

AGENDA

Environment and Planning Committee

Tuesday, 10 June 2025

7:00 PM

Dragon Room

**Georges River Civic Centre,
Hurstville**



GEORGES RIVER COUNCIL

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

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CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Item: ENV017-25 Confirmation of the Minutes of the Environment and Planning Committee Meeting held on 12 May 2025

Author: Manager Office of the General Manager

Directorate: Office of the General Manager

Matter Type: Previous Minutes

RECOMMENDATION:

That the Minutes of the Environment and Planning Committee Meeting held on 12 May 2025, be confirmed.

ATTACHMENTS

Attachment [1](#) Minutes of the Environment and Planning Committee Meeting held on 12 May 2025



ENV017-25

MINUTES

Environment and Planning Committee

Monday, 12 May 2025

7:00 PM

Dragon Room

**Georges River Civic Centre,
Hurstville**



GEORGES RIVER COUNCIL

PRESENT

COUNCIL MEMBERS

Councillor Elyse Borg, Mayor , Councillor Peter Mahoney (Chairperson), Councillor Matthew Allison Councillor Tom Arthur, Councillor Christina Jamieson, and Councillor Kathryn Landsberry.

COUNCIL STAFF

Director Environment and Planning – Joseph Hill, General Manager- David Tuxford, Manager Strategic Planning - Catherine McMahon, General Counsel – James Fan, Executive Manager City Futures – Kent Stroud, Manager Office of the General Manager – Vicki McKinley, Executive Assistant to the Director, Environment and Planning - Leanne Allen (Minutes), Executive Services Officer –Marisa Severino, Technology Business Support Officer - Brendan Thorpe.

OPENING

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

ACKNOWLEDGEMENT OF COUNTRY

The Chairperson, Councillor Mahoney acknowledged the Bidjigal people of the Eora Nation, who are the Traditional Custodians of all lands, waters and sky in the Georges River area. 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.

REQUEST TO ATTEND VIA AUDIO VISUAL LINK

There were no requests to attend via Audio Visual Link.

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

There were no disclosures of interest made.

PUBLIC FORUM

There were no registered speakers.

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

ENV013-25 Confirmation of the Minutes of the Environment and Planning Committee Meeting held on 14 April 2025 (Report by Executive Services Officer)

RECOMMENDATION: Councillor Landsberry, Councillor Allison

That the Minutes of the Environment and Planning Committee Meeting held on 14 April 2025, be confirmed.

Record of Voting

For the Motion: Councillor Mahoney, Councillor Allison, Councillor Arthur, Councillor Jamieson, Councillor Landsberry

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

COMMITTEE REPORTS

ENV014-25 Hurstville Golf Course Clubhouse Planning Proposal (Report by Manager Strategic Planning)

RECOMMENDATION: Councillor Allison, Councillor Landsberry

That Council endorses the preparation of the Hurstville Golf Course Clubhouse Planning Proposal to amend the *Georges River Local Environmental Plan 2021*, by inserting into *Schedule 1 additional permitted uses*, "function centre" as an additional permitted use on the site of the Hurstville Golf Course Clubhouse (part of Lot 1 DP176469, Hurstville Golf Club, No.57 Lorraine Street, Peakhurst).

Record of Voting

For the Motion: Councillor Mahoney, Councillor Allison, Councillor Arthur, Councillor Jamieson, Councillor Landsberry

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

ENV015-25 Carss Bush Park and Todd Park Plan of Management and Master Plan - Resolution to exhibit (Report by Manager Strategic Planning)

RECOMMENDATION: Councillor Landsberry, Councillor Allison

- (a) That Council endorse the Draft Carss Bush Park and Todd Park Plan of Management and Master Plan for public exhibition for a period of no less than 28 days in accordance with section 38 of the Local Government Act 1993.
- (b) That Council notify the draft Plan of Management and Master Plan to the Minister (NSW Department of Planning, Housing and Infrastructure), as the representative landowner of part of the land under section 39 of the Local Government Act 1993, to obtain owner's consent prior to public exhibition.
- (c) That Council seek written consent from the NSW Department of Planning, Housing and Infrastructure to adopt the draft Plan of Management, in accordance with section 3.23(6) of the Crown Land Management Act 2016.
- (d) That Council endorse the proposed changes to the land categorisation and hold a public hearing under section 40A of the Local Government Act 1993.

- (e) That Council note the progress of the concurrent exercise to formalise the reservation of several areas of Crown land within Carss Bush Park as Crown Reserve for ongoing management by Council and the non-claimant application that must be finalised prior to the final adoption of the Plan of Management by the Minister for Lands and Property and Council.

Record of Voting

For the Motion: Councillor Mahoney, Councillor Allison, Councillor Arthur, Councillor Jamieson, Councillor Landsberry

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

ENV016-25 Donnelly Park Plan of Management and Master Plan update (Report by Manager Strategic Planning)

Note – The Mayor, Councillor Borg arrived at 7.20pm

RECOMMENDATION: Councillor Landsberry, Councillor Allison

- (a) That Council adopt the amended Donnelly Park Plan of Management (**Attachment 1**) and amended Master Plan (**Attachment 2**) in accordance with section 40 of the *Local Government Act 1993* and section 3.23(6) of the *Crown Land Management Act 2016*.
- (b) That Council authorise the General Manager to make minor editorial modifications in the finalisation of the Donnelly Park Plan of Management and Master Plan.
- (c) That all individuals who provided a submission during the public exhibition of the Donnelly Park Plan of Management and Master Plan be notified of Council's decision.
- (d) That the adopted Donnelly Park Plan of Management and Master Plan be forwarded to the NSW Department of Planning, Housing and Infrastructure (DPHI) – NSW Crown Lands for information.
- (e) That the Donnelly Park Plan of Management and Master Plan be placed on Council's website following adoption by Council.

Record of Voting

For the Motion: Councillor Mahoney, The Mayor, Councillor Borg, Councillor Allison, Councillor Arthur, Councillor Jamieson, Councillor Landsberry

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

CONCLUSION

The Meeting was closed at 7.23pm.

Chairperson

COMMITTEE REPORTS

Item: ENV018-25 **Review of the Draft Bush Fire Prone Land Map 2025**

Author: Strategic Planner/Information Management

Directorate: Environment and Planning

Matter Type: Committee Reports

ENV018-25

RECOMMENDATION:

- (a) That note the draft Bush Fire Prone Land Map 2025 prepared by the NSW Rural Fire Service as the replacement for the certified Bush Fire Prone Land Map 2020 for Georges River Council.
- (b) That Council request the NSW Rural Fire Service to:
 - (i) remove Carss Bush Park and the lower part of Oatley Memorial Gardens (being a road reserve) from the draft Bush Fire Prone Land Map 2025,
 - (ii) finalise and provide the amended Bush Fire Prone Land Map 2025 with the inclusion of the vegetation buffer areas surrounding the new Vegetation Categories 1 and 2.
- (c) That Council formally request certification from the NSW Rural Fire Service for the amended Bush Fire Prone Land Map 2025.

EXECUTIVE SUMMARY

1. The Bush Fire Prone Land (BFPL) Map must be reviewed by councils and re-certified by the Commissioner of the NSW Rural Fire Service (RFS) at least every five years under Section 10.3 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).
2. The BFPL Map 2020 for Georges River Council (refer to **Figure 1** and **Attachment 1**) was certified by the Commissioner of the NSW RFS on 7 August 2020.
3. On 20 March 2025, Council was advised via email by the NSW RFS that the current certification will expire in August 2025, as such the report must be endorsed for exhibition at this meeting to achieve compliance.
4. A draft BFPL Map 2025 for Georges River Council (refer to **Figure 2** and **Attachment 2**) was prepared by NSW RFS and is attached to this report. Council is required to approve the draft BFPL Map 2025 and formally request its certification from the NSW RFS.
5. This report recommends that the following areas be deleted from the draft BFPL Map 2025:
 - (a) Carss Bush Park, and
 - (b) Lower part of Oatley Memorial Gardens.

BACKGROUND

6. The BFPL Map must be reviewed by councils and re-certified by the Commissioner of the NSW RFS at least every five years under Section 10.3 of the EP&A Act.
7. The review and re-certification of the BFPL Map is a statutory requirement and essential for ensuring bush fire planning controls remain effective.

8. The current BFPL Map for Georges River Council (refer to **Figure 1** and **Attachment 1**) was last certified by the NSW Rural Fire Service on 7 August 2020 and remains in effect until its expiry in August 2025.
9. The vegetation categories in the BFPL Map are explained below:
 - (a) **Vegetation Category 1:** was the highest risk for bush fire. It is represented as red on the bush fire prone land map and will be given a 100m buffer. This vegetation category has the highest combustibility and likelihood of forming fully developed fires including heavy ember production. Vegetation Category 1 consists of areas of forest, woodlands, heaths (tall and short), forested wetlands and timber plantations.
 - (b) **Vegetation Category 2:** was a lower bush fire risk than Category 1 and Category 3 but higher than the excluded areas. It is represented as light orange on a bush fire prone land map and will be given a 30m buffer. This vegetation category has lower combustibility and/or limited potential fire size due to the vegetation area shape and size, land geography and management practices. Vegetation Category 2 consists of:
 - (i) Rainforests.
 - (ii) Lower risk vegetation parcels. These vegetation parcels represent a lower bush fire risk to surrounding development and consist of remnant vegetation and land with ongoing land management practices that actively reduces bush fire risk.
 - (c) **Vegetation Category 3:** was medium bush fire risk vegetation. It is higher in bush fire risk than category 2 (and the excluded areas) but lower than Category 1. It is represented as dark orange on a Bush Fire Prone Land map and will be given a 30m buffer. This category consists of grasslands, freshwater wetlands, semi-arid woodlands, alpine complex and arid shrublands.
10. According to the NSW RFS *Guide for Bush Fire Prone Land Mapping*, vegetation **excluded** from being mapped as bush fire prone includes:
 - (a) Single areas of vegetation less than 1 hectare in area and greater than 100 metres separation from other areas of Category 1, 2 or 3 vegetation;
 - (b) Multiple areas of vegetation less than 0.25 hectares in area and not within 30 metres of each other;
 - (c) Strips of vegetation less than 20 metres in width, regardless of length and not within 20 metres of other areas of Category 1, 2 or 3 vegetation;
 - (d) Areas of “managed grassland” including grassland on, but not limited to, recreational areas, commercial/industrial land, residential land, airports/airstrips, maintained public reserves and parklands, commercial nurseries and the like;
 - (e) Areas of managed gardens and lawns within the curtilage of buildings;
 - (f) Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops;
 - (g) Managed botanical gardens;
 - (h) Agricultural lands used for annual and/or perennial cropping, orchard, market gardens, nurseries and the likes are excluded;
 - (i) Saline wetlands including mangroves;
 - (j) Other areas that, due to their size, shape and overall risk are not considered Category 1, 2 or 3 vegetation.

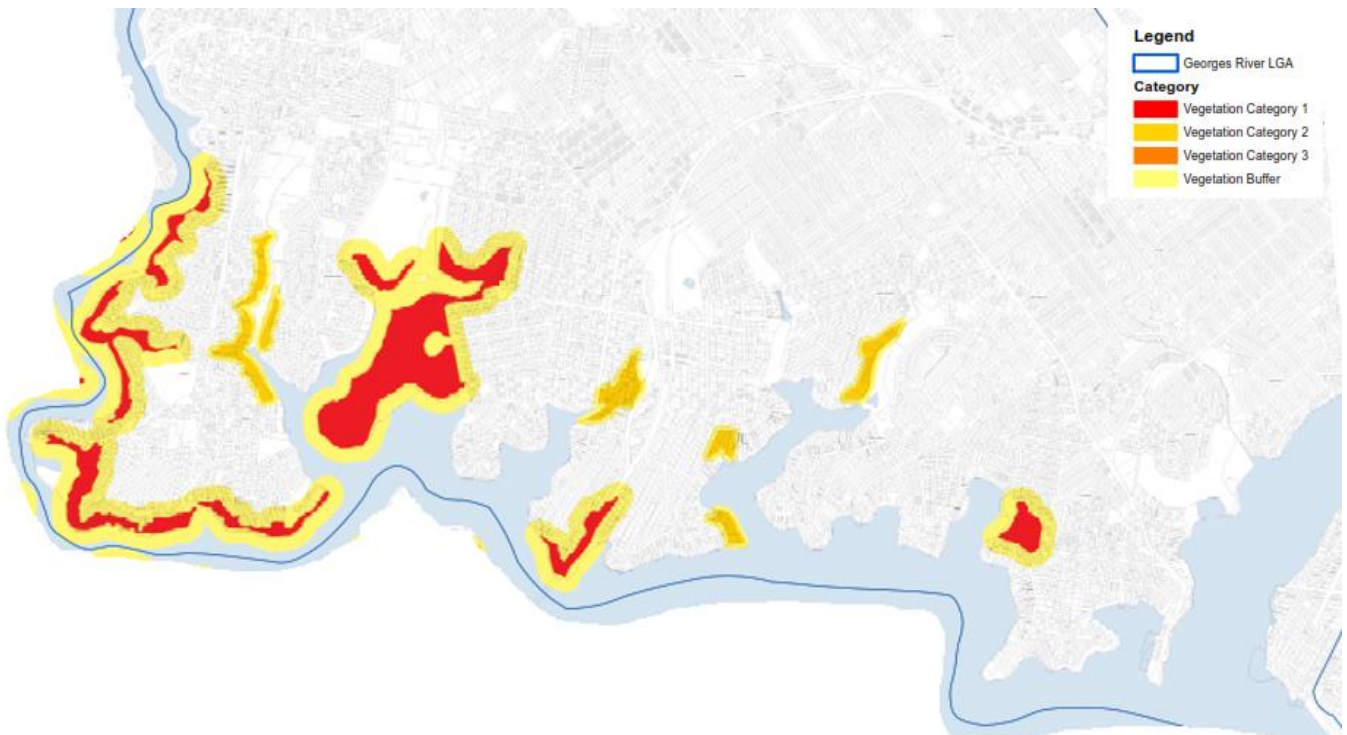


Figure 1 - Extract from the Georges River Council Bush Fire Prone Land Map certified 7 August 2020

DIRECTION FROM NSW RURAL FIRE SERVICE

11. On 20 March 2025, Council was advised via email by the NSW RFS that the current certification will expire in August 2025. In compliance with Section 10.3 of the EP&A Act, Councils are required to review the BFPL Map at least once every five years. A draft BFPL Map 2025 was attached to the NSW RFS email for Council's review (Refer to **Figure 2** and **Attachment 2**).

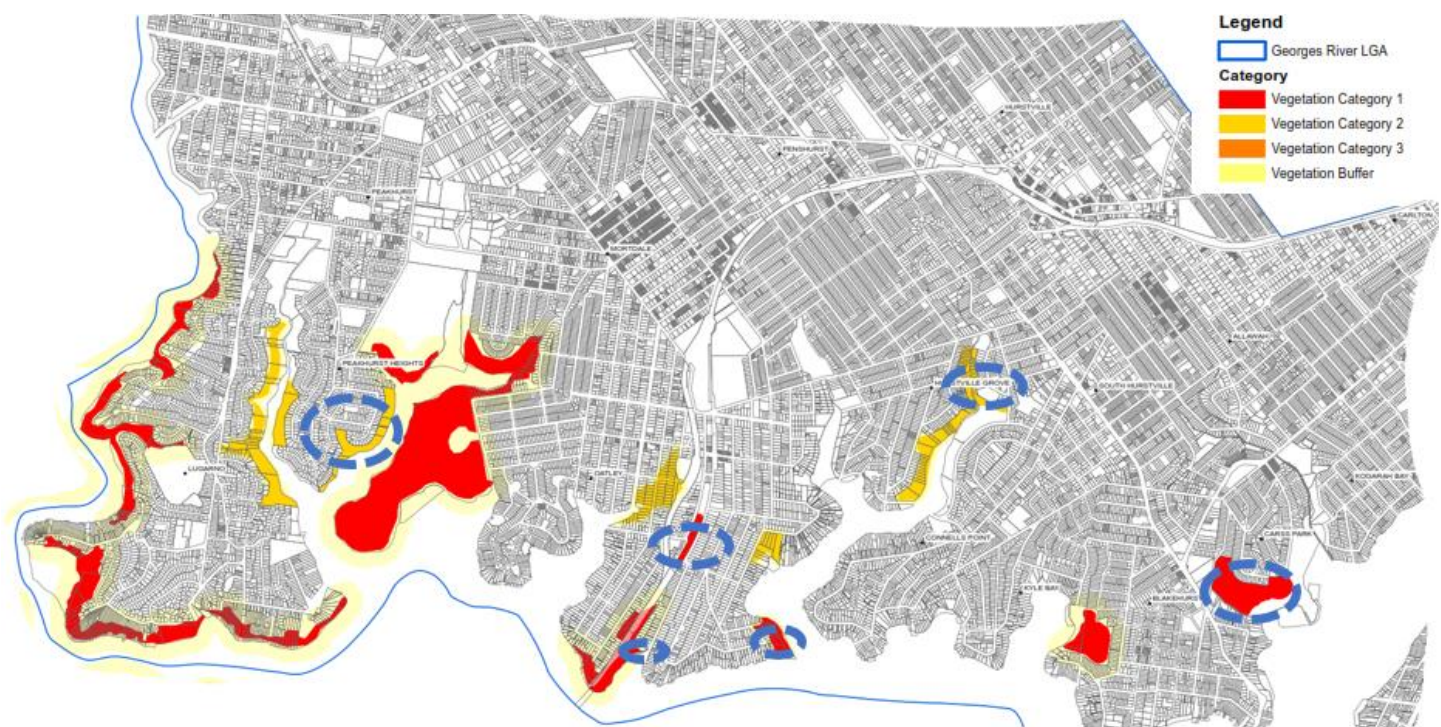


Figure 2 - Extract from the draft Bush Fire Prone Land Map 2025 prepared by the NSW Rural Fire Service

12. The key changes between the certified BFPL Map 2020 and the draft BFPL 2025, as highlighted in **Figure 2**, include:
 - (a) **Peakhurst Heights:** An additional area mapped as Vegetation Category 2. NSW RFS has advised that this area was flagged due to the presence of a large, continuous area of dense vegetation.
 - (b) **Oatley:** The changes include a newly mapped vegetation category and an extension of one area where a road is now included under Vegetation Category 1. NSW RFS have advised that given the size of the mapped area, they are open to removing the narrow strip of Vegetation Category - which is the lower part of Oatley Memorial Gardens. Not only does it include a road but also that the understory of the vegetation is actively managed.
 - (c) **Hurstville Grove:** An extension of the existing Vegetation Category 2 mapping. NSW RFS have advised that the vegetation mapping has been extended due to clear evidence of dense rainforest in the area. The size and extent of this vegetation are substantial enough for NSW RFS to consider mapping it as bush fire prone land.
 - (d) **Carss Park:** A newly identified Vegetation Category 1 area. NSW RFS has advised that this area has been classified as Vegetation Category 1 (Forest) due to its significant size and dense vegetation. NSW RFS advised that if Council believes this area should not be mapped as bushfire-prone land, they will require a clear and reasoned justification for its exclusion.
13. The Council is to note that the vegetation buffer areas surrounding the new Vegetation Categories 1 (100m) and 2 (30m) are not included in the draft BFPL Map 2025 and will be added at the finalisation stage.
14. The draft BFPL Map 2025 has been reviewed internally. This report recommends that Oatley Memorial Gardens be deleted based on the advice from NSW RFS – that it is a road and the understory of the vegetation is actively managed.
15. The only issue raised by Council officers was the identification of Carss Bush Park as a Vegetation Category 1 area in the Draft BFPL Map 2025. Its identification was discussed with the NSW RFS by the Acting Manager City Operational Services at the Bush Fire Management Committee held on 29 May 2025. The NSW RFS have advised that if Council believes that the Park should not be mapped as bush fire prone land, then Council is to provide a clear and reasoned justification for its exclusion.
16. It is acknowledged that the classification of Carss Park as Vegetation Category 1 is based on its size and vegetative density. However, Council does not support mapping this area as bush fire prone land for the following reasons:
 - (a) The mapping does not align with the Bush Fire Management Committee (BFMC) Residential Risk Mapping. Vegetation Category 1 consists of areas of forest, woodlands, heaths (tall and short), forested wetlands and timber plantations.
 - (b) Only part of Carss Bush Park is heavily vegetated – there are open areas adjacent to residential and to water,
 - (c) The understory of the vegetation is actively managed, and
 - (d) Council's capacity to effectively respond to any fire event.
17. Given the above the NSW RFS will be requested that the bush fire prone designation for Carss Park be reconsidered, as the assessed level of risk does not meet the threshold typically associated with Vegetation Category 1 under current guidelines.
18. With the deletion of Carss Bush Park and the removal of the lower part of Oatley Memorial Gardens, the draft BFPL Map is considered appropriate for certification.

NEXT STEPS

19. If Council supports the recommendation of this report, Council will need to formally request certification from the NSW RFS.
20. The map will then be submitted to the local Rural Fire Service District for their feedback and endorsement before finalisation. Once approved, the NSW Fire Service will integrate the data into the state-wide Bush Fire Prone Land dataset for certification.
21. Following certification, a notification along with the certified map will be sent to Council and the NSW Rural Fire Service District. Subsequently, the certified data will be provided to Council, and the state-wide dataset with the newly certified data will be published on the NSW RFS public-facing website, including the NSW Planning Portal.
22. At this stage Council will be required to update properties in its property and mapping systems that have either been removed or added to the BFPL mapping. Information on whether or not a property is bush fire affected is provided in Section 10.7(2) Planning Certificates.

FINANCIAL IMPLICATIONS

23. There are no additional financial implications. All activities associated with the review and certification of the BFPL Map 2025 are within Council's existing budget allocation.

RISK IMPLICATIONS

24. **Strategic Risk 3 – Assets and Infrastructure:** A current BFPL Map will assist in Council addressing this risk. Council infrastructure on land identified on the BFPL Map can be identified and/or protected.
25. **Strategic Risk 5 – Climate Change:** A current BFPL Map can assist in Council to prepare and plan for climate and environmental risks, including the protection and maintenance of the natural and built environment, including biodiversity, liveability, and natural systems.
26. **Strategic Risk 7 – Ineffective Governance:** Council's current certified BFPL Map will expire in August 2025. In compliance with Section 10.3 of the EP&A Act, Councils are required to review the map at least once every five years. A current BFPL Map will address Council's legislative obligations.
27. **Strategic Risk 9 – Housing Infrastructure:** A current BFPL Map will ensure that new housing in the areas affected by the AFDR levels will comply with planning regulations and building practices.
28. **Strategic Risk 11 – Liability Claims:** A current BFPL Map certified by the NSW Rural Fire Service will mitigate any claims due to bushfire.

COMMUNITY ENGAGEMENT

29. Community engagement is not required. The BFPL Map is owned by the NSW Rural Fire Service. Council plays an advisory role in the process.
30. Council is required under Section 10.7(2) of the EP&A Act to provide advice on whether or not a property is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service. This advice is provided in Section 10.7(2) Planning Certificates.

FILE REFERENCE

D25/119874

ATTACHMENTS

Attachment [1](#) Certified Georges River Council Bush Fire Prone Land Map 2020

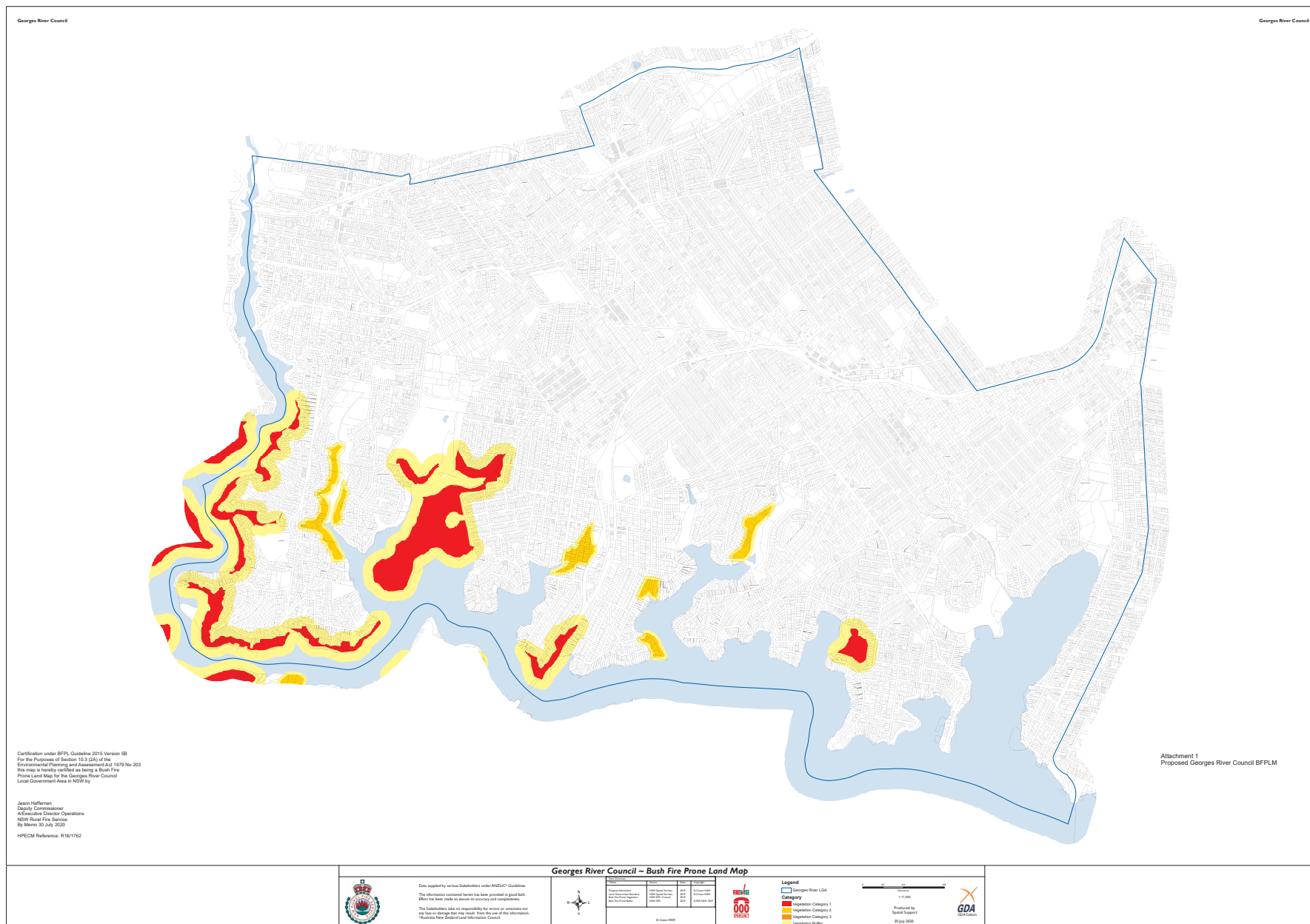


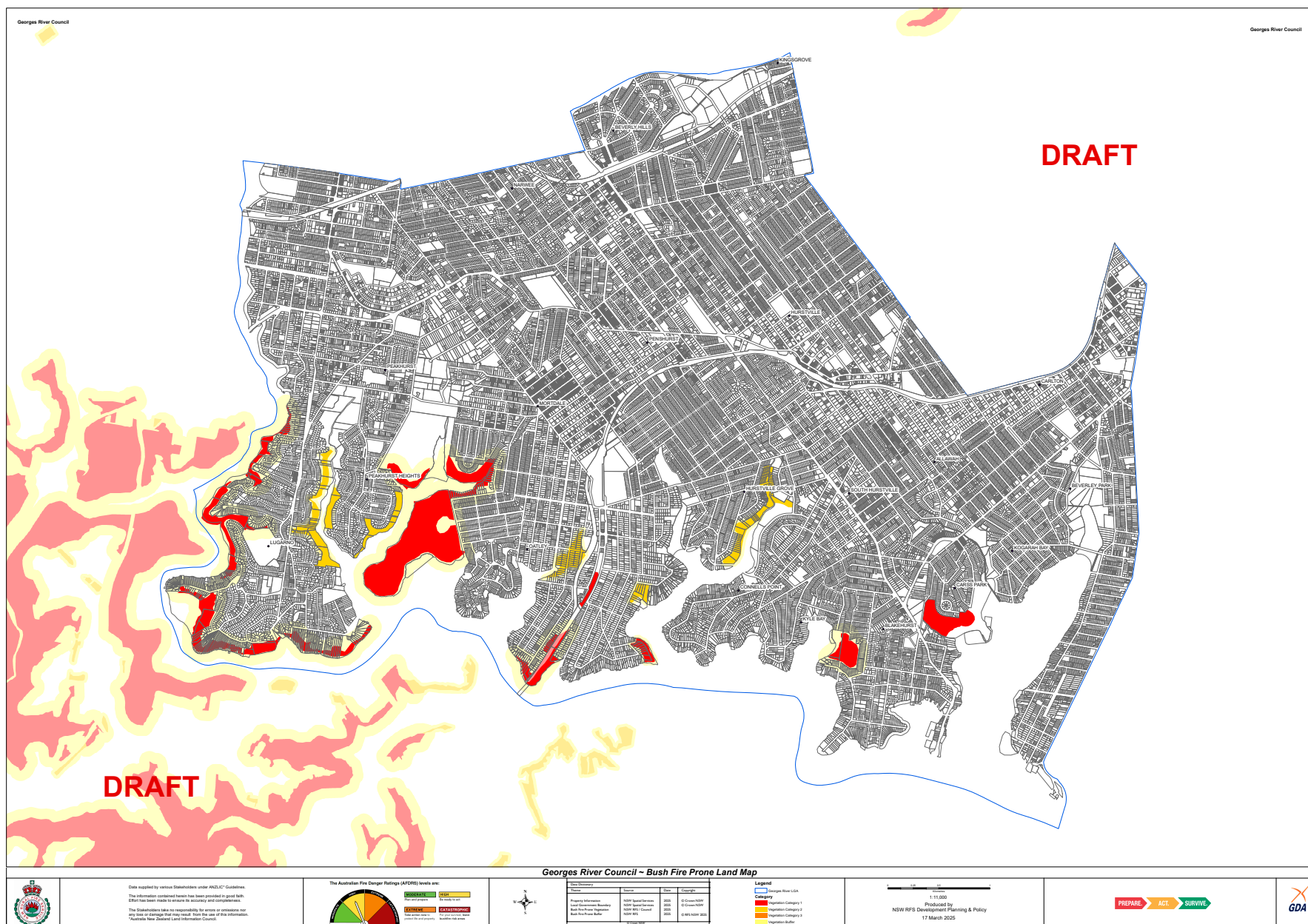
Attachment [↓](#)2



Draft Georges River Council Bush Fire Prone Land Map 2025 prepared by the NSW RFS

ENV018-25





Item: ENV019-25 Planning Proposal for Gateway Determination – 193-199 Rocky Point Road, 66-68 Ramsgate Road and 2-4 Targo Road, Ramsgate

Author: Consultant Planner

Directorate: Environment and Planning

Matter Type: Committee Reports

ENV019-25

RECOMMENDATION:

That Georges River Council (Council) does not support the proposed amendments to *Georges River Local Environmental Plan 2021* (GRLEP), contained in PP2024/0001 as described at **Attachment 1** of the Environmental Planning Committee report as it does not satisfy the site-specific merit tests that are outlined in the Department of Planning, Housing and Infrastructure's (DPHI) *Local Environmental Plan Making Guideline* (dated August 2023) for the following key reasons:

- (i) the planning proposal (PP) has not demonstrated that future intensification of development on the site can be accommodated without adverse impacts within the capacity of the current and/or future infrastructure, specifically the surrounding state and local road network.
- (ii) the PP has not adequately addressed the recommendations made by Georges River Local Planning Panel (LPP) (LPP052-24) at its meeting on 5 December 2024 in relation to potential traffic and transport impacts.
- (iii) the PP has not adequately addressed the traffic advice from Transport for New South Wales (TfNSW) and Council's traffic engineers issued to the Proponent on 19 March 2025 and subsequent advice provided by TfNSW on 10 April 2025.

EXECUTIVE SUMMARY

1. The Planning Proposal (PP) PP2024/0001 (**Attachment 1**), seeks to amend the Georges River Local Environmental Plan 2021 (GRLEP) as follows:
 - (a) Rezone the land from part R4 High Density Residential and part E1 Local Centre to E1 Local Centre.
 - (b) Increase the building height from part 15 metres (R4 zone) and part 21 metres (E1 zone) to part 16m and part 29m.
 - (c) Increase the Floor Space Ratio (FSR) from part 2.5:1 (E1 zone) and part 1.5:1 (R4 zone) to 2.64:1.
 - (d) Reclassify Georges River Council-owned Lot 301 DP 114822 from 'community land' under the Local Government Act to 'operational land' to enable future acquisition from Council and eventual redevelopment of the land. These details are proposed to be inserted into 'Schedule 4 Classification and reclassification of public land' of the GRLEP 2021.
2. Additionally, PP2024/0001 is supported by a draft site-specific Georges River Development Control Plan (GRDCP 2021). The site-specific amendments to the GRDCP 2021 relate to:
 - (a) Site Layout and Land Use, including the location of the through-site link

- (b) Urban Character, Built Form and Design, inc. setback, building separation, building height and articulation and active frontages controls
 - (c) Public Domain and Landscaping
 - (d) Vehicular and Pedestrian Access, and Parking Rates
 - (e) Ecologically Sustainable Development (ESD).
3. Council received a Public Benefit Offer dated 19 December 2023, in conjunction with the PP (see **Attachment 2**). Council staff have undertaken a preliminary assessment of the proposed public benefits and has held a meeting with the Proponent in relation the public benefits and planning agreement process. A formal offer to enter a planning agreement has not been submitted at this stage. Further progress on the planning agreement has been put on hold as Council's assessment does not support the progression of the planning proposal.
 4. The planning agreement process is undertaken separately to and in parallel with the Planning Proposal in accordance with Council's Planning Agreements Policy and will be progressed if the Planning Proposal matters are resolved and is supported.
 5. The PP was considered by the Georges River Local Planning Panel (LPP) (LPP052-24) at its meeting on 5 December 2024. The LPP unanimously supported the PP and endorsed forwarding it to the DPHI for a Gateway Determination, subject to certain recommendations, including the satisfactory resolution of the traffic and transport impacts identified by Council and Transport for New South Wales (TfNSW).
 6. The Proponent was advised of the LPP recommendations on 9 December 2024 and submitted additional information in relation to unresolved traffic and transport issues on 29 January 2025. The additional information was reviewed by TfNSW and Council's Traffic Engineers and discussed at a meeting held between TfNSW, Council, Gyde and the Proponent on 20 February 2025.
 7. TfNSW and Council's review of the additional information raised several unresolved or unsupported traffic matters (refer to **Attachment 3** for TfNSW's comments) including an unacceptable level of service (LoS) for Rocky Point Road/Ramsgate Road and Rocky Point Road/Targo Road intersections, loss of on-street parking with potential adverse impacts on local business, and potential amenity impacts on Targo Road from increased traffic volumes documentation. TfNSW and Council's traffic advice was issued in a letter to the Proponent on 19 March 2025.
 8. Further information was then submitted by the Proponent and additional advice provided by Council and TfNSW prior to the meeting held on 15 April 2025 with all three parties present. Whilst TfNSW and Council acknowledge that the Proponent has addressed certain traffic issues with acceptable solutions, not all traffic issues have been satisfactorily addressed. The remaining key traffic issues are as follows:
 - (a) unresolved traffic matters relating to existing driveways on eastern side of Rocky Point Road (Bayside Council LGA) impacting the functioning of the proposed new signals at the intersection of Rocky Point Road/Targo Road.
 - (b) impact of loss of on-street parking to local businesses. At least 12 spaces along the western side of Rocky Point Road are required to be removed to accommodate the new traffic signal.
 - (c) unacceptable amenity impacts to Targo Road due to potential increased traffic volumes generated by the proposal.
 9. As such, this report recommends that Council not support the proposed amendments to Georges River Local Environmental Plan 2021 (GRLEP), contained in PP2024/0001 for the following key reasons:

- (a) the planning proposal (PP) has not demonstrated that future intensification of development on the site can be accommodated without adverse impacts within the capacity of the current and/or future infrastructure, specifically the surrounding state and local road network.
- (b) the PP has not satisfactorily addressed all the traffic issues raised by TfNSW and Council's traffic engineers in the letter dated 19 March 2025 and subsequent advice provided by TfNSW on 10 April 2025.
- (c) the PP has not adequately addressed the recommendations made by the LPP (LPP052-24) at its meeting on 5 December 2024 in relation to potential traffic and transport impacts.

10. Director Environment and Planning Comment:

- (a) The proponent lodged a Rezoning Review Request (RR-2025-6) on 26 May 2025 with the Department of Planning, Housing and Infrastructure (DPHI). The rezoning review process allows a proponent to request that an independent planning panel evaluates if the proposal should progress to Gateway determination. The proponent has done so as Council has notified the proponent in writing that it does not support the proposal, as discussed in this report.
- (b) Council staff have continued to progress the assessment and are reporting it to this Environment and Planning Committee to establish a Council endorsed position on the Planning Proposal. This provides a transparent outcome for the proponent and broader community. It is noted that the Planning Proposal may ultimately progress irrespective of Council's decision if the independent planning panel determines that it has site specific and strategic merit.

BACKGROUND

11. PP2024/0001 was submitted on 20 December 2023. A history of the current PP is summarised at **Table 1** below.

Table 1 - History of current PP2024/0001

Date	Milestone
Current PP2024/0001 – Proponent: Fabcot Pty Ltd (Woolworths Group)	
20 December 2023	<p>PP2024/0001 for 193-199 Rocky Point Road, 66-68 Ramsgate Road and 2-4 Targo Road, Ramsgate was submitted to Council in December 2023.</p> <p>The site area of the PP excluded No 6. Targo Road, which was included in the site area for the previous PP.</p> <p>The PP was referred internally for comments on Traffic, Stormwater, Heritage, Urban Design, Trees and Landscaping and Waste.</p> <p>Refer to Section 4.3 of this report for details of the PP request.</p>
13 March 2024	<p>Council engaged Gyde Consulting as Council's independent assessment planners for PP2024/0001 for 193-199 Rocky Point Road, 66-68 Ramsgate Road and 2-4 Targo Road, Ramsgate.</p> <p>The PP was referred to Transport for NSW on 13 March 2024.</p>
5 April 2024	<p>A preliminary review of the PP2024/0001 and referrals received from Council was undertaken by the independent assessment planners, dated 5 April 2024, and was issued to Council and the Proponent. The preliminary review noted that the PP generally provides strategic merit, however raised certain site-specific issues requiring further consideration by Council and the Proponent to progress the PP as summarised below:</p> <ul style="list-style-type: none"> Concern over the exclusion of No. 6 Targo Road from the PP's site area on the basis

Date	Milestone
	<p>that future development potential of No 6.Targo Road may be limited despite its current R4 zoning due to the following reasons:</p> <ul style="list-style-type: none"> – the existing multi dwelling housing development adjoining the site to the west which is unlikely to redevelop in the near future; – the site (in isolation) does not comply within the minimum 1,000sqm site area for RFBs under the DCP, or the minimum site area of 800sqm for medium density developments under the LEP. <ul style="list-style-type: none"> • Location on the Commercial Loading Dock and Access Driveway due to: <ul style="list-style-type: none"> – potential safety concerns and rear end crashes; – potential visual and noise impacts to the adjacent “Roma” residential flat building (RFB) and heritage item located at No 70 Ramsgate Road; – exclusion of shared access for adjacent properties at No 201-209 Rocky Point Road that can provide vehicular access to accommodate MRVs required for back of house functions or Council’s garbage collection vehicles for the future development; and – consistency with Part 7 Business Precincts of the Georges River DCP requiring a 5m laneway to be provided between Targo Road and Ramsgate Road for properties fronting Rocky Point Road and vehicle access for any redevelopment of a site fronting Rocky Point Road to be consolidated. • Safety issues and adequacy of the public benefit provided by the proposed through-site link, noting the following main concerns: <ul style="list-style-type: none"> – lack of space for social interaction and nil access to retail, thereby not providing an activated ‘laneway’ or arcade experience with a pedestrian refuge, shopping, and alfresco seating away from the noise of Rocky Point Road, as intended in the DCP; – poor usability as a pedestrian and bicycle pathway, noting it is less than 70 metres, or approximately a 1 minute walk, from Rocky Point Road and the provision of deep soil significantly reduces the pathway width required for efficient pedestrian and cycling traffic flow; – through-site link does not connect to any existing bicycle paths and there are significant potential safety issues for cyclists emerging from the link to Ramsgate Road – other potentially more legitimate opportunities to provide public benefit by enhancing the existing public domain along the main street frontages. • Proposed vehicular access, potential traffic impacts and road network upgrades requiring further coordination between Council’s Traffic Engineer, the Proponent and TfNSW. <p>The following requests were also made in the preliminary advice:</p> <ul style="list-style-type: none"> • The Proponent should justify why the other properties (No 6 Targo Road and No 201-209 Rocky Point Road) are not included in the PP, noting inclusion of No 201-209 Rocky Point Road may provide a more holistic and robust redevelopment outcome for these sites and for the local centre. • Document revisions by the Proponent to address the key four (4) matters raised to justify the site-specific merit and to progress the PP. <p>Despite the matters raised above, the preliminary review found that these matters were manageable based on further discussion with Council’s Traffic, Heritage, and Urban Design teams and the Proponent and, once agreed, that site-specific merit can be determined with appropriate site-specific DCP controls or otherwise overcome with a future DA.</p>
15 April 2024	A TfNSW referral was issued on 15 April 2024 to the Proponent which raised traffic

Date	Milestone
	matters that needed to be addressed in the PP.
19 April 2024	<p>At the request of the Proponent, a meeting was held to discuss the matters raised in the preliminary review.</p> <p>Representatives from Council, Gyde and the Proponent's project team were in attendance. At this meeting, the Proponent agreed to amend their proposed design and relevant reports to address the key site-specific matters raised in the Gyde preliminary assessment of the PP and in Council's internal referrals.</p>
1 May 2024	A meeting was held with the Proponent, TfNSW, Gyde and Council on Wednesday 1 May 2024 to discuss the key traffic matters raised by TfNSW. The Proponent resolved to amend their PP and provide updated plans and Traffic Impact Assessment as part of a revised PP package.
3 June 2024	<p>The Proponent submitted a revised PP for PP2024/0001 on 3 June 2024 comprising the following documentation:</p> <ul style="list-style-type: none"> • Response to RFI • Revised Reference Scheme • Updated Architectural Design Report • Revised Draft DCP • Traffic Advice • Heritage Impact Advice • Wind Impact Advice • Concept Supermarket Plan <p>Council internally referred the revised PP for comments in relation to Urban Design, Traffic, Heritage and Waste.</p>
20 June 2024	Council issued comments in relation to revised PP for PP2024/0001 regarding urban design and traffic matters.
26 June 2024	Council issued comments in relation to revised PP for PP2024/0001 regarding heritage matters.
27 June 2024	Council issued comments in relation to revised PP for PP2024/0001 regarding waste matters.
11 September 2024	<p>Bayside Council's Traffic & Road Safety and Public Domain & Referrals teams provided internal advice noting:</p> <ul style="list-style-type: none"> • traffic signals on Rocky Point Road would impact parking and traffic flow on Rocky Point Road; which is the responsibility of TfNSW; • that the loss of on-street parking is on a State classified road and a matter for TfNSW; however, could be replaced by additional parking within basement car park for the proposed development; • there is no objection to the proposal in principle. However, Council would comment further once a formal application is lodged, and more detail has been provided.
19 September 2024	A meeting was held between TfNSW and the proponent on 19 September 2024.
17 October 2024	<p>TfNSW reviewed the revised reference scheme and updated Traffic Impact Assessment referred to TfNSW on 7 August 2024, and electronic copy of SIDRA model referred on 20 August 2024. Further, following the 19 September meeting, TfNSW requested updated information in relation to the TCS warrants, which was submitted to TfNSW.</p> <p>TfNSW's letter, dated 17 October 2024, confirms that the TCS warrants are met and TfNSW provides in-principal support for the proposed signals at this intersection subject to the following:</p>

Date	Milestone
	<ul style="list-style-type: none"> The proponent can demonstrate that both Targo Road / Rocky Point Road and The Promenade / Ramsgate Road / Targo Road intersections can be operated safely and efficiently with proposed TCS. Both Bayside Council and Georges River Council do not object to the loss of parking and access restrictions on Rocky Point Road. Consultation is undertaken with the community / businesses on the eastern side of Rocky Point Road regarding restricting the existing driveway opposite Targo Road (272 Rocky Point Road) and the development site access at 266 Rocky Point Road to left in/left out (LILO) only. Sidra modelling is amended addressing the issues raised in Appendix B of the letter and submitted to TfNSW for review post exhibition and before finalisation of any planning proposal. <p>It was noted that the operation/support for signals is strictly based on removal of parking and restricting access to left in left out (LILO) only to the property on the eastern side of Rocky Point Road. Transport for NSW reserves the right to withdraw its support for signals should community and Bayside Council have objections to the proposed signals.</p>
28 October 2024	Council's independent assessment planners reviewed the revised PP, Council's internal referral comments, received 1 July 2024, and TfNSW advice received on 17 October 2024, and advised Council that a recommendation would be made for the PP to progress to DPHI for a Gateway Determination, subject to recommended Conditions of Gateway.
5 December 2024	LPP Meeting held on 5 December 2024. The LPP unanimously supported the PP and endorsed forwarding it to the DPHI for a Gateway Determination, subject to certain recommendations. Those recommendations included that the PP satisfactorily address the unresolved and unsupported traffic and transport issues raised by TfNSW and Council so that the proposal does not result in adverse impacts to the surrounding state and local road network.
29 January 2025	Additional information was submitted by the Proponent on 29 January 2025, including: <ul style="list-style-type: none"> an updated Traffic Impact Assessment (January 2025); Electronic copy of Update SIDRA Network Modelling; and Response to TfNSW comments in Annexure B (SIDRA modelling) of letter 17 October 2024.
4 February 2025	A meeting was held between TfNSW, Council and Gyde on 4 February 2025 to discuss additional information provided by the Proponent.
20 February 2025	A meeting was held with the Proponent, TfNSW, Gyde and Council on Wednesday 20 February 2025 to discuss key ongoing traffic matters and the additional traffic information provided by the Proponent.
28 February 2025	TfNSW provided comments on 28 February 2025 in relation to its review of the submitted documentation and raised several unresolved or unsupported traffic issues. Refer to Attachment 3 for the letter received from TfNSW, dated 28 February 2025.
29 February 2025	A meeting was held with the Proponent and Council on 29 February 2025.
11 March 2025	Comments received from Council's Traffic Engineers on 11 March 2025 responding to the Proponent's submitted documentation and TfNSW comments dated 28 February 2025.
19 March 2025	Letter issued to the Proponent, dated 19 March 2025, outlining the unresolved or unsupported traffic issues raised by TfNSW and Council's Traffic Engineers.
28 March 2025	Responses provided by the Proponent on 28 March 2025 in relation to traffic matters raised by TfNSW and Council in letter dated 19 March 2025
10 April 2025	Additional traffic comments provided by TfNSW on 10 April 2025.
11 April 2025	Proponent responses submitted on 11 April 2025 in response to TfNSW's additional

Date	Milestone
	comments.
15 April 2025	Meeting held between TfNSW, Council and the Proponent on 15 April 2025 to discuss the remaining traffic issues.

SITE DESCRIPTION AND CONTEXT

12. The site (**Figure 1**) is located at 193-199 Rocky Point Road, 66-68 Ramsgate Road and 2-4 Targo Road, Ramsgate



Figure 1 - Site Locality (Six Maps 2024)

13. The site comprises a total of 14 lots as summarised in **Table 2** below which are sought to be amalgamated to facilitate future redevelopment of the site.
14. Lot 301 DP 114822 (outlined in yellow at **Figure 2** below) is Council owned land that is classified as “community land” under the *Local Government Act 1993* (LG Act). The PP seeks to reclassify this land as “operational” land to enable it to be purchased by the Proponent for redevelopment.

Table 2- Site address, legal description and ownership

Address	Lot and DP	Area (m ²)	Ownership
193 Rocky Point Road	Lot 8 DP 653883	695.5	Fabcot Pty Ltd
	Lot A DP 311887	347.7	Fabcot Pty Ltd
	Lot B DP 311887	347.7	Fabcot Pty Ltd
197 Rocky Point Road	SP 83814	620.37	Fabcot Pty Ltd
	Lot 301 DP 1142822	76.1	Georges River Council
199 Rocky Point Road	SP 77494	927.2	Fabcot Pty Ltd
66 Ramsgate Road	Lot B DP 371250	841.0	Fabcot Pty Ltd
68 Ramsgate Road	Lot 12 DP 455810	232.0	Fabcot Pty Ltd
	Lot 13 DP 455810	231.0	Fabcot Pty Ltd
	Lot 14 DP 455810	231.0	Fabcot Pty Ltd
2 Targo Road	Lot 1 DP 1338117	233.9	Fabcot Pty Ltd
	Lot 2 DP 1338117	233.9	Fabcot Pty Ltd
	Lot 1 DP 970582	227.6	Fabcot Pty Ltd
4 Targo Road	Lot B DP 347589	1,132.0	Fabcot Pty Ltd

15. The site has an area of approximately 6,376.27m² and comprises three street frontages being; 60m to Rocky Point Road, 82.5m to Targo Road, and 30m to Ramsgate Road.



Figure 2 - Council owned Lot 301 DP 114822 outlined in yellow

16. The site is generally flat, with a slight slope from west to east, and irregular in shape due to the exclusion of No 201-209 Rocky Point Road.
17. The site has existing vehicular access from all three (3) street frontages.

18. The site is located on the eastern edge of the Georges River LGA, being located on the west of Rocky Point Road.
19. Rocky Point Road is a State classified road and the primary road connecting the Princes Highway to the north through to the Sutherland Shire via the Captain Cook Bridge to the south.
20. The closest railway station to the site is Carlton, 2km to the northwest. There are bus stops immediately adjacent the site on both Ramsgate Road and Rocky Point Road which service the following routes:
 - 476: Rockdale to Dolls Point (loop service);
 - 477: Miranda to Rockdale; and
 - 947: Kogarah to Hurstville via Dolls Point.
21. Photos of the subject site at provided at **Figures 3 to 8**.



Figure 3: Subject site - No 66, Ramsgate Rd



Figure 4: Subject site - No 193 Rocky Point Rd



Figure 5: Subject site No 197 Rocky Point Rd



Figure 6: Subject site No 199 Rocky Point Rd



Figure 7: View looking south towards site and adjacent shop top development on Rocky Point Rd



Figure 8: View looking towards Rocky Point Rd along subject site's Targo Road north boundary

22. Surrounding development is characterised by retail and mixed-use development along the north/south alignment of Rocky Point Road, with residential areas further to the east and west).
23. Across Targo Road to the site's north, a six-storey mixed-use development occupies the site between the corner of Targo Road and Rocky Point Road and Ramsgate Community Church further to the north.
24. Immediately to the south of the site are the properties that comprise the remaining south-eastern corner of the block, being properties at 201-209 Rocky Point Road, and including the heritage items at 211-219 Rocky Point Road and 70 Ramsgate Road. The properties include one-two storey retail developments, and a two-storey heritage listed residential block at 70 Ramsgate Road. Vehicular access and at grade parking is provided from an existing 3.66m ROW at the rear of 201-209 Rocky Point Road.

25. Further south across Ramsgate Road is primarily comprised of a pub known as the 'Intersection Tavern' with an at-grade carpark and standalone TAB and post office. Retail developments continue along the length of Rocky Point Road, with detached residential buildings behind.
26. Development to the east of the site is located on land in Bayside Council. The development fronting Rocky Point Road (opposite the site) comprise of 1-2 storey retail and commercial developments. There is a 4-storey mixed use residential development opposite 197 Rocky Point Road, with detached residential dwellings further to the east.
27. Immediately to the west of the site are a number of one-two storey semi-detached and detached residential dwellings. A golf course is located approximately 300m to the west of the site.
28. Photos of surrounding development provided at **Figures 9 to 16** below.

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Figure 9 Heritage listed Residential Flat Building at 70 Ramsgate Road (source: Gyde Consulting)



Figure 10 Existing 3.66m ROW (shown at yellow arrow) at the rear of 201-209 Rocky Point Road and western side of 70 Ramsgate Road, accessed from Ramsgate Road. Subject site adjoining the ROW outlined in red (source: Gyde Consulting)



Figure 11 Heritage listed shop top housing at 211-219 Rocky Point Road, immediately adjacent to the site (source: Gyde Consulting)



Figure 12 Six (6) storey shop top housing development immediately north of the site (source: Gyde Consulting)



Figure 13 Five (5) storey shop top housing development on the eastern side of Rocky Point Road, north of the site (source: Gyde Consulting)

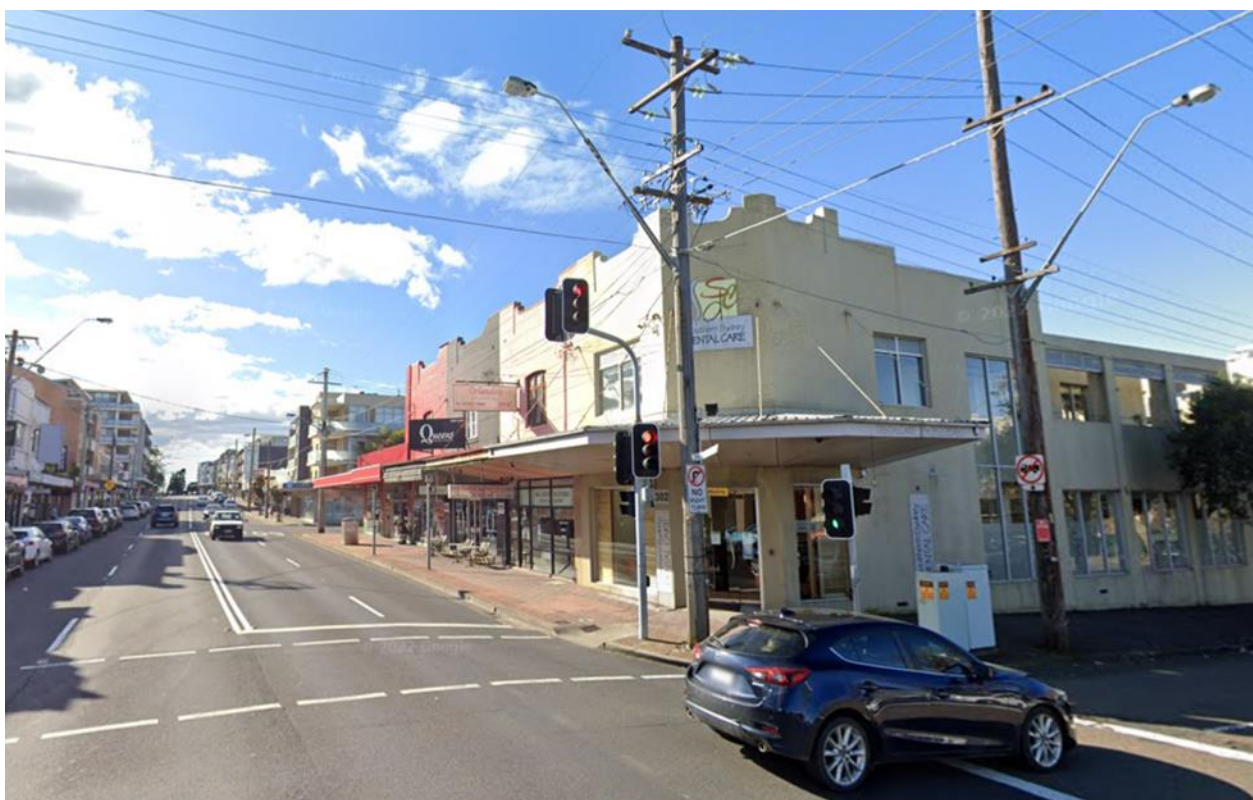


Figure 14 Two (2) storey commercial development fronting eastern side of Rocky Point Road, south of the site (source: Google Street View)



Figure 15 No 6 Targo Road, located immediately west of the site (source: Gyde Consulting)



Figure 16 Seniors housing development immediately west of the site fronting Ramsgate Road (source: Gyde Consulting)

PROPOSAL

29. The Planning Proposal (PP) PP2024/0001 (**Attachment 1**) was submitted on 20 December 2023.
30. The Proponent submitted a revised PP for PP2024/0001 on 3 June 2024 addressing the preliminary assessment of the PP undertaken by Gyde Consulting (note: Gyde Consulting was appointed to undertake an independent assessment as the PP includes

reclassification of Council owned land from 'community land' to 'operational land' to enable future acquisition by the Proponent).

31. PP2024/0001 as amended on 3 June 2024 seeks to amend the Georges River Local Environmental Plan 2021 (GRLEP) as follows:
 - (a) Rezone the land from part R4 High Density Residential and part E1 Local Centre to E1 Local Centre
 - (b) Increase the building height from part 15 metres (R4 zone) and part 21 metres (E1 zone) to part 16m and part 29m
 - (c) Increase the Floor Space Ratio (FSR) from part 2.5:1 (E1 zone) and part 1.5:1 (R4 zone) to 2.64:1.
32. Additionally, the following amendments are also proposed to the written provisions of the GRLEP:
 - (a) Insert a new Part 6 Additional local provision for exceptions to the maximum building height applying to 193-199 Rocky Point Road and 2-4 Targo Road, to allow flexibility for future development to provide roof top communal open space and associated built form elements, including lifts, lift overruns, lift lobbies, plant and services.
 - (b) Council-owned Lot 301 DP 114822 is to be reclassified from 'community land' under the LG Act to 'operational land' to enable future acquisition from Council and eventual redevelopment of the land. These details are proposed to be inserted into 'Schedule 4 Classification and reclassification of public land' of the GRLEP 2021.
33. Site-specific amendments to the GRDCP 2021 are proposed to support the PP. The site-specific amendments to the GRDCP 2021 relate to:
 - (a) Site Layout and Land Use, including the location of the through-site link
 - (b) Urban Character, Built Form and Design, inc. setback, building separation, building height and articulation and active frontages controls
 - (c) Public Domain and Landscaping
 - (d) Vehicular and Pedestrian Access, and Parking Rates
 - (e) Ecologically Sustainable Development (ESD).
34. The objective of the PP is outlined as aiming to 'facilitate a mixed-use development, seeking to enable future renewal and revitalisation of the site and surrounding retail precinct in the Ramsgate E1 local centre zone'.
35. It additionally seeks to provide new housing supply and additional retail floorspace for the site to accommodate a full-line supermarket, as indicated in the indicative reference scheme (**Attachment 4**).
36. As detailed above, the PP features an indicative reference scheme for a mixed-use development comprising three buildings, ranging from 4 to 8 storeys, with three levels of basement parking. The majority of the built form and massing is oriented towards the northern side and the retail frontage along Rocky Point Road.
37. Council received a Public Benefit Offer dated 19 December 2023, in conjunction with the PP (see **Attachment 2**). Council staff have undertaken a preliminary assessment of the proposed public agreement process. A formal offer to enter a planning agreement has not been submitted at this stage. Further progress on the planning agreement is currently awaiting resolution of matters on the Planning Proposal.

38. The planning agreement process is undertaken separately to and in parallel with the Planning Proposal in accordance with Council's Planning Agreements Policy and will be progressed if the Planning Proposal matters are resolved and is supported.

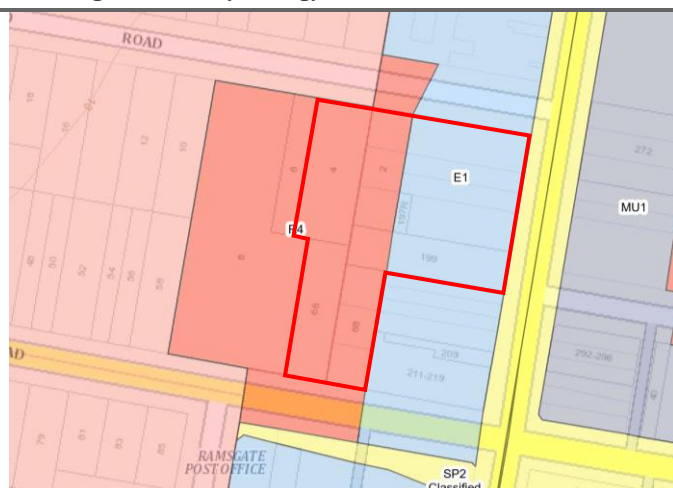
EXISTING AND PROPOSED PLANNING CONTROLS

39. The site is partially zoned as R4 – High Density Residential (66-68 Ramsgate Road and 2-4 Targo Road) and E1 – Local Centre (193-199 Rocky Point Road).
40. The R4 zoned portion of the site has a maximum building height limit of 15m. The E1 zoned portion of the site has a maximum building height limit of 21m.
41. The R4 zoned portion of the site has a FSR of 1.5:1, whilst the E1 zoned portion has a FSR of 2.5:1.

Zoning

42. The site is partially zoned as R4 – High Density Residential (66-68 Ramsgate Road and 2-4 Targo Road) and E1 – Local Centre (193-199 Rocky Point Road). The PP seeks to amend the zoning of the site to be entirely E1 Local Centre. Refer to **Figure 17**.

Existing Land use (zoning)



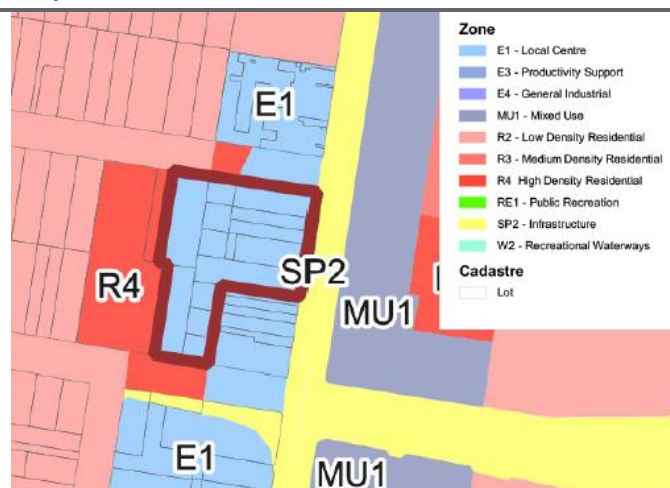
R4 – High Density Residential

- 66-68 Ramsgate Road
- 2-4 Targo Road

E1 – Local Centre

- 193-199 Rocky Point Road

Proposed



E1 – Local Centre Entire site

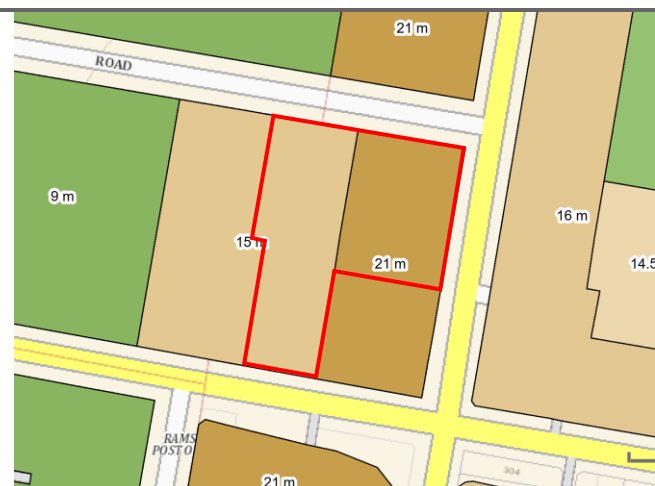
Figure 17 Existing Land Zoning Map (Source: GRLEP 2021) and proposed zoning of the site.

Height of Building

43. The Height of Buildings (HoB) Map indicates that the maximum building height permitted on the site is part 15 metres and part 21 (**Figure 18**).
44. It is proposed to amend the maximum height of building (HOB) control applicable to the site to part 16 metres and part 29 metres (**Figure 18**).

Existing Height of Buildings

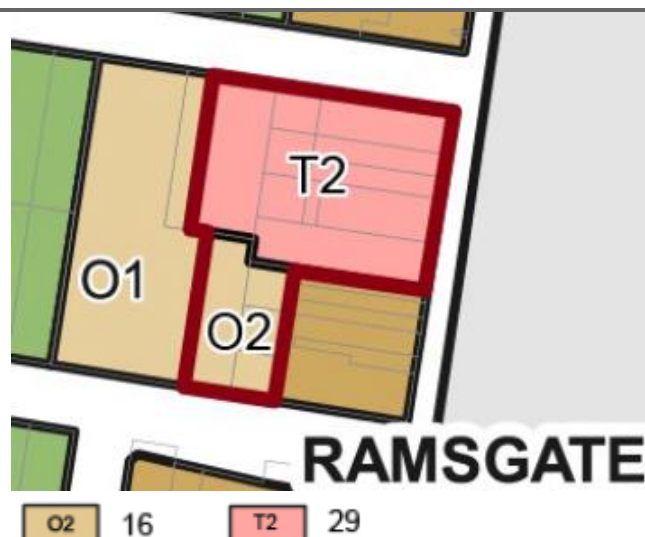
Proposed

Existing Height of Buildings**HoB: 15m**

- 66-68 Ramsgate Road
- 2-4 Targo Road

HoB: 21m

- 193-199 Rocky Point Road

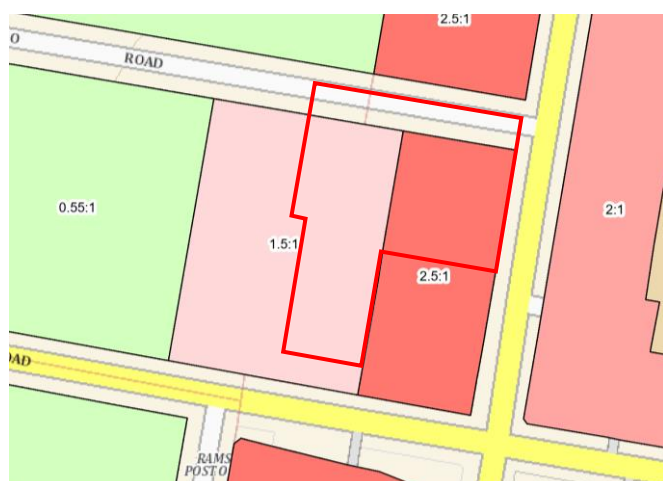
Proposed**Part 16m and Part 29m**

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Figure 18 Existing Height of Buildings Map (Source: GRLEP 2021) and proposed maximum building heights for the site

Floor Space Ratio

45. The R4 zoned portion of the site has a FSR of 1.5:1, whilst the E1 zoned portion has a FSR of 2.5:1 (**Figure 19**).
46. The PP proposes to increase the floor space ratio (FSR) control for the site from part 2.5:1 and part 1.5:1 to 2.7:1 across the entire site 1 (**Figure 19**).

Existing Floor Space Ratio**FSR: 1.5:1**

- 66-68 Ramsgate Road
- 2-4 Targo Road

FSR: 2.5:1

- 193-199 Rocky Point Road

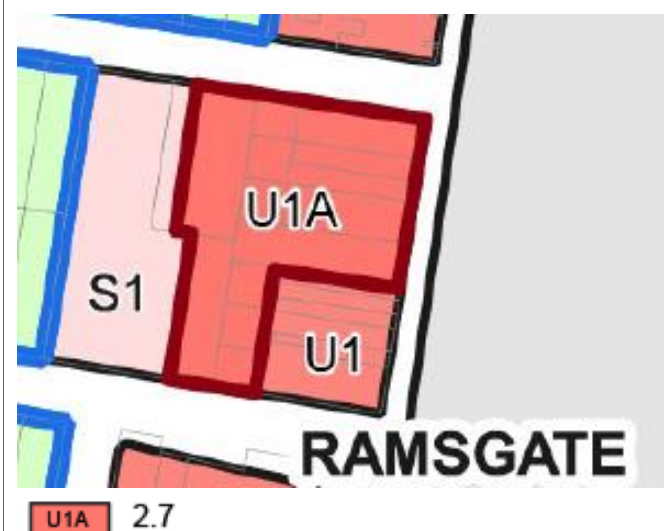
Proposed**2.7:1**
Entire Site

Figure 19 Existing Floor Space Ratio Map (Source: GRLEP 2021) and proposed FSR for the entire site.

Heritage

47. The site does not contain any listed heritage items. There are two heritage items which adjoin the site located at the corner of Rocky Point Road and Ramsgate Road. Pursuant to the GRLEP 2021, these items are listed as being of local significance; I294: Residential flat building, "Roma", 70 Ramsgate Road; and I295: Shops, 211-219 Rocky Point Road.
48. A Statement of Heritage Impact has been prepared to assess the impact of the PP on the adjacent heritage items.

Additional amendments to the GRLEP

49. The following amendments were also proposed to the written provisions of the GRLEP:
 - (a) Insert a new Part 6 Additional local provision setting out exceptions to the maximum building height applying to 193-199 Rocky Point Road and 2-4 Targo Road, to allow flexibility for future development to provide roof top communal open space and associated built form elements, including lifts, lift overruns, lift lobbies, plant and services
 - (b) Council-owned Lot 301 DP 114822 is to be reclassified from 'community land' under the LG Act to 'operational land' to enable future acquisition from Council and eventual redevelopment of the land. These details are proposed to be inserted into 'Schedule 4 Classification and reclassification of public land' of the GRLEP 2021.

Part 7 Business Precincts of the Georges River Development Control Plan (DCP)

50. Part 7 Business Precincts of the DCP includes controls which apply to the subject site, which relate to Ramsgate Centre Local Centre and require new lanes to be introduced where appropriate and potential for a 5m laneway to be provided between Targo Road and Ramsgate Road for properties fronting Rocky Point Road and vehicle access for any redevelopment of a site fronting Rocky Point Road to be consolidated.
51. Section 7.2.6 Ramsgate Centre Local Centre (Rocky Point Road) encourages block consolidation and the dedication of a rear lane access between Targo Road and Ramsgate Road, running parallel with Rocky Point Road. This is to provide a future 5m laneway with one-way movement (southern direction) to facilitate vehicular access with easy movement onto Rocky Point Road and discourage movement back onto the residential (side) streets.
52. At present, Council has purchased one of the lots which would form part of the proposed rear laneway access between Targo and Ramsgate Road. This lot is the land that the Proponent is seeking to be reclassified from "community" to "operational" under the Local Government Act 1993. Should the PP progress to gazettal, this future rear accessway becomes infeasible.

Recommendations to the Planning Proposal

53. It is recommended that the following changes are made to the PP prior to Council determining the PP to proceed to Gateway:
 - (a) the proposed Part 6 Additional local provision is deleted, and
 - (b) **a maximum FSR of 2.64:1** is imposed (reduced from a proposed FSR of 2.7:1).

Deletion of proposed new Part 6 Additional local provision:

54. The proposed new Part 6 Additional local provision amendment to GRLEP 2021 is not supported for the following reasons:
 - (a) As defined under the GRLEP 2021, building height includes plant and lift overruns. The definition of building height under GRLEP 2021 is provided below:

building height (or height of building) means—

- (i) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or
 - (ii) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.
- (b) PP2024/0001 includes a reference scheme which shows 3.6m high lift lobby areas on the roof level that are above the part 29m maximum building heights proposed in the PP.
- (c) The proposed new GRLEP 2021 Part 6 Additional local provision does not include numerical limits for roof top elements above the maximum building heights. It is noted that the Site-Specific DCP is the only document which nominates a numerical limit, being 4m, for the additional rooftop plant provision. This would result in maximum building heights of up to 33m for the site.
- (d) There is no relevant precedent in the GRLEP 2021 where a site-specific provision permits an exceedance to the maximum building height for rooftop communal open space access and built form structures, or plant and services.
- (e) Clause 5.6 Architectural roof features is not adopted under the GRLEP. It is noted that when adopted, Clause 5.6 may allow an exceedance to the maximum building height where development has decorative elements on the uppermost portion of the building, and equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) are contained in or supported by the roof feature.
- (f) Clause 4.6 of the GRLEP 2021 already allows flexibility in applying certain development standards to achieve better outcomes for particular development. If additional height above the maximum permitted building height is sought in a future development application, Clause 4.6 is considered the appropriate mechanism to justify variations to the building height due to roof top communal open space related structures and services and plant areas.
55. In our opinion, a new Part 6 Additional local provision to allow flexibility beyond the proposed part 16m and part 29m maximum building heights for the site should not be adopted. Roof top elements that contribute to the building height should have been considered in the maximum building height amendments sought to Clause 4.3 in the proposal.

Reduced Floor Space Ratio:

56. PP2024/0001 seeks to amend the FSR of the site from part 1.5:1 and 2.5:1 to 2.7:1.
57. The PP's original reference scheme submitted in December 2023 had a FSR of 2.66:1. However, a revised reference scheme was submitted for the PP on 3 June 2024 which has a FSR of 2.64:1.
58. The reduced FSR is a result of a reduction in the reference scheme's overall bulk and compliance with the ADG's building separation requirements to provide suitable amenity to neighbouring properties.
59. It is therefore considered appropriate that the PP reduces the FSR sought for the site from 2.7:1 to 2.64:1 to better reflect the FSR achieved in the revised reference scheme submitted on 3 June 2024.

ASSESSMENT OF PLANNING PROPOSAL

Strategic Merit

60. The PP demonstrates strategic merit. A full assessment of the proposal's strategic merit is provided at Section 5.1 of the Independent Assessment Report (**Attachment 5**). A summary of the strategic merit assessment is provided below.
- (a) The proposal gives effect to the relevant regional and district plans and is considered to be generally consistent with the Directions and Objectives of the Greater Sydney Region Plan – A Metropolis of Three Cities (GSRP) and Local Priorities of the South District Plan and Eastern City District Plan.
 - (b) The proposal is consistent with the Georges River Local Strategic Planning Statement (LSPS) and is aligned with the Council's strategic vision for the site.
 - (c) The proposal gives effect to Council's Local Housing Strategy (LHS), as it increases housing supply and choice in a suitable location.
 - (d) The proposal proposes a quantum of employment floor space that can accommodate a full-line supermarket that will assist Ramsgate centre to transition from its existing classification as a 'village' into a 'local centre' as envisaged in the Georges River Commercial Centres Strategy (CCS) and the supporting Georges River Economic Study.
 - (e) The proposal is generally consistent with the following other State and local regional studies or strategies:
 - (i) Georges River Community Strategic Plan 2022-2032
 - (ii) Georges River Council Economic Development Strategy 2018-2022
 - (iii) NSW Housing Strategy 2041
 - (iv) Future Transport Strategy 2056
 - (v) South East Sydney Transport Strategy
 - (vi) State Infrastructure Strategy
 - (vii) Better Placed and Greener Places
61. The Planning Proposal is consistent with the applicable State Environment Planning Policies as outlined at **Table 3** below.

Table 3 - Assessment of Section 9.1 Directions

SEPP	Consistent			Comment
	Yes	No	N/A	
State Environmental Planning Policy (Biodiversity and Conservation) 2021			✓	Not applicable to the proposed GRLEP amendment.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008			✓	Not considered applicable to the proposed GRLEP amendments but may apply to a future development application for the site.
State Environmental Planning Policy (Housing) 2021	✓			The PP is consistent with development for the purposes of shop top housing whereby Chapter 4 Design of residential apartment development

SEPP	Consistent			Comment
	Yes	No	N/A	
				applies. The PP's reference scheme's residential component has been designed to meet the requirements of the ADG.
State Environmental Planning Policy (Industry and Employment) 2021			✓	Not considered applicable to the proposed GRLEP amendments but may apply to a future development application for the site.
State Environmental Planning Policy (Planning Systems) 2021			✓	Not considered applicable to the proposed GRLEP amendments but may apply to a future development application for the site.
State Environmental Planning Policy (Precincts—Central River City) 2021			✓	The PP is not inconsistent with the SEPP as it is not the subject of a Precinct identified by the SEPP.
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021			✓	The PP is not inconsistent with the SEPP as it is not the subject of a Precinct identified by the SEPP.
State Environmental Planning Policy (Precincts—Regional) 2021			✓	The PP is not inconsistent with the SEPP as it is not the subject of a Precinct identified by the SEPP.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021			✓	The PP is not inconsistent with the SEPP as it is not the subject of a Precinct identified by the SEPP.
State Environmental Planning Policy (Primary Production) 2021			✓	The PP is not inconsistent with the SEPP as the PP does not impact on primary production.
State Environmental Planning Policy (Resilience and Hazards) 2021	✓			Chapter 4 of the SEPP aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment, particularly by specifying certain considerations that are relevant in rezoning land. The site has a history of commercial and residential uses and therefore low likelihood of contamination. Notwithstanding, a future development application at the site will be required to demonstrate that the land is suitable, or can be made suitable, for the purpose for which the development is proposed to be carried out.
State Environmental Planning Policy (Resources and Energy) 2021			✓	Not applicable to the proposed GRLEP amendment.
State Environmental Planning Policy (Sustainable Buildings) 2022	✓			The PP is consistent with the SEPP as it comprises residential uses that would be required to comply with BASIX standards for energy, water and thermal performance in a future development application for the site. There is nothing in the PP which would preclude a future development application from complying with the relevant SEPP requirements for residential uses. The

SEPP	Consistent			Comment
	Yes	No	N/A	
				reference scheme includes non-residential uses. Standards for non-residential development under the SEPP do not apply to BASIX development. Notwithstanding, the PP does not preclude a future development application from complying with any relevant SEPP requirements for non-residential development, if applicable.
State Environmental Planning Policy (Transport and Infrastructure) 2021	✓			The PP is consistent with the SEPP as a future development application for the site (consistent with the reference scheme) may be considered traffic generating development requiring referral to TfNSW. It is noted that TfNSW have been consulted pre-Gateway with respect to traffic and parking and have raised several issues relating to traffic generation impacts by the proposal. These matters have not yet been resolved to the satisfaction of TfNSW. Notwithstanding, should the PP proceed to Gateway, post-Gateway consultation will be required.

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62. The proposal is consistent with applicable Section 9.1 Directions as assessed in the table below.

Table 4 - Consistency with the applicable Ministerial Directions

Ministerial Direction No. and Title	Comment	Consistency
Focus area 1: Planning Systems		
1.1 Implementation of Regional Plans	The PP is considered to be consistent with the objectives and strategies of the <i>GSRP</i> . The PP is consistent with the priorities of the South District Plan and Eastern City District Plan as it provides a renewal opportunity within the local centre with new housing supply and choice with access to jobs, services and public transport, to foster a healthy and connected community as discussed above.	Yes
1.2 Development of Aboriginal Land Council land	The PP does not seek to develop on Aboriginal Land Council land.	N/A
1.3 Approval and Referral Requirements	The PP does not comprise designated development and does not require external agency concurrence.	N/A
1.4 Site Specific Provisions	The PP does propose site-specific provisions. The proposed LEP amendments are considered to not impose unnecessarily restrictive planning controls on the site.	Yes
1.4A Exclusion of Development Standards from Variation	The PP does not seek to introduce or alter an existing exclusion to clause 4.6 of the LEP or an equivalent provision.	N/A
Focus area 1: Planning Systems – Place-based		
1.5 Parramatta Road Corridor Urban Transformation Strategy	The site of the PP is not located in the Parramatta Road Corridor.	N/A
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	The site of the PP is not located in the North West Priority Growth Area.	N/A
1.7 Implementation of Greater	The site of the PP is not located in THE Greater	N/A

Ministerial Direction No. and Title	Comment	Consistency
Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Parramatta Priority Growth Area.	
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	The site of the PP is not located in the Wilton Priority Growth Area.	N/A
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	The site of the PP is not located in the Glenfield to Macarthur Urban Renewal Corridor.	N/A
1.10 Implementation of Western Sydney Aerotropolis Plan	The site of the PP is not located in the Western Sydney Aerotropolis.	N/A
1.11 Implementation of Bayside West Precincts 2036 Plan	The site of the PP is not located in any of the Bayside West precincts.	N/A
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	The site of the PP is not located in the Cooks Cove precinct.	N/A
1.13 Implementation of St Leonards and Crow's Nest 2036 Plan	The site of the PP is not located in the boundaries of the St Leonards and Crows Next Plan.	N/A
1.14 Implementation of Greater Macarthur 2040	The site of the PP is not located in the boundaries of the Greater Macarthur 2040 plan.	N/A
1.15 Implementation of the Pyrmont Peninsula Place Strategy	The site of the PP is not located in the boundaries of the Pyrmont Peninsula Place Strategy.	N/A
1.16 North West Rail Link Corridor Strategy	The site of the PP is not located in the North West Rail Link Corridor.	N/A
1.17 Implementation of the Bays West Place Strategy	The site of the PP is not located in the Bays West Precinct.	N/A
1.18 Implementation of the Macquarie Park Innovation Precinct	The site of the PP is not located in Macquarie Park.	N/A
1.19 Implementation of the Westmead Place Strategy	The site of the PP is not located in Westmead.	N/A
1.20 Implementation of the Camellia-Rosehill Place Strategy	The site of the PP is not located in Camellia, nor Rosehill.	N/A
1.21 Implementation of South West Growth Area Structure Plan	The site of the PP is not located in the South West Growth Area.	N/A
1.22 Implementation of the Cherrybrook Station Place Strategy	The site of the PP is not located in the Cherrybrook station precinct.	N/A
Focus Area 3: Biodiversity and Conservation		
3.1 Conservation Zones	The PP is not proposed to infringe on any heritage conservation zones.	N/A
3.2 Heritage Conservation	The site adjoins two heritage items in Schedule 5 of the GRLEP: I294: Residential flat building, "Roma", 70 Ramsgate Road; and I295: Shops, 211-219 Rocky Point Road. The PP will not give rise to any adverse heritage impacts on these items.	Yes
3.3 Sydney Drinking Water Catchments	Not relevant to the proposed GRLEP amendment.	N/A
3.4 Application of C2 and C3	The site of the PP is not located in the Far North Coast.	N/A

Ministerial Direction No. and Title	Comment	Consistency
Zones and Environmental Overlays in Far North Coast LEPs		
3.5 Recreation Vehicle Areas	The site of the Planning Proposal is not located in a Recreation Vehicle Area.	N/A
3.6 Strategic Conservation Planning	The site of the PP is not located in an area that requires Strategic Conservation Planning.	N/A
3.7 Public Bushland	The site of the PP is not located in an area of Public Bushland.	N/A
3.8 Willandra Lakes Region	The site of the PP is not located in the Willandra Lakes Region.	N/A
3.9 Sydney Harbour Foreshores and Waterways Area	The site of the PP is not located in the Sydney Harbour Foreshores and Waterways Area.	N/A
3.10 Water Catchment Protection	The site of the PP is not located in a Water Catchment Protection zone.	N/A
Focus Area 4: Resilience and Hazards		
4.1 Flooding	The site of the PP is not located in a flood planning area, nor is it identified as flood prone land.	N/A
4.2 Coastal Management	The site of the PP is not located in a coastal management area.	N/A
4.3 Planning for Bushfire Protection	The site of the PP is not located in a bushfire prone land area.	N/A
4.4 Remediation of Contaminated Land	The site of the PP is not classified as contaminated land.	N/A
4.5 Acid Sulfate Soils	The site of the PP is located in land classified as Class 5 on the GRLEP Acid Sulfate Soils Map. A future development application is capable of addressing this requirement.	Yes
4.6 Mine Subsidence and Unstable Land	The site of the PP is not located in land identified as mine subsidence or unstable land.	N/A
Focus Area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	The PP will enable improved access to housing, jobs, and services with access to public transport based on the existing location of the site.	Yes
5.2 Reserving Land for Public Purposes	Not relevant to the proposed GRLEP amendment.	N/A
5.3 Development Near Regulated Airports and Defence Airfields	Not relevant to the proposed GRLEP amendment.	N/A
5.4 Shooting Ranges	Not relevant to the proposed GRLEP amendment.	N/A
Focus area 6: Housing		
6.1 Residential Zones	The proposal will encourage a variety and choice of housing to provide for existing and future housing needs, efficiently utilise existing infrastructure and services, and minimise environmental impacts.	Yes
6.2 Caravan Parks and Manufactured Home Estates	Not relevant to the proposed GRLEP amendment.	N/A
Focus area 7: Industry and Employment		
7.1 Business and Industrial Zones	The PP will maintain and enhance the employment zone by generating uses on the site to support the viability of Ramsgate as a Local Centre.	Yes
7.2 Reduction in non-hosted short-term rental accommodation period	Not relevant to the proposed GRLEP amendment.	N/A
7.3 Commercial and Retail	The site of the PP is not located on the North Coast.	N/A

Ministerial Direction No. and Title	Comment	Consistency
Development along the Pacific Highway, North Coast		
Focus area 8: Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	Not relevant to the proposed GRLEP amendment.	N/A
Focus area 9: Primary Production		
9.1 Rural Zones	The site of the PP is not located in a Rural Zone.	N/A
9.2 Rural Lands	The site of the PP is not identified as Rural Lands.	N/A
9.3 Oyster Aquaculture	Not relevant to the proposed GRLEP amendment.	N/A
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	The site of the PP is not located in the NSW Far North Coast.	N/A

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Information Checklist for Reclassification of Public Land

63. Part of the proposed amendments to the GRLEP include the reclassification of Lot 301 DP 1142822 to operational land. As set out in the LEP Practice Note (PN 16-001), all Planning Proposals classifying or reclassifying public land must address the following matters for Gateway consideration.

Table 5: Information checklist for reclassification of public land

Requirement	Comment
The current and proposed classification of the land.	The subject land is currently classified as community land and is proposed to be reclassified to operational land under the provisions of the Local Government Act 1993.
Whether the land is a 'public reserve' (defined in the LG Act).	The site of the PP is not defined as 'public reserve' under the Local Government Act 1993.
The strategic and site-specific merits of the reclassification and evidence to support this.	Addressed throughout this report.
Whether the Planning Proposal is the result of a strategic study or report.	The strategic merit of the proposal is addressed above and at Section 5.1 of the Independent Assessment Report (Attachment 5).
Whether the Planning Proposal is consistent with council's community plan or another local strategic plan.	Consistency with local strategic plans is addressed above.
A summary of council's interests in the land, including: - how and when the land was first acquired (e.g., was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution).	Lot 301 was created when 197 Rocky Point Road was developed pursuant to DA 46/2007 and is the first, and currently only, lot owned by Council on the site intended for future dedication to enable a rear lane access between Targo Road and Ramsgate Road (as envisaged in the GRDCP 2021).
Whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why.	Settlement of any future contract between Council and the Proponent is contingent on: <ol style="list-style-type: none"> Council resolution to enter into contract for the conditional sale of the land; and A positive planning outcome, successful reclassification of the land and the removal of any

Requirement	Comment
	caveats.
The effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve, or particular interests will be discharged.	Lot 301 is subject to a right of access easement on title which allows the owners of Lot 300 use of Lot 301 for the provision of vehicle manoeuvring, subject to adequate maintenance of the lot.
Evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g., electronic title searches, notice in a Government Gazette, trust documents)	Lot 301 does not have any public reserve status or relevant interests on the land.
Current use(s) of the land, and whether uses are authorised or unauthorised.	As stated above, Lot 301 is subject to a right of access easement on title which allows the owners of Lot 300 use of Lot 301 for the provision of vehicle manoeuvring, subject to adequate maintenance of the lot.
Current or proposed lease or agreements applying to the land, together with their duration, terms and controls.	As above.
Current or proposed business dealings (e.g. agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time).	A new conditional contract is to be executed between the Proponent and Council. Settlement is contingent on a positive planning outcome, successful reclassification of the land and the removal of any caveats.
Any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy).	<p>The lot is currently zoned E1 Local Centre. No change to the zoning of the site is proposed as part of the Planning Proposal.</p> <p>Changes to the site's height and FSR standards are proposed, which will also affect Lot 301, as set out in Section 6.3.</p>
How council may or will benefit financially, and how these funds will be used	Council's resolution from the meeting on 25 October 2021 concluded that Council intends the income from the proceeds of any disposal of Lot 301 be placed in Council's Commercial Property Reserve for investment in future income generating commercial property assets.
How council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal.	Not relevant.
A Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial datasets and maps, if land to be reclassified does not apply to the whole lot.	Not relevant – the proposed reclassification applies to the whole of Lot 301.
Preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.	Not relevant.

Site-specific merit

64. An assessment of the proposal against the Site-Specific Merit tests specified in the Department of Planning and Environment's Local Environmental Plan Making Guideline (August 2023) has been undertaken.
65. The proposal must have regard to the potential environmental, social, and economic impacts of the proposal and proposed mitigation measures and justification. The PP must demonstrate that the proposal is suitable for the site and that the site is (or can be made) suitable for the resultant development.
66. The assessment criteria for site-specific merit asks the following questions:

Environmental, social and economic impact

- a) Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

Response: No. The site is already developed and is located in the Ramsgate town centre. There are not any identified critical habitats or threatened species, populations or ecological communities or their habitats located at the site. Therefore, the site is not considered to contain any significant values.

- b) Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

Response:

Traffic and Parking

- i. The PP for the site has likely environmental effects in relation to traffic and parking. The reference scheme included in the PP shows development would result in population growth (141 new dwellings), additional retail services in the form of a full-line supermarket (3,719sqm GFA) as well as Direct to Boot (DTB) and a BWS liquor store (152sqm and 125sqm respectively), therefore increasing pedestrian and vehicular traffic volume and movement within the surrounding street network.
- ii. The updated Traffic Impact Assessment (TIA) for the PP prepared by Colston Budd Rogers & Kafes, dated January 2025, states that when 'applying TfNSW Guidelines, the proposed development would require 320 spaces (157 residential spaces (including 28 visitor spaces), 6 retail spaces, 156 supermarket spaces and one DTB space). The provision of 437 parking spaces (192 retail spaces (including 6 DTB spaces) and 245 residential spaces) satisfies Council and TfNSW guidelines, plus the replacement of 21 on street parking spaces (to accommodate proposed traffic signals)'. The TIA confirms that this would generate some 330, 660 and 540 vehicles per hour (two-way) in the weekday morning, afternoon and Saturday midday peak hours respectively.
- iii. The anticipated increase in traffic generation results in several traffic impacts which would necessitate road improvements and intersection upgrades to the surrounding road network, including:
 - a. new traffic signalisation at the intersection of Ramsgate Road/Targo Road/The Promenade and at the intersection of Rocky Point Road/Targo Road,
 - b. removal of the existing pedestrian signals on Rocky Point Road,
 - c. removal of some existing on-street parking on Rocky Point Road to accommodate the new traffic signals at Targo Road.

- iv. Since the PP was lodged in December 2023, TfNSW and Council's Traffic Engineers have reviewed the traffic impacts of the proposal including the updated traffic documentation submitted with, and subsequent to, the revised PP on 3 June 2024. A timeline of the reviews undertaken by TfNSW and Council and advice provided to the Proponent is detailed at **Table 2** of this report.
- v. Meetings have also been held between the Proponent and TfNSW and Council in relation to the ongoing traffic matters on 1 May 2024, 20 February 2025 and 15 April 2025.
- vi. Separate meetings were also held between the Proponent and Council on 19 April 2024 and 29 January 2025, between TfNSW and the Proponent on 19 September 2024, and between Council, TfNSW and Gyde on 4 February 2025.
- vii. As addressed in the independent assessment of the PP reported to the Georges River Local Planning Panel (LPP) (LPP052-24) on 5 December 2024, TfNSW and Council had identified several traffic matters in the revised PP requiring further consideration by the Proponent. At the LPP meeting it was recommended in part:
 - a. 3(a)(ii) Council and TfNSW to be satisfied regarding traffic and transport issues, including but not limited to the following:

The state and local road network, within an area of minimum of 800m radius of the site, can perform satisfactorily.

The operation of the proposed signalised junction at Rocky Point Road and Targo Road can achieve a satisfactory level of service for motor vehicles and pedestrians at all times.

The operation of the existing signalised junction at Rocky Point Road and Ramsgate Road can achieve a satisfactory level of service for motor vehicles and pedestrians at all times.

Any impacts on existing bus stops and potential need for their relocation.

The egress and ingress for the loading dock accessed from Ramsgate Road.
- viii. Since the LPP meeting held on 5 December 2024, the Proponent provided additional information on 29 January 2025 in relation to traffic and transport, including:
 - Updated Traffic Impact Assessment (January 2025);
 - Electronic copy of Update SIDRA Network Modelling; and
 - Response to TfNSW comments in Annexure B (SIDRA modelling) of letter 17 October 2024.
- ix. Council's Traffic Engineers and TfNSW provided detailed comments on the updated documentation, specifically raising key concerns relating to an unacceptable LoS for Rocky Point Road/Ramsgate Road and Rocky Point Road/Targo Road intersections, loss of on-street parking with potential adverse impacts on local business, and potential amenity impacts on Targo Road from increased traffic volumes documentation. This advice was issued in a letter to the Proponent on 19 March 2025.
- x. Further advice was later provided by TfNSW on 10 April 2025 in response to additional information provided by the Proponent on 28 March 2025. There were several remaining key traffic issues identified by TfNSW and Council which were discussed with the Proponent at a meeting held on 15 April 2025. In summary, the remaining key unresolved or unsupported traffic issues raised by TfNSW and Council concern the following:

- a. Unacceptable impact of the existing driveways on eastern side of Rocky Point Road (Bayside Council LGA) to the functioning of the proposed new signals at the intersection of Rocky Point Road/Targo Road. In order for the new proposed signals to operate safely and efficiently, the existing driveway at 272 Rocky Point Road is required to be a left in left out (LILO) and existing driveway at 262-270 Rocky Point Road is to be removed. Removal of this driveway is reliