GRDCP 2021 is to ensure a cohesive streetscape character and rhythm in the built forms and landscaped settings throughout the HCAs. In particular, any subdivision,	No change to the exhibited DCP amendment.

Concern raised	Council response	Recommendation
	boundary adjustment or lot consolidation is to consider the impact on the established subdivision pattern of the area, including visual and physical impacts on the built and natural environment.	
Happy for the heritage rating to change on their property as they believe the current heritage policy means they cannot make improvements to their property.	The heritage status of properties does not prevent development. Council at its meeting held 23 October 2023 resolved to undertake a heritage study to review heritage items. This is subject to a budget bid for FY24/25. A review of heritage controls in the DCP relating to the HCAs will commence in January 2024. This review will include the HCA maps to ensure they accurately reflect the contribution status of the building stock.	No change to the exhibited DCP amendment.
The submitter's house is a local heritage item which includes the curtilage around the streetscape and house. Planning controls were incorporated in the DCP for the appropriate subdivision and construction of four townhouses subject to Council and heritage constraints in the backyard. They also note that their property was excluded from the Low Rise Medium Density Housing Planning Proposal as the site is over 1500sqm. Requests information on their property's status with respect to the proposed amendment to the GRDCP and a written exemption from the amendment.	Site specific controls for the development of the site are contained with Clause 2.2 Heritage Items - Site Specific Requirements in Appendix 2 of the GRDCP. These controls require the subject site to be redeveloped in accordance with a diagram provided and is to provide an appropriate building scale and external appearance complementary to the existing dwelling and general character of the HCA. Furthermore, Schedule 1 Additional permitted uses of the Georges River Local Environmental Plan 2021 allows the site to be developed for dual occupancies (detached). The draft amendment to the GRDCP does not change the permissibility of the site to be developed for dual occupancies (detached) or the applicability of the site specific controls under Clause 2.2 in Appendix 2 of the GRDCP. The proposed amendment to the GRDCP provides additional controls to ensure developments consider the impacts on the established subdivision pattern within HCAs as lot sizes and configurations can be a characteristic of the established rhythm and defining subdivision pattern.	No change to the exhibited DCP amendment.

Post exhibition Amendments

34. As a result of preparing the amendment, a number of formatting and administrative changes have been proposed to various sections of the GRDCP 2021 as outlined in **Table 2** below.

Table 2 - Proposed amendments

Section	Proposed Amendment
1 Introduction	Minor formatting changes.
2 Application Process	Minor formatting changes.
3 General Planning Considerations	Minor formatting changes.
4 General Land Use	Minor formatting changes
5 Residential Locality Statements	Minor formatting changes.
6.1 Low Density Residential Controls	<p>6.1.2 Single Dwellings Controls</p> <p>3. Setbacks</p> <p>Front Setbacks</p> <p><i>3. For corner lots, the setback from the secondary street boundary is to be at least:</i></p> <p style="padding-left: 40px;"><i>i. 1.2m to the building line if the site is less than 15m in width (see Figure 1); or</i></p> <p style="padding-left: 40px;"><i>ii. 2m to the building line if the site is 15m or greater in width (see Figure 2).</i></p>
6.2 Medium Density Residential Controls	Minor formatting changes.
6.3 High Density Residential Controls	Minor formatting changes.
6.4 Ancillary Development	Minor formatting changes.
6.5 Foreshore Locality Controls	Minor formatting changes.
7 Business Precincts	Minor formatting changes.
8. Kogarah Town Centre	Minor formatting changes.
9. Industrial Development	Minor formatting changes.
10 Precincts	Minor formatting changes.
Appendices	<p>Minor formatting and typographical changes.</p> <p>Insertion of</p> <p>1.7.6 Guideline statement – Subdivision and Lot Consolidation under</p> <ul style="list-style-type: none"> • Penshurst Heritage Conservation Area • Kogarah South Heritage Conservation Area • O'Briens Estate Heritage Conservation Area
Glossary	Minor formatting changes

Conclusion and Next Steps

35. From 8 November to 8 December 2023 (inclusive), Council publicly exhibited draft Amendment No. 5 to the GRDCP 2021 in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* and its *Regulation 2021*.
36. Council received a total of 8 community submissions during the public exhibition period. Council has reviewed the submissions and provided the responses and recommendations in **Table 2** above. No amendments to the draft exhibited DCP are required in response to the submissions.
37. Whilst not relating specifically to the proposed DCP amendment, one request was also received from a Council officer to rectify the omission of '2.0m' in Clause 6.1.2 Single Dwellings – Front Setbacks so that the written minimum setback requirement from the secondary street boundary on corner lots reflects the corresponding Figure 2 in the GRDCP. Given this is a minor amendment to rectify an error and does not change the intention of the control, it is recommended to amend the GRDCP accordingly. **(Attachment 3)**
38. It is recommended that Council adopt the exhibited Amendment No. 5 to the GRDCP 2021 **(Attachment 2)** with one change in accordance with the Council officer's request.
39. The approved Amendment No. 5 to the GRDCP 2021 will come into effect when a public notice is published on Council's website and an ad published in The Leader newspaper within 28 days of Council's resolution.
40. All submitters will be advised of Council's decision.
41. The Department of Planning and Environment will be provided a copy of the amended GRDCP in accordance with Clause 20 of the *Environmental Planning and Assessment Regulation 2021*.

FINANCIAL IMPLICATIONS

42. Within budget allocation.




RISK IMPLICATIONS

43. No risks identified.

FILE REFERENCE

D23/316152

ATTACHMENTS

- Attachment 1  Attachment 1 - Summary of Submission - GRDCP Amendment 5
- Attachment 2  Attachment 2 - Draft Amendment No. 5 GRDCP 2021 Appendices 2-7
- Attachment 3  Attachment 3 - GRDCP Part 6.1 Low Density Residential Controls

Item: ENV005-24 Update on the Georges River Local Strategic Planning Statement Implementation Plan, Local Housing Strategy and Inclusive Housing Strategy

Author: Senior Strategic Planner

Directorate: Environment and Planning

Matter Type: Committee Reports

ENV005-24

RECOMMENDATION:

- (a) That Council note the progress against the actions in the Georges River Local Strategic Planning Statement (LSPS) 2040.
- (b) That Council note the progress against the actions in the Georges River Local Housing Strategy (LHS).
- (c) That Council note the progress against the actions in the Georges River Inclusive Housing Strategy (IHS).
- (d) That a further report be submitted to Council outlining the process and program to review the Georges River Local Strategic Planning Statement (LSPS) 2040.

EXECUTIVE SUMMARY

1. At its meeting on 28 October 2019, Council adopted the *Georges River Local Strategic Planning Statement (LSPS) 2040* and associated Implementation Plan.
2. Council received support from the Greater Sydney Commission for the LSPS 2040 on 4 March 2020.
3. The LSPS 2040 guides land use planning, addressing environmental, economic and social outcomes and the delivery of significant infrastructure for our local government area (LGA) over the next 20 years. The LSPS 2040 creates a land use vision for the future that recognises the character of our suburbs. It builds on our community's social, environmental and economic values and strengths.
4. The Implementation Plan nominates 111 actions Council will take over the next 20 years to achieve our desired future.
5. These actions are assigned to responsible Directorates and have been incorporated into Council's delivery programs and operational plans.
6. To monitor the Council's progress on achieving this long term vision, its progress is to be measured and reported publicly during each Council term against a series of measures and targets nominated in each of the LSPS' five themes.
7. This Report provides an update on the progress against the 111 actions in the LSPS 2040 for the current Council term.
8. In accordance with the actions in the LSPS, Council prepared the Georges River Local Housing Strategy (LHS) and Inclusive Housing Strategy (IHS) which were adopted by Council in August 2020.
9. The LHS sets a plan to deliver housing in our LGA over the next 10 and 20 years. The Strategy links our vision for housing with the Actions of the South District Plan and LSPS.

10. The Implementation Plan of the LHS nominates 43 actions and will take a staged approach to ensure that housing growth and infrastructure provision are considered together.
11. The IHS seeks to provide a comprehensive framework to advocate for, facilitate, provide and manage affordable housing in the Georges River LGA for the next 20 years.
12. The delivery plan nominates 35 actions to provide and manage affordable housing in the LGA.
13. This Report also provides an update on the progress against the 35 actions in the IHS and the 43 actions in the LHS.

BACKGROUND – LSPS

14. In March 2018, the State Government introduced legislation requiring councils to prepare a LSPS which sets out:
 - the 20-year vision for land use in the local area;
 - the special characteristics which contribute to local identity;
 - shared community values to be maintained and enhanced; and
 - how growth and change will be managed into the future.
15. Council developed the LSPS 2040 in consultation with the community through a two staged community engagement program in 2019 to determine the priorities for our LGA.
16. At its meeting on 28 October 2019, Council adopted the LSPS 2040 and associated Implementation Plan.
17. The LSPS is a 20-year land use planning strategy for our LGA that plans for how the LGA will respond to the community's needs in 20 years' time.
18. The LSPS is the primary resource to express the desired land use future for the LGA and guides and indicates what significant changes are planned for the *Georges River Local Environmental Plan (GRLEP) 2021* and *Georges River Development Control Plan (GRDCP) 2021* and beyond.
19. The LSPS is a 'linking' document between the then Greater Sydney Commission's South District Plan and Council's new LEP(s).
20. The LSPS outlines a series of priorities and actions that give effect to the directions for councils in the South District Plan. This includes actions Council will take over the next 20 years to achieve our desired future which includes housing and the environment.
21. The actions in the LSPS are summarised in the accompanying Implementation Plan.
22. These actions are assigned to responsible Directorates and have been incorporated into Council's delivery programs and operational plans.
23. To monitor our progress on achieving this long term vision, Council's progress is to be measured and reported publicly during each Council term against a series of measures and targets nominated in each of the LSPS' five themes.
24. A report on the updates to the LSPS was provided to the previous Council in June 2021.
25. Implementation of the LSPS will be staged over a 20 year period via different mechanisms which include:
 - LEPs (the first from 2021);
 - A Comprehensive Georges River DCP;

- A Community Participation Plan;
- Contributions Plans;
- A land acquisition program;
- Council works programs; and
- Council advocacy.

PROGRESS AGAINST ACTIONS - LSPS

26. The LSPS presents a 2040 vision for land use in the Georges River LGA expressed and explored through five interrelated themes:
- Access and movement – is about how we move within and to and from the LGA, such as public transport, cars, walking and cycling;
 - Infrastructure and community – is about providing infrastructure and community facilities in the LGA to meet the needs of the current and future population, such as utilities, libraries and schools. It is also about ensuring the community is involved in planning our future;
 - Housing and neighbourhoods – is about accommodating the housing needs of our residents, such as providing a range of housing types to suit households of different sizes, life stages and incomes. It is also about ensuring that the housing provided is of good design and complements the character of our suburbs;
 - Economy and centres – is about supporting local jobs, ensuring the viability of our centres and providing services in our centres that meet the needs of the local population; and
 - Environment and open space – is about protecting and enhancing our natural environment, including waterways, tree canopy and bushland. It is also about ensuring our residents have access to quality and useable open space, introducing environmentally sustainable practices, and responding appropriately to hazards and risks, such as bush fires and flooding.
27. Under each theme there are planning priorities and key actions to deliver the desired future.
28. Each action is assigned to a responsible Directorate and an update on the progress of each action is reported quarterly through Council's quarterly reporting system.
29. **Attachment 1 – Progress against LSPS Actions** provides a list of all the actions in the LSPS, along with an update on the progress against these actions.
30. Due to the number of actions, this report provides an overview of some of the key actions by theme with the following status – main achievements, actions in progress and actions to be commenced.

MAIN ACHIEVEMENTS – LSPS

31. Council has completed a number of actions in the LSPS through the endorsement of and completion of several projects and plans. Some of these projects and plans are highlighted below under the relevant theme.

Theme 1 – Access and Movement

32. Council adopted the *Georges River Transport Strategy 2021* in October 2021. The Transport Strategy provides policy and directives for Council to enhance the existing transport network and plan for increased transport demand.

33. A number of actions have been implemented through the *Georges River Transport Strategy 2021*, including the development of a car share policy, the completion of a strategic cycle network in collaboration with Transport for NSW (TfNSW), completion of wayfinding for the Hurstville and Kogarah Strategic centres, installation of bicycle parking at Hurstville Station and the receipt of 'black spot' grant funding from TfNSW to improve road safety.
34. Council officers successfully advocated to include critical strategic cycle routes within the Greater Sydney Strategic Cycleway Plan with confirmation of four successful active transport grants which will be worked on through 2023/24 and 2024/25. These are:
 - Design of Recreational commuter network;
 - Hurstville CBD active transport connections - 2 new pedestrian crossings on Hilcrest Ave and Ellen Subway; and
 - Oatley to Como design.

Theme 2 – Infrastructure and Community

35. Council adopted the *Georges River Council Local Infrastructure Contributions Plan 2021* in October 2021, and it came into effect in December 2021. This Plan harmonises the previous Kogarah and Hurstville Contribution Plans and enables Council and accredited certifiers to levy Section 7.11 contributions and Section 7.12 levies on development in the LGA towards the provision of public amenities and facilities.
36. The Hurstville Civic Precinct has been identified as a strategic site for new community facilities, cultural buildings, public open spaces, public plazas, greening and residential and office space. The Master Plan, prepared by Council in 2015 sets a vision for re-imagining the current Civic Precinct and transforming it into a vibrant, culturally significant and inviting place for people to visit, experience, live, meet, and work. To implement the Hurstville Civic Precinct Master Plan, a Planning Proposal was prepared which sought to amend the zoning, building heights, floor space ratio and heritage listing that applies to the site under the GRLEP 2021. On 27 October 2023, the GRLEP 2021 amendment for the Hurstville Civic Precinct was gazetted.
37. Council also prepared an amendment to the GRDCP 2021 that provides detailed urban design considerations for the future development of the Hurstville Civic Precinct to accompany the Planning Proposal. Amendment to the GRDCP 2021 became effective on 27 October 2023.
38. In 2023 Council prepared the *Digital Data Policy* which seeks to formalise a governance framework for the integrity, responsibility, and transparency of Council's data. This Policy will help guide Council's decision around its Smart Technology Program and infrastructure provisions.

Theme 3 – Housing and Neighbourhoods

39. The GRLEP 2021 came into effect in October 2021. This LEP harmonises the previous Kogarah and Hurstville LEPs so that a single, consistent approach is applied to planning and development across the LGA. New controls have also been introduced to give effect to the Planning Priorities and Actions of the South District Plan and LSPS.
40. A number of actions in the LSPS have been implemented through the GRLEP 2021, including introducing design excellence controls, implementing the heritage review recommendations, locating higher density developments near centres along public transport corridors and encouraging temporary events.
41. The GRDCP 2021 came into effect in October 2021 and accompanies the GRLEP 2021. This DCP harmonises the controls in the previous Hurstville and Kogarah DCP to create a

DCP for the whole of the LGA. New controls have also been introduced to give effect to the Planning Priorities and Actions of the South District Plan and LSPS.

42. The LSPS supported the investigation of a number of Housing Investigation Areas and the rezoning of land in the R2 to R3/R4 to create opportunities for additional and diverse housing.
43. A number of actions in the LSPS have been implemented through the GRDCP 2021, including controls to support walking, cycling and car sharing; design excellence controls; character statements to guide the development of areas to achieve their desired future character; reviewing the foreshore controls; and introducing environmental sustainability controls, such as green roofs.

Theme 4 – Economy and Centres

44. Mortdale is identified as one of eight 'Local Centres' in the LSPS 2040. To guide future development in Mortdale over the next 20 years, Council in August 2020 resolved to prepare a Master Plan for the Mortdale Local Centre. A Master Plan for the Mortdale Local Centre was adopted by Council at its meeting on Monday 23 October 2023. The Master Plan:
 - Sets the future vision for the Mortdale Local Centre;
 - Assists in managing growth and future development; and
 - Provides a coordinated strategy for the delivery of new buildings, infrastructure, land use and public space.
45. In April 2020, Council adopted the *Public Art Policy* which aims to provide a framework for the acquisition, assessment, development, and management of public art in the Georges River LGA in accordance with community needs and industry best practice. During 2021/22/23 the following public art initiatives have occurred in our LGA:
 - The establishment of a Public Art Advisory Panel (PAAP) to advise, guide and assist Council in best practise for permanent public arts projects over \$50,000.
 - Completion of two public art projects in the LGA – the design for the bat caves and the Woniora Road School mural.
 - A dedicated webpage has been developed to showcase public art installations in the LGA.
 - The development of *Public Art Guidelines for Developers*. This guideline shows developers on how to commission an artist, meet industry best practice and get the best value for money from a developer contribution.
 - Hosting the Un[contained] Arts Festival in 2023 which attracted over 40,000 people. This festival is in its third year running and was nominated for Best Arts Festival in the Australian Street Arts Awards.
46. In September 2023, Council approved grant funding of \$2,836,000 to deliver traffic facility upgrades in the Riverwood Town Centre. The funding has been allocated to the Riverwood Town Centre to install a 40km/hour High Pedestrian Activity Area (HPAA). The project will involve the design and construction of various traffic facilities to control the movement and speed of traffic in the Riverwood Town Centre.

Theme 5 – Environment and Open Space

47. An online tool to measure how 'green' proposed major developments are before they are approved for construction has been created by Council's planning and environment teams.

The Environmental Sustainability Calculator uses a simple points-based system to help large scale Development Applications (DAs) meet environmental sustainability requirements in the GRLEP 2021. The Environmental Sustainability Calculator was developed to help meet Council's adopted target of net zero carbon emissions in the Georges River Community by 2050. The innovative tool will also help to meet the community's needs for increased housing by streamlining the assessment process for new apartment buildings. The sustainability calculator is available from January 2024 for use by applicants for proposed development with a gross floor area of 1,500m² or more in high density residential, employment and mixed-use zones.

48. In 2022/23, Council adopted Plans of Management, including the Generic Plans of Management, Moore Reserve Plan of Management and Master Plan, Penshurst Park Plan of Management and Sans Souci Plan of Management and Master Plan. The newly adopted plans establish consistent objectives for the management of Council-owned Community Land and Crown Land owned by the State Government across the Georges River LGA.
49. Council adopted the *Overland Flow Floodplain Risk Management Study and Plan for the Hurstville, Mortdale and Peakhurst Wards in October 2023*. The key objective of the Plan is to reduce the impact of flooding and flood liability on individual owners and occupiers of flood prone properties. The Plan also aims to reduce potential private and public losses resulting from floods, utilising ecologically positive flood mitigation measures.

ACTIONS IN PROGRESS

50. There are some actions in the LSPS that are ongoing or are longer term projects which are being progressed. An overview of the key projects are outlined as follows:

Theme 1 – Access and Movement

51. The preparation of a Pedestrian Access and Mobility Plan (PAMP) for key centres that incorporates safe pedestrian movements has commenced. The works form part of the grant funding for Streets as Shared Spaces from the then Department of Planning and Environment (DPE). This funding is being utilised in Hurstville to provide improved public amenity through the installation of street furniture, plantings and reclaiming parking for installation of a parklet on Forest Road. Concept designs have been received for the Hurstville Revitalisation Project which focus on the improvement of four key areas within the city centre to provide much needed open space and improved amenity.
49. As part of the NSW Government's Commuter Park Program. Transport for NSW is currently constructing a new multi-level commuter car park for approximately 200 spaces on the site of the existing Council car park on Edgbaston Road, Beverly Hills. The project aims to improve access to public transport at key interchanges and to improve flexibility for commuters. The commuter car park is scheduled to be completed in 2024.
52. A Transport Working Group was established in 2020 with the aim of monitoring and implementing the actions of three key transport strategies, including the *Hurstville City Centre Transport Management and Accessibility Plan (TMAP)*, the *Georges River Car Parking Strategy* and the *Georges River Transport Strategy 2021*.

Theme 2 – Infrastructure and Community

53. Investigation and funding opportunities are being explored to progress Stage 3 of the Penshurst Sporting Hub to deliver the expansion of the Hurstville Aquatic Centre which includes the construction of two new multipurpose courts, a purpose-built gymnastic area, café and outdoor deck and additional amenities for the area.

54. A draft Plan of Management and Master Plan is currently being developed for Carss Bush Park and Todd Park. Opportunities for sporting facilities will be investigated through the development of the Plans.
55. Council adopted the *Georges River Council Community Engagement Strategy 2023-2032* in July 2023. The Strategy establishes guiding principles to ensure community engagement is purposeful, timely, genuine, inclusive and transparent.
56. Council re-established the Kogarah Collaboration Area Leadership Group in 2022. However, due to resourcing, these meetings have not continued. The Leadership Group concept will be reconsidered with a whole of LGA lens in the future. An investment prospectus for the Centre has been finalised and is publicly available. This document markets and promotes the offerings of Kogarah as a strategic centre, collaboration area and emerging innovative district. Council continues to promote Kogarah's investment opportunities through our ongoing advocacy programs and continues to progress the Kogarah Place Strategy.

Theme 3 – Housing and Neighbourhoods

57. Community consultation with the Aboriginal and Torres Strait Islander community members to develop Council's draft Aboriginal and Torres Strait Islander Strategy is underway. The draft Strategy aims to embed social justice principles into the way in which Council recognises, supports and engages with local Aboriginal and Torres Strait Islander communities. Council's *Social Justice Charter 2022-2026* provides a strong foundational guide to support Council to meet this aim. Council has also engaged a consultancy business to work with Council and the local Aboriginal and Torres Strait Islander communities to develop the Strategy.
58. Council commenced the preparation of an Affordable Housing Contribution Scheme (AHCS) for the Mortdale Local Centre as part of the draft Master Plan that was prepared and exhibited in 2021. However, Council at its meeting held 26 September 2022 resolved to not proceed with a draft AHCS in the Mortdale Local Centre at this stage and investigate a scheme that applies across the whole LGA.
59. Accordingly, Council resolved in November 2022 to prepare an AHCS for the whole LGA. In March 2023, Council wrote to the then DPE seeking advice on Council's AHCS options which included:
 - Option 1: Prepare an AHCS for the Beverly Hills Town Centre. An economic study will be completed on the Beverly Hills Master Plan to ensure viability and rates will be included in an AHCS.
 - Option 2: Prepare a LGA wide AHCS but in the first stage only applying to the Hurstville City Centre. Affordable contribution rates will be developed for sites upon lodgement of a Planning Proposal within the study area.
 - Option 3: Prepare an AHCS identifying each of the centres and HIAs identified in Council's LSPS for growth. Council will undertake preliminary economic analysis for the AHCS but further investigation will be required to complete feasibility and contribution rates when Planning Proposals are lodged with Council.
60. In November 2023, the then DPE responded to Council's request for advice on the AHCS options. In its letter, the then DPE generally supported Council's approach and provided further guidance and advice on how to progress the implementation of an AHCS. Council will proceed broadly with Option 2 preparing a LGA wide AHCS and will be engaging consultants to carry out the necessary analysis to support the preparation of an AHCS as per the then DPE's advice.

Theme 4 – Economy and Centres

61. Council is working with the community to explore opportunities to make the Beverly Hills Town Centre a better place to live, work and visit. Through the preparation of the Beverly Hills Master Plan, there is an opportunity to enhance the vibrancy and liveability of the Centre and its immediate surroundings, and improve the quality, accessibility and amenity of the public spaces. The Master Plan is split into two phases. Phase 1; which was completed in March 2019 involved the development of a vision for the future of the Centre through community engagement and an analysis of the opportunities and constraints to development in the study area. Phase 2 involved the preparation of a Master Plan that will recommend a future development strategy for the area. Phase 2 was placed on exhibition in 2020 and a report on the submissions was presented to Council in November 2022.
62. On 24 April 2023, Council resolved to not proceed with the exhibited Beverly Hills Master Plan and to endorse certain principles and elements to guide the preparation of a new Master Plan for the Beverly Hills Town Centre, including amended studies (traffic, public domain, affordable housing, risk).
63. A draft Master Plan for the Beverly Hills Town Centre is currently being prepared as per the principles and elements identified in the Council resolution of 24 April 2023. Public exhibition of the draft Beverly Hills Town Centre Master Plan is expected to occur in mid-2024.
64. Council at its meeting on 23 October 2023 resolved to adopt the Mortdale Centre Revised Master Plan Option 2A. At that meeting it also resolved to prepare a Planning Proposal, amendment to the GRDCP 2021, and amendment to the *Georges River Local Infrastructure Contributions Plan 2021* to implement the Master Plan, subject to a successful budget bid in the 2024/25 financial year.

Theme 5 – Environment and Open Space

65. The development of controls for the foreshore area were reviewed as part of the GRLEP 2021 and GRDCP 2021. A further review of the foreshore controls commenced in late 2022 which involved pre-exhibition consultation conducted from October 2022 to March 2023. Consultants finalised their reports on the submissions in June 2023. This review will result in an amended set of foreshore, biodiversity and character controls being presented to Council and the community in 2024.
66. Council continues to support the Georges River Combined Council's Committee (GRCC) by contributing to the finalisation of a Catchment Management Plan Scoping Study. Key actions from the Study are being implemented, including Council's continued support for the re-launch of the River Clean Up Initiatives to protect river health and foreshore areas.
67. The *Georges River Foreshore Access and Improvement Plan* (FAIP) was adopted by Council in March 2021. The FAIP includes prioritised actions to improve access to and condition of the public areas of the Georges River Foreshore. Council continues to investigate the implementation of the FAIP as grant funding opportunities arise.
68. Council received grant funding from the then DPE to undertake a joint study with Canterbury/ Bankstown Council to prepare a Spatial Framework for the Salt Pan Creek Priority Green Grid Corridor. The Framework was created to strengthen the open space corridor links between Bankstown CBD and Salt Pan Creek and provide ecological and social benefits to the community. *The Salt Pan Creek Corridor Spatial Framework* was completed in 2021.
69. Council is currently considering some of the projects the Framework proposes for delivering over the next 20 years to support the needs of the growing community and promoting sustainability. Three catalyst projects (Ruse Park Reuse, Creek Crossing and

eastern Shareway) have been identified as important to deliver first as they will allow access across the creek and new pathways around Salt Pan Creek Reserve and Riverwood Park.

ACTIONS TO BE COMMENCED

70. There are actions in the LSPS that have not commenced due to the prioritisation, resourcing and timing of the actions. An overview of a number of the projects that have not yet commenced are listed as follows:

Theme 1 – Access and Movement

71. The preparation of a Transport Management and Accessibility Plan (TMAP) for the Kogarah Collaboration Area has been delayed due to no funding being available in the 2021/2022, 2022/2023 and 2023/2024 financial years.

Theme 2 – Infrastructure and Community

72. A master plan for Riverwood was due to commence in late 2022 but due to further work required by Council on the draft Beverly Hills and Mortdale Local Centre Master Plans and no budget allocated, any new master planning work was deferred until FY 24/25.

Theme 4 – Economy and Centres

73. Cross collaboration with Bayside and Canterbury/Bankstown Councils and the NSW State Government is required to investigate the role of the Kingsgrove Industrial Precinct as a major industrial precinct that is attractive to regionally significant industries and businesses.

74. The State Government has identified Riverwood as a Planned Precinct (i.e. an area for housing and employment growth). Council has been progressing the master plans for Beverly Hills and Mortdale Local Centres. The master plan for Riverwood was due to commence in 2022 but due to further work required by Council on the draft Beverly Hills and Mortdale Local Centre Master Plans and no budget allocated, any new master planning work was deferred.

75. Council is yet to develop a Local Tourism Infrastructure Strategy that aligns with the State Tourism Infrastructure Strategy due to resourcing constraints.

LOCAL HOUSING STRATEGY – PROGRESS AGAINST ACTIONS

76. In August 2020, Council adopted the *Georges River Local Housing Strategy (LHS)*.

77. The LHS sets a clear plan for the provision of housing in the Georges River LGA over the next 10 and 20 years. The Strategy provides the link between Council's vision for housing and the Actions of the *South District Plan* by presenting Council's response to how the housing target will be delivered locally.

78. The LHS contains a number of Housing Objectives which set out the future policy direction for housing in the Georges River LGA in response to the gaps and issues identified by the evidence base. The objectives are:

- Objective 1: Accommodate additional housing growth
- Objective 2: Coordinate growth with infrastructure
- Objective 3: Provide affordable and inclusive housing
- Objective 4: Provide greater housing choice and diversity
- Objective 5: Have consistent LEP zones and controls across the LGA (hierarchy of zones)
- Objective 6: Enhance and protect the local character

- Objective 7: Facilitate good design and sustainable development practices.
79. Attachment 2 – Progress against LHS actions provides a list of all the actions in the LHS, along with an update on the progress against these actions.
 80. These objectives in the LHS will be achieved through a set of actions that will result in changes to both strategic planning processes and statutory controls within the Georges River planning framework.
 81. Council has completed a number of actions in the LHS through the endorsement of and completion of several projects and plans.
 82. Due to the number of actions, this report provides an overview of some of the key actions by objective and its status. Some of these projects and plans are highlighted below:

Objective 1 – Accommodate Additional Housing Growth

83. The LSPS 2040 identifies a number of locations where opportunities for new housing should be investigated through a staged approach in accordance with the staged Georges River LEP program.
84. The GRLEP 2021 created the opportunity for the delivery of approximately 650 medium density and high density dwellings by rezoning the following Housing Investigation Areas (HIAs): Hillcrest Avenue, Hurstville; North and West of Peakhurst Park; Apsley Estate, Penshurst; Culwulla Street, South Hurstville; and Connells Point Road, South Hurstville.
85. The Narwee HIA was upzoned as part of draft LEP 21.
86. LEP 21 (Narwee HIA) contributed to the supply and diversity of housing within the LGA by creating capacity for an additional 310 dwellings – in the form of both medium and high-density development.

Objective 2: Coordinate Growth with Infrastructure

87. Council at its meeting held 26 September 2022 resolved that it not proceed with the draft Affordable Housing Contributions Scheme (AHCS) for the Mortdale Local Centre and to investigate a scheme that applies across the whole LGA.
88. Council on 28 November 2022 resolved to prepare an AHCS for the Georges River LGA. This is discussed in more detail in paragraphs 58-60.

Objective 3: Provide Affordable and Inclusive Housing

89. Council has prepared the *Georges River Affordable Housing Policy* which outlines Council's position and approach to providing affordable housing in the Georges River LGA. The Policy details Council's commitment to increasing the range and supply of affordable housing in the LGA to meet the growing needs of a range of households, including the very low to moderate income households, singles, families, couples, seniors, people with a disability, students, key workers and the broader residential market, including first home buyers. The Policy was adopted by Council in May 2021.
90. With respect to the VPA actions a comprehensive review of the *Georges River Planning Agreements Policy 2016* has been undertaken to strengthen the Policy in line with best practice and has addressed a number of Notices of Motion by the Council and the audit recommendations. The draft amendments to the Policy were reported to the Environment and Planning Committee meeting on 9 March 2020 and to Council on 20 April 2020. The draft Policy was on public exhibition from Wednesday 3 June 2020 to 3 July 2020. Council resolved at its meeting on 28 September 2020 to defer adoption of the GRC Planning Agreements Policy for further work. A Councillor Briefing was to be held in April 2021 but was deferred due to the issues and requirements within the Practice Note on Planning Agreements issued February 2021. This Practice Note meant that the VPA review and

draft document was required to be revisited and this did not commence until FY22/23. Consultants were appointed who have worked with officers to prepare a revised draft Policy. Council was briefed on the VPA process and the work to date on the VPA Policy review on 19 June 2023. The draft Policy will be presented to Council in Q3.

Objective 4: Provide Greater Housing Choice and Diversity

91. The GRLEP 2021 came into effect in October 2021. Actions in the LHS have been implemented, including delivering medium density housing in the housing investigation areas.
92. The GRDCP 2021 also came into effect in October 2021. A number of actions in the LHS have been implemented, including controls to deliver universal design and require a suitable mix of apartment sizes.

Objective 5: Have Consistent LEP Zones and Controls Across the LGA

93. The GRLEP 2021 includes a hierarchy of residential zones (R2, R3, R4) to regulate the built form, typology and transition between low, medium and high-density zones. This is also to ensure a diverse range of housing is created in appropriate locations.
94. The GRLEP contains a minimum lot size of 450sqm for R2 zones outside of the Foreshore Scenic Protection Area (FSPA) to ensure a consistent control is applied across the LGA and facilitate the delivery of the 2036 housing target.
95. The GRLEP 2021 contains Clause 6.6 Foreshore scenic protection area. Council's Local Planning Panel amended the FSPA exhibited in the GRLEP 2021 by retaining the FSPA as identified by the former *Hurstville Local Environmental Plan 2012* Foreshore Scenic Protection Area Map and adding the proposed FSPA as exhibited which includes the foreshore localities in the former Kogarah LGA.
96. The Panel also recommended that Council as part of the preparation of the draft Local Environmental Plan in 2021/2022, further define the role, mapped extent and zoning of FSPA, in both the former Hurstville and Kogarah LGAs. As discussed above, a further review of the foreshore controls commenced in late 2022 which will result in an amended set of foreshore, biodiversity and character controls being presented to Council and the community in 2024.

Objective 6: Enhance and Protect the Local Character

97. The GRLEP 2021 contains Clause 6.12 *Landscaped areas in certain residential and conservation zones*. This Clause seeks to ensure landscaping is a significant part of the local character by requiring the retention and provision of vegetation that contributes to biodiversity and enhances the tree canopy of the LGA, whilst minimising urban run-off, the visual impact of development and the urban heat island effect. Minimum landscaped areas are required for residential developments and the C2 Environmental Conservation zone.
98. The GRLEP 2021 and GRDCP 2021 contain provisions to conserve the environmental heritage of the Georges River LGA, conserve the heritage significance of heritage items and heritage conservation areas, conserve archaeological sites and to conserve Aboriginal objects and Aboriginal places of heritage significance.

Objective 7: Facilitate Good Design and Sustainable Development Practices

99. The GRLEP 2021 contains Clause 6.10 *Design Excellence*. This Clause seeks to ensure a high standard of sustainable architecture and urban design across the LGA. The Clause requires the consent authority to ensure the subject development satisfies the heads of consideration listed in this Clause, which include the suitability of the land for development, the relationship of the development with other development (existing or proposed) on the

same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form, bulk, massing and modulation of buildings.

INCLUSIVE HOUSING STRATEGY – PROGRESS AGAINST ACTIONS

100. In August 2020, Council adopted the Inclusive Housing Strategy (IHS) and Delivery Plan that aims to encourage housing that meets the needs of all members of the Georges River community. This Strategy seeks to provide a comprehensive framework to advocate for, facilitate, provide and manage affordable housing in the Georges River LGA for the next 20 years. The IHS provides input into the LHS, which is one of the many strategies that informed the GRLEP 2021.

101. In summary, the IHS describes:

- The current housing needs of the Georges River community;
- Projected population growth and housing demand;
- Principles to guide the location of new housing in the LGA;
- Options available to Council to influence housing delivery to address housing needs;
- A Delivery Plan to guide Council's work program and encourage housing delivery that meets the community's needs.

104. The key aims of the IHS and Delivery Plan are:

- To research and develop strategies to increase affordable housing supply for a range of households, including the very low to moderate income households, singles, families, couples, seniors, people with a disability, students, key workers and the broader residential market, including first home buyers.
- To encourage the provision of affordable, adaptable and diverse housing.
- To develop planning controls and mechanisms that prevent the loss of existing and deliver new supplies of affordable housing.
- To advocate for, and build partnerships to increase, affordable and liveable housing.
- To explore options for providing and managing affordable housing.

105. Attachment 3 – Progress against IHS actions provides a list of all the actions in the IHS, along with an update on the progress against these actions.

106. The IHS will be delivered through three key goals and various strategies and actions under it. The key goals and actions that will help establish a clear policy position supporting the delivery of inclusive housing and increased housing diversity and affordability include:

Goal 1: Establish a Policy Position that Supports the Delivery of Inclusive Housing

107. The Georges River LSPS specifies measures to deliver an increased proportion of affordable housing provision in all new development. This includes planning priorities to deliver:

- P9 A mix of well-designed housing for all life stages caters for a range of lifestyle needs and incomes
- A47. Complete a Local Housing Strategy that includes planning for District Plan housing targets, a hierarchy of residential zones, providing targets for inclusive housing and addressing housing diversity
- A50 Establish a planning framework to provide housing for people from very low to moderate income households including key workers

- A51. Utilise the provisions in the EP&A Act for affordable housing, drawing from the outcomes of the Inclusive Housing Strategy

108. Council adopted the *Affordable Housing Policy on 24 May 2021*. The Policy details Council's commitment to increasing the range and supply of affordable housing in the LGA to meet the growing needs of very low to moderate income households, singles, families, couples, seniors, people with a disability, students, key workers and the broader residential market, including first home buyers.

Goal 2: Facilitate the Provision of Affordable Housing

109. Council resolved on 28 November 2022 to prepare an AHCS. Council is in the process of preparing an AHCS. See paragraphs 58-60 for more details.

110. Council is currently updating its VPA policy in accordance with the requirements of the *Environmental Planning and Assessment (Planning Agreements) Direction 2019* dated 28 February 2019 which requires councils to prepare and publish a policy setting out the circumstances to which they may seek to negotiate a planning agreement where the consent authority for development in the LGA is authorised to impose an affordable housing condition.

Goal 3: Encourage Housing Choice

111. As discussed above, housing investigation areas were rezoned as part of the GRLEP 2021 for medium and high density residential to create opportunities to increase housing choice within the LGA.

112. The GRDCP 2021 contains provisions to encourage a mix of dwellings, including in Part 6.2 – Multi dwelling housing, multi dwelling housing (terraces) and manor houses (medium density) and Part 6.3 – Residential Flat Buildings and residential components of shop top housing (High Density).

113. Preliminary investigation commenced for the adaptive re-use of existing large family homes through big house conversions. The intent of this investigation is to create a new development typology in the R2 Low Density Residential zone which will enable existing, under-utilised family homes to be converted into multiple smaller dwellings while retaining the existing local character. This will allow housing choice in areas with limited capacity for growth.

114. However, the then DPIE verbally advised Council that the big house conversion development typology must be implemented within the existing legal framework established by the Standard Instrument LEP and the creation of a new land use term will not be supported.

115. Furthermore, additional consideration is also required due to the complexities associated with the conversion of existing dwellings, including compliant fire separation, the types of dwellings suitable for conversion and the economic feasibility of adapting an existing house.

116. The complexities of this housing type in relation to establishing a workable legal land use framework and understanding the construction / built form requirements has meant that this land use has not been included in the GRLEP 2021.

117. Council officers will continue with the above investigations in accordance with the amended LEP program to deliver additional housing choice in a future LEP amendment.

NEXT STEPS

118. In accordance with Action A36 *Engage the community in the review of this LSPS during each Council term of the LSPS*, Council will be commencing an update to the LSPS in February 2024. Preliminary engagement with Councillors will be undertaken through a series of briefing workshops to introduce the new LSPS and to identify potential areas for growth on a ward-by-ward basis.

119. A further report to Council will occur following the briefing workshops to outline the community consultation program which will be undertaken to inform the new LSPS.
120. The community will be consulted to inform new actions in the LSPS, criteria for growth and identify new housing investigation areas.
121. Once the updated LSPS has been adopted by Council, Council officers will complete actions within the LSPS and report to Council on the progress within each Council term.
122. With respect to the LHS and IHS these will be updated once the updated LSPS is adopted by Council.
123. Council officers will also continue to complete actions within the adopted LHS and IHS and report to Council on the progress within each Council term.

FINANCIAL IMPLICATIONS

124. The commencement of some actions in the LSPS, LHS and IHS is reliant on successful budget bids to undertake the projects.

RISK IMPLICATIONS

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




COMMUNITY ENGAGEMENT

126. Council developed the LSPS 2040 in consultation with the community through a two staged community engagement program which commenced in 2019 to determine the priorities for our LGA.
127. The draft LHS and the draft IHS were publicly exhibited with the draft Georges River LEP 2020 from 1 April to 31 May 2020, as supporting Strategies to the Georges River LEP 2020.
128. The LSPS 2040, LHS and IHS were adopted by Council in August 2020 and are available on Council's website.
129. Council will be commencing an update to the LSPS in February 2024. Preliminary engagement with Councillors will be undertaken through a series of briefing workshops to introduce the new LSPS and to identify potential areas for growth on a ward by ward basis.
130. The community will be consulted to inform new actions in the LSPS, criteria for growth and identify new housing investigation areas.
131. Once the updated LSPS has been adopted by Council, Council officers will complete actions within the LSPS and report to Council on the progress within each Council term.
132. Council officers will also continue to complete actions within the adopted LHS and IHS and report to Council on the progress within each Council term.

FILE REFERENCE

D23/317005

ATTACHMENTS

- Attachment 1  Attachment 1 Progress Against LSPS Actions – *published in separate document*
- Attachment 2  Attachment 2 Progress Against LHS Actions – *published in separate document*
- Attachment 3  Attachment 3 Progress Against IHS Actions – *published in separate document*

Item: ENV006-24 Development and Building Q2 Metrics Report

Author: Manager Development and Building

Directorate: Environment and Planning

Matter Type: Committee Reports

<Summary Section>

RECOMMENDATION:

That Council receive and note the Development and Building Department Functions and Services Metrics Report for the reporting period being October to December 2023.

EXECUTIVE SUMMARY

1. This report provides Development and Building Department Functions and Services Metrics for the reporting period of Q2 of the 2023/2024 financial year being October to December 2023 with relevant comparative data.
2. In order to consider trends and performance associated with Development and Building application assessment, information provided within the report includes:
 - Applications Received for Processing and Determination;
 - Applications Considered by the Local Planning Panel;
 - Applications Considered by the Sydney South Planning Panel;
 - Total Application Processing Times;
 - Estimated Value of Development Applications Determined;
 - Information pertaining to the Development Advisory Service; and
 - Other Service Related Matters.

BACKGROUND

3. This report provides Development and Building Team Metrics for the reporting period of Q2 of the 2023/2024 financial year covering the period between 1 October to December 2023 with relevant comparative data.

REPORT

DEVELOPMENT APPLICATIONS, MODIFICATIONS AND REVIEWS

Determining Authority

4. As Councillors would be aware, under NSW Planning legislation, the Elected Council no longer have any involvement in determining Development Applications, Modifications to Consents, Review of Determinations or Building Information Certificates under the Environmental Planning and Assessment Act 1979 and the provisions of Council's Code of Conduct.
5. As a result, most applications are now determined under Delegated Authority by Council's Senior Development and Building Staff, unless they are required to be referred to the Georges River Local Planning Panel or the Sydney South Planning Panel for determination.
6. In making a determination, Council uses a peer review process. This ensures that all recommendations made by our assessment officers are reviewed by a senior officer and where required by the relevant planning panel. This ensures transparency and consistency within the recommendations and decisions made by our staff.

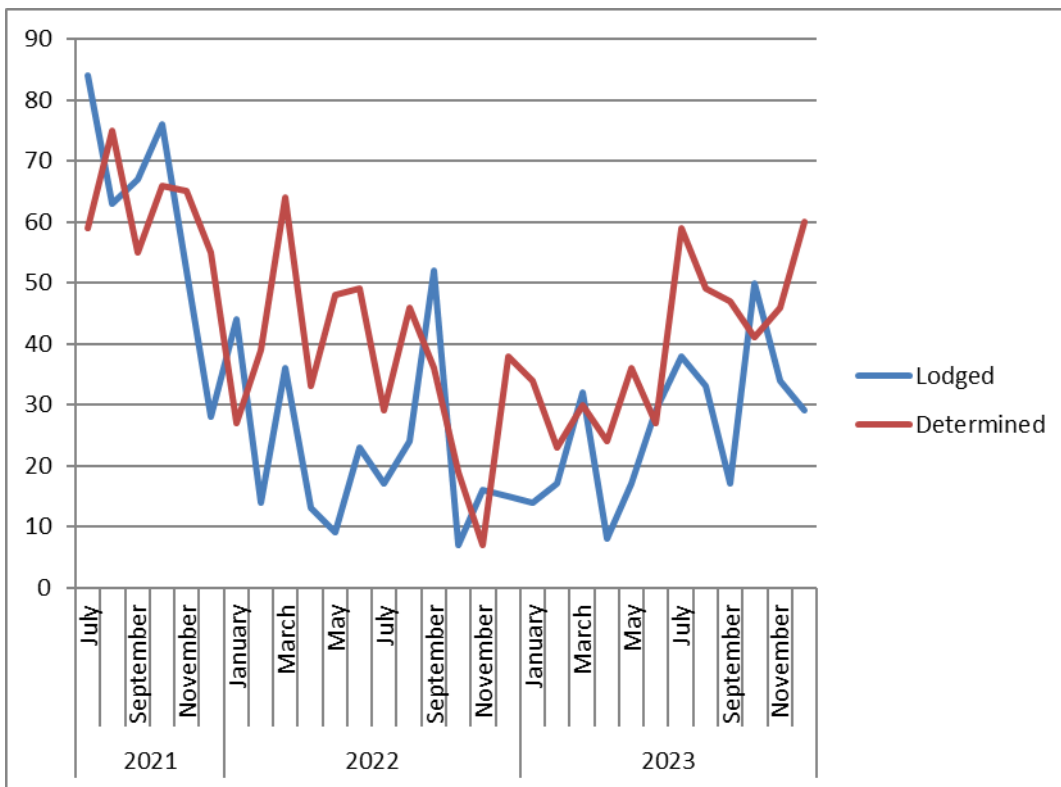
7. Metrics associated with the application processing is detailed below:

FY2021/2022	DA ('L')	DA ('D')	MOD ('L')	MOD ('D')	REV ('L')	REV ('D')	TOTAL ('L')	TOTAL ('D')
July	53	41	31	18	0	0	84	59
August	45	52	17	20	1	3	63	75
September	40	41	27	11	0	3	67	55
October	56	42	19	23	1	1	76	66
November	32	50	20	15	0	0	52	65
December	24	33	4	21	0	1	28	55
January	30	19	14	7	0	1	44	27
February	9	33	5	6	0	0	14	39
March	24	47	12	17	0	0	36	64
April	7	24	6	9	0	0	13	33
May	3	36	6	11	0	1	9	48
June	17	32	6	17	0	0	23	49
FY2022/2023	DA ('L')	DA ('D')	MOD ('L')	MOD ('D')	REV ('L')	REV ('D')	TOTAL ('L')	TOTAL ('D')
July	14	15	3	14	0	0	17	29
August	14	38	10	8	0	0	24	46
September	28	25	24	9	0	2	52	36
October	6	13	1	6	0	0	7	19
November	16	5	0	2	0	0	16	7
December	10	26	5	11	0	1	15	38
January	12	20	2	14	0	0	14	34
February	13	20	4	3	0	0	17	23
March	23	23	9	7	0	0	32	30
April	8	18	0	6	0	0	8	24
May	13	25	4	12	0	0	17	37
June	22	19	7	7	0	1	29	26
FY2023/2024	DA ('L')	DA ('D')	MOD ('L')	MOD ('D')	REV ('L')	REV ('D')	TOTAL ('L')	TOTAL ('D')
July	31	41	7	17	0	1	38	59
August	24	46	7	3	2	0	33	49
September	14	34	2	12	1	1	17	47
October	44	28	6	10	0	3	50	41
November	27	36	6	9	1	1	34	46
December	21	48	7	10	1	2	29	60

Table 1

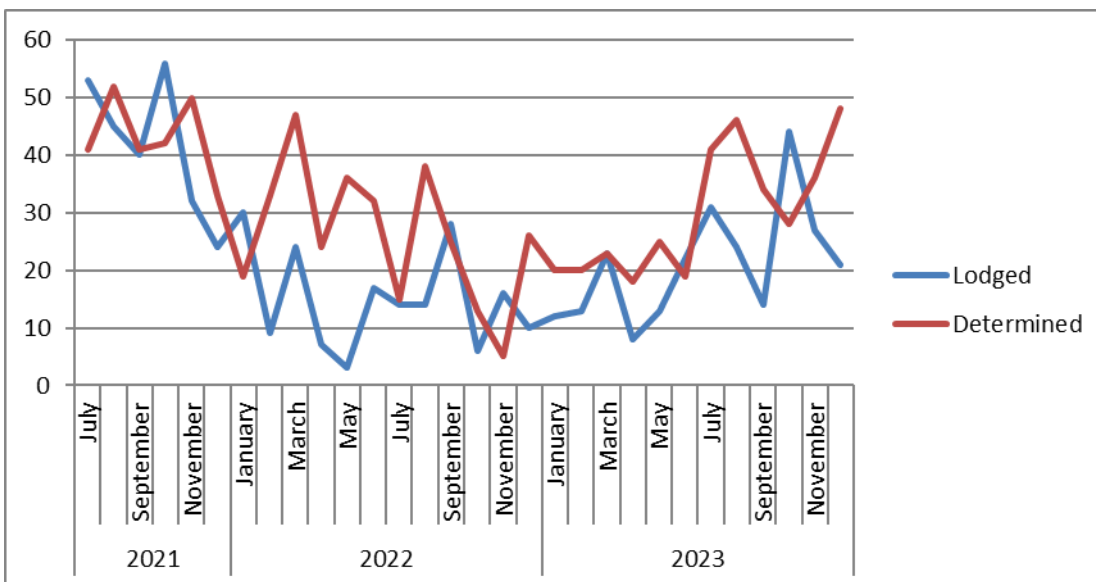
8. It is noted from the above table that in Q2 2023/2024 quarter that 113 applications were lodged, while 147 were determined. This result is assisted by the securing of additional assessment resources in September, which assisted in increasing the number of applications determined.
9. For ease of reference and comparative purposes a graph of all applications (DA's, Modifications and Reviews) from July 2021 to the Q2 2023/2024 reporting period is outlined as follows:

All Applications (DAs, Modifications and Reviews)



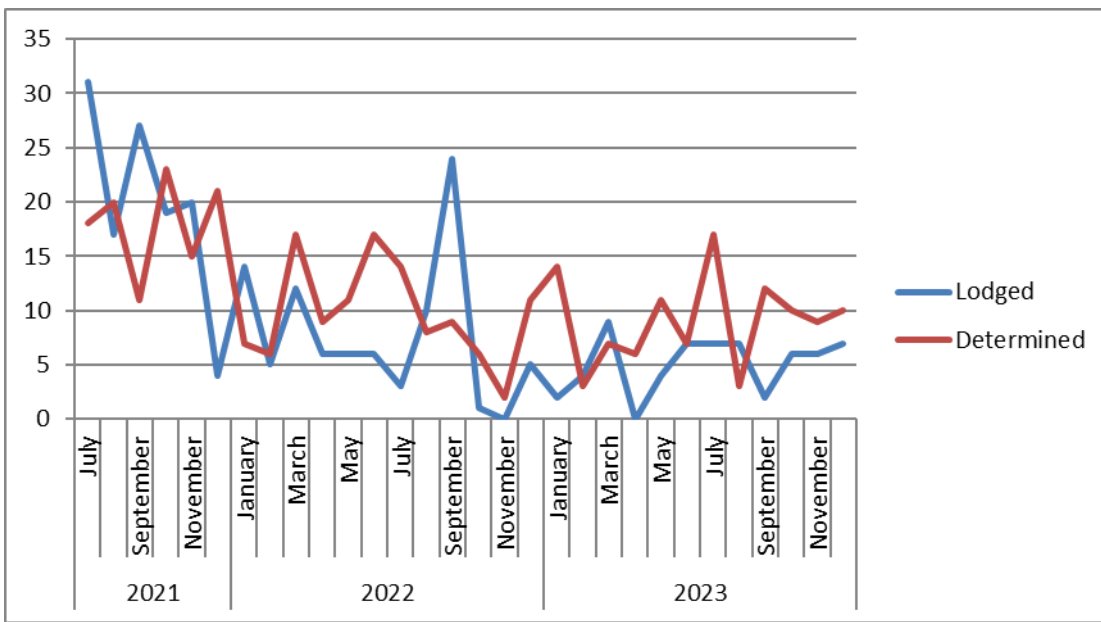
Graph 1 – The graph demonstrates the time link between lodgement and determination.

Development Applications



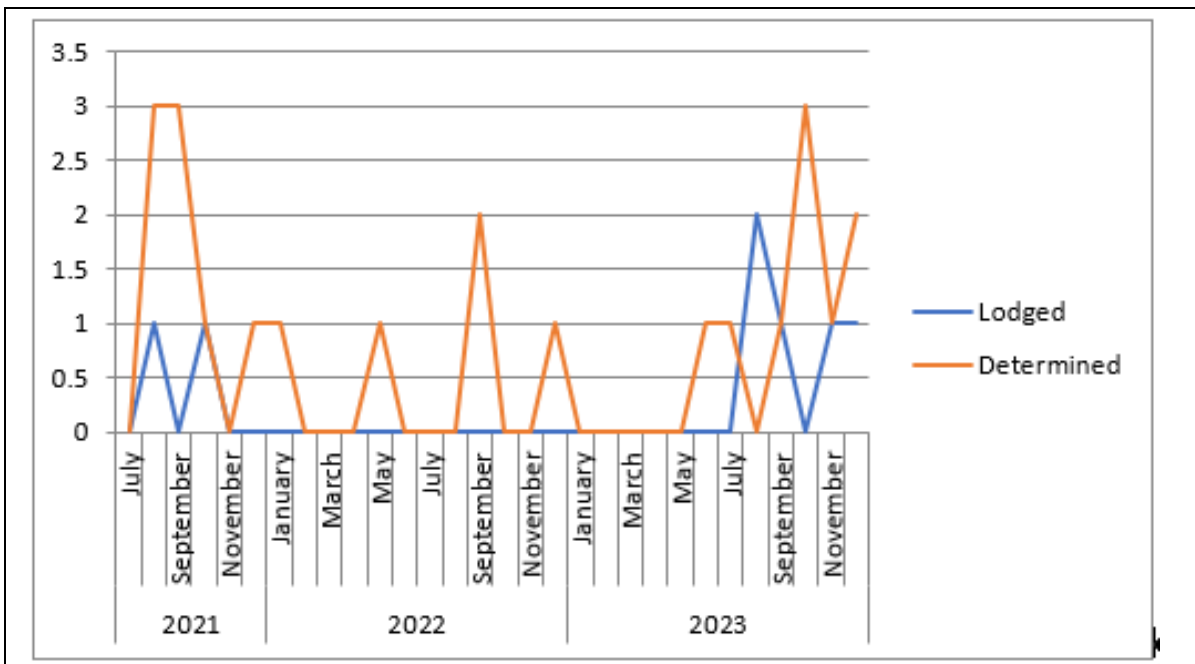
Graph 2 – The above graph, which accounts for the majority of the data in Graph 1, reflects that graph.

Modification Applications



Graph 3 – Modification applications demonstrate the same trends as Development Applications but given the lower sample size and troughs are more extreme.

Review Applications



Processing Times – Determined Applications

10. The median determination times of all applications (DAs, Modifications and Reviews), processed in FY2021/2022 was 138 days and in FY2022/2023 was 118 days.
11. The median determination times of all applications (DAs, Modifications and Reviews) processed in Q2 2023/2024 period was 114 days.
12. Due to persistent labour market challenges, there remains a high dependency on temporary and agency staff. Provided current staffing levels can be maintained, and Principal Planners, Senior Development Assessment Planner, Fast-Track Planner and Student Planner positions are filled, a sustainable and predictable assessment system is

within reach, with the associated aim to reach the target of 85 median days to determine an application.

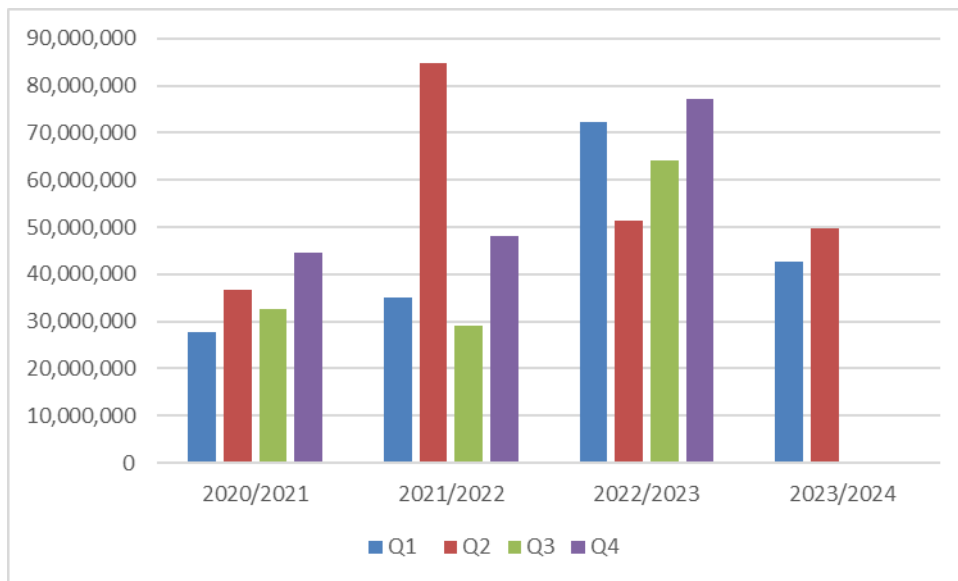
Current Number of Undetermined Applications (DAs, Modifications and Reviews)

13. The number of undetermined applications (DAs, Modifications and Reviews) at the time of finalising this report was 233 (180 DA's, 49 Modifications and 4 Reviews). In addition, there are 37 applications currently undertaking preliminary review in the Planning Portal, compared with 48 in the previous quarter.

Value of Development

Estimated Value of Development Applications Determined

14. The total estimated value of applications determined by Council in the Financial years 2020/2021, 2021/2022, 2022/2023 and 2023/2024 financial years are detailed below:



Graph 4

15. The total estimated value of all Development Applications and Reviews determined by Council in the reporting period is: \$49,692,471.

Local Planning Panel

16. The Georges River Local Planning Panel was established in March 2018.

17. The total number of applications (DAs, Modifications, Reviews, Building Information Certificates and Planning Proposals) considered by the Georges River Local Planning Panel in the Q2 2023/2024 reporting period is 11.

18. A breakdown of this data is provided below:

<u>FY2020/2021</u>	DA / Mod / Review / BIC	PP	TOTAL
July	5	0	5
August	9	0	9
September	8	1	9
October	7	2	9

November	7	1	8
December	6	0	6
January	0	0	0
February	1	0	1
March	3	4	7
April	4	0	4
May	10	1	11
June	8	1	9
FY2021/2022			
July	4	0	4
August	9	1	10
September	7	0	7
October	5	0	0
November	9	0	1
December	9	0	0
January	0	0	0
February	6	1	7
March	6	0	6
April	6	0	6
May	8	0	8
June	7	1	8
FY2022/2023			
July	2	0	2
August	8	0	8
September	8	0	8
October	3	0	3
November	5	0	5
December	3	0	3
January	0	0	0
February	1	0	1
March	2	0	2
April	2	0	2
May	2	1	3
June	4	0	4
FY2023/2024			
July	5	0	5

August	5	1	6
September	4	0	4
October	2	0	2
November	5	0	5
December	4	0	4

Table 2

19. A list of the applications (DAs, Modifications, Reviews, Building Information Certificates and Planning Proposals) considered by the Georges River Local Planning Panel in the Q2 2023/2024 reporting period is outlined below:

Application No.	Address	Proposal	Recommendation	LPP Decision
MOD2023/0081	296 Forest Road Hurstville	Use of external terrace for outdoor seating	Approval	Approval
MOD2022/0098	248 Railway Parade Kogarah	Modifications to approved mixed use development	Approval (Electronic)	Approval
DA2022/0614	45 Kuroki Street Penshurst	Secondary dwelling	Refusal	Refusal
MOD2022/0001	15 Wonoona Parade East Oatley	Internal and external modifications to multi dwelling development	Approval	Refusal
MOD2023/0052	17 Planthurst Road Carlton	Amend Condition 38 – hours of use	Approval	Approval
DA2022/0558	113 Stuart Street Blakehurst	Alterations and additions to dwelling house	Approval	Approval
MOD2022/0066	850-858 King Georges Road Hurstville	Reduction to approved building height to mixed use development	Approval	Approval
MOD2023/0050	7 Rickard Road South Hurstville	Delete Condition 1B – 24 month trial period	Approval	Approval
DA2023/0056	44 Herbert Street Oatley	Alterations and additions to dwelling house	Approval	Approval
DA2023/0194	17 Vista Street Sans Souci	Alterations and additions to a heritage listed dwelling house	Approval	Approval
MOD2023/0035	2-8 James Street	Modifications to residential	Approval	Approval

Application No.	Address	Proposal	Recommendation	LPP Decision
	Blakehurst	flat building		

Table 3

Sydney Regional Planning Panel

20. The Sydney South Planning Panel was established by the NSW Government to consider and determine regionally significant development.
21. The total number of applications (DAs, Modifications, Reviews, and Planning Proposals) considered by the SSPP in the Q2 2023/2024 reporting period is nil however 3 SSPP applications remain under assessment.

BUILDING INFORMATION CERTIFICATES

22. Information on metrics of processing Building Information Certificate (BIC) for Q2 2023/2024 is as follows:

Lodged and Determined

	BIC ('L')	BIC ('D')
<u>FY2021/2022</u>		
July	2	4
August	6	5
September	0	8
October	2	3
November	2	7
December	1	1
January	3	5
February	4	17
March	7	4
April	1	6
May	8	7
June	3	10
<u>FY2022/2023</u>		
July	4	4
August	5	0
September	9	2
October	4	1
November	4	6
December	7	8
January	7	4
February	9	5

	BIC ('L')	BIC ('D')
March	5	11
April	1	2
May	3	2
June	14	4
FY2023/2024		
July	12	5
August	7	2
September	7	0
October	5	1
November	6	4
December	10	1

Table 4

Processing Times – Determined BIC Applications

23. The median determination times of all BIC applications, processed in FY2022/2023 was 557 days.
24. The Director and Manager are working with the certification unit to reduce the backlog of BIC applications and reduce determination times.
25. The median determination times of all BIC applications processed in Q2 2023/2024 reporting period was 140 days.

Current Number of Undetermined Applications

The number of undetermined BIC applications at the time of finalising this report is 37 active, and 30 pending resolutions of other applications. Accordingly, a total of 67 BIC applications are undetermined. A further 30 BIC applications are undergoing initial submission quality reviews prior to lodgement.

26. It is noted that, as a consequence of the Land and Environment Court decision of *Ku-ring-gai Council vs Buyozo Pty Ltd [2021] NSWCA 117* there has been an increase in BIC applications given modifications to development applications can no longer be accepted if works have been carried out retrospectively. That is the unauthorised building work is required to be assessed via a BIC and not a DA.

BUILDING CERTIFICATION WORK - Complying Development Certificates and Construction Certificates

27. Information metrics on processing Comply Development Certificates (CDC) and Construction Certificates (CC) is detailed as follows:

Applications Lodged

Complying Development Certificates

	Private Certifier CDC (following determination)	Council CDC (lodged)	Council CDC (determined)	% Council Market Share ((Council Issued/Total) x 100 = % Market Share))
<u>FY2021/2022</u>				
July	45	1	7	2.2
August	32	0	0	0.0
September	40	0	3	0.0
October	63	1	2	1.6
November	20	1	0	4.8
December	71	3	5	4.1
January	15	4	3	21.1
February	51	4	4	7.3
March	35	1	3	2.8
April	35	0	2	0.0
May	29	3	1	9.3
June	86	4	4	4.4
<u>FY2022/2023</u>				
July	12	0	1	0.0
August	55	2	1	3.6
September	38	0	2	0.0
October	41	5	1	10.9
November	68	1	0	1.4
December	51	0	0	0.0
January	36	0	0	0.0
February	28	1	1	3.5
March	63	0	1	0.0
April	28	1	2	3.5
May	66	1	0	1.5
June	68	3	3	4.4
<u>FY2023/2024</u>				
July	57	3	0	0.5
August	51	0	3	0.0
September*	35	0	1	0.0
October	62	3	1	4.8
November	56	2	0	3.5

	Private Certifier CDC (following determination)	Council CDC (lodged)	Council CDC (determined)	% Council Market Share ((Council Issued/Total) x 100 = % Market Share))
FY2021/2022				
December	32	0	2	0.0

Table 5

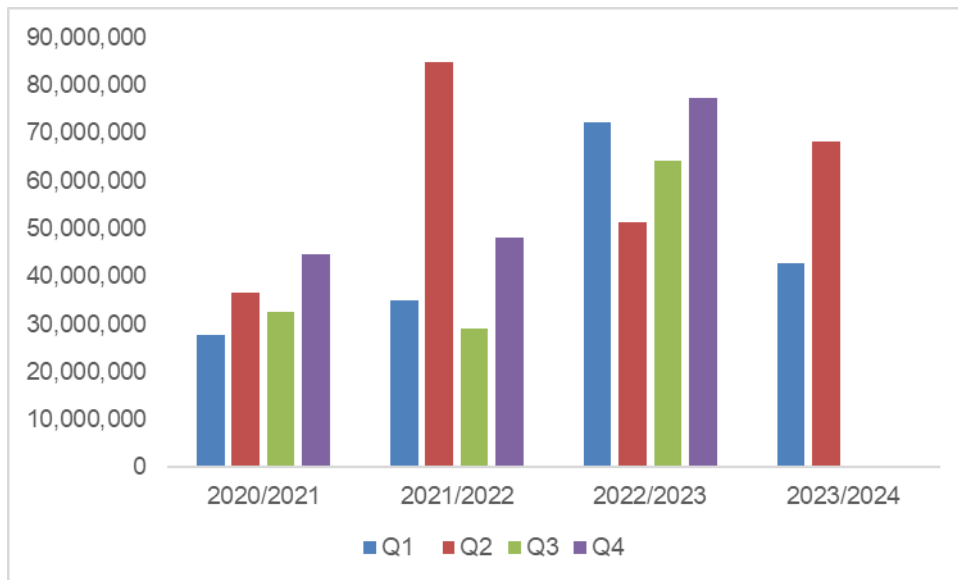
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28. There are currently no CDCs under assessment by Council.

Value of Development under CDC for LGA

Estimated Value of Complying Development Certificates Determined

29. The total estimated value of applications determined through CDCs for the GRC LGA in the 2022/2023 financial year is \$265,021,608 this is graphically shown below:



Graph 5

Applications Lodged**Construction Certificates**

	Private Certifier CC (once issued)	Council CC (Lodged)	Council CC (Issued)	% Council Market Share ((Council Issued/Total) x 100 = % Market Share))
<u>FY2021/2022</u>				
July	29	2	1	6.5
August	12	3	1	20.0
September	29	0	0	0.0
October	27	1	2	3.6
November	15	0	4	0.0
December	30	7	4	18.9
January	14	0	0	0.0
February	21	1	2	4.5
March	20	0	1	0.0
April	19	2	2	9.5
May	8	1	3	11.1
June	19	2	2	9.5
<u>FY2022/2023</u>				
July	21	1	3	4.7
August	28	0	1	0.0
September	16	1	2	6.2
October	33	4	1	12.1
November	6	2	2	33.3
December	16	2	2	12.5
January	1	0	0	0.0
February	37	2	1	5.1
March	27	3	3	10.0
April	33	3	3	9.0
May	11	0	7	0.0
June	32	0	1	0.0
<u>FY2023/2024</u>				
July	18	4	1	18.0
August	13	0	0	0.0
September	10	0	0	0.0
October	20	1	2	5.0
November	17	0	0	0.0
December	11	0	0	0.0

Table 6

30. There are currently 17 Construction Certificates under assessment by Council.

Advisory Service

31. The Development Advisory Service (DAS) commenced in July 2020.

32. It has been introduced to help streamline the development assessment process and make it easier for community members and building professionals to access planning and development advice. Services provided comparative to other similar sized Councils include:
- The Duty Planner Service;
 - Evening Development Information Sessions for community members and building professionals (recommencing in March 2024);
 - Expanded Pre-lodgement Advisory Service; and
 - Complying Development Consultation Service.
33. For comparative purposes of pre-lodgements held, the graph for July 2021 financial years to date is provided as follows:

<u>FY2020/2021</u>	PRE DA ('L')	PRE DA ('D')
July	16	5
August	13	8
September	9	11
October	6	6
November	6	12
December	8	12
January	3	5
February	8	8
March	15	2
April	11	11
May	8	8
June	8	4
<u>FY2021/2022</u>		
July	9	5
August	12	5
September	9	19
October	12	7
November	7	8
December	3	12
January	5	1
February	4	3
March	8	5
April	6	6
May	8	5
June	7	8
<u>FY2022/2023</u>		
July	0	8
August	4	6
September	3	12
October	3	3
November	4	0
December	6	5
January	0	3
February	2	2
March	5	7
April	5	2

May	7	7
June	5	10
FY2023/2024		
July	5	6
August	3	8
September	2	5
October	1	4
November	2	8
December	1	5

Table 7

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Other Matters

Current Staffing situation

34. As of 31 January 2024, the Development Assessment Teams and the Development Advisory Team are fully staffed (consisting of a mixture of agency staff backfilling vacancies and on-structure permanent staff). There is still a heavy reliance on Agency and temporary staffing in the Development Assessment Teams.
35. The vacant roles within the Unit are the Senior Development Advisory Officer, 2 x Principal Planner positions, a Senior Planner position, a Fast Track assessment planner, a student, and a Senior Building Surveyor. All except the Senior Building Surveyor are presently filled by equivalent agency and temporary staff.
36. A recruitment strategy has been developed and the vacant positions will be put to market by the end of Q3 2023/2024. It is noted that the Senior Building Surveyor, Fast Track Assessment Planner, and Student Planner positions have already commenced advertising.

Process Refinement

37. The Department of Planning, Housing and Infrastructure is aware of Council wide delays in the processing of Development Applications resulting from persistent labour market conditions for development professionals including engineers and town planners.
38. In response, through its Planning Delivery Unit, it has developed the Metro Assessment Relief program to assist the most affected Councils in the Sydney Region. Georges River was identified as eligible for this program.
39. Following the signing of a Deed between Council and the Department, the Department's team is currently assisting Council with the processing part of the application backlog. As part of this assistance package, Council has committed to develop and implement a performance improvement plan. As part of this process, the present operational methods will be reviewed, and improvements identified to ensure that an ongoing legacy results from the program.
40. Key to this is improving the ability of Council's Development and Building Department to deliver an operationally resilient, reliable and consistent service to the community which has been an ongoing challenge since the inception of Georges River Council.
41. The Program is due to cease at the end of February 2024. On 19 January 2024, letters have been written to the Minister of Planning and Secretary of the Department of Planning, Housing and Infrastructure seeking a 6 month extension to this program to ensure that its impact is lasting. A response from the Department and Minister has not yet been received.

NSW Planning Portal Performance data and Georges River Council's performance data

42. It is noted that media reports in recent times have reported average determination times Development Applications (i.e. not including modification applications or reviews) for Georges River Council to be 251 days. This is based on data from the NSW Planning Portal. No median assessment time is shown.
43. Council's own data shows the average assessment time for DAs in the same period to be 171 days, with a median of 142 days.
44. Council uses median days in the metrics report as this is more indicative of the experience of the typical customer in comparison to average, which can be heavily impacted by significant outlying data.
45. A comparison between Georges River Council's average determination days data and that reported on the NSW Planning Portal has identified discrepancies between our data and the NSW Planning Portal data.
46. As the NSW Planning Portal does not enable access or information as to what data the average assessment times are based upon, it is difficult for Council to independently ascertain where the discrepancy between Council's data and that reported on the NSW Planning Portal has arisen.
47. As with any measurement exercise, the source of difference could be the result of differences in the measuring of data, including what start and end dates are being used, what is being included in the data (eg. are appeals to the NSW Land and Environment Court, whose time is out of Council's control being included in the Portal data), and whether the underlying data set from which the average figure being derived is complete and correct.
48. The NSW Department of Planning have been made aware of this and are investigating where the difference between our data and theirs is arising.
49. It is noted whether the Planning Portal or Georges River's data is used, there remains a continued need to improve determination times, and this remains the focus of the Unit.

CONCLUSION

50. The Development and Building Team continues to implement actions that assist in improving processing times and customer service, and operationally continues to reduce outstanding applications on hand despite labour sourcing challenges.
51. The latest quarterly data demonstrates the improvements in performance that started in Q1 2023/2024 have continued in Q2 and the trend remains positive.
52. Ongoing improvement will be dependent upon maintaining staffing levels for the remainder of the financial year, and moving towards filling the persistent vacancies in the unit.

FINANCIAL IMPLICATIONS

53. Within budget allocation.

RISK IMPLICATIONS

54. No risks identified.

FILE REFERENCE

D24/22213

ATTACHMENTS

Nil

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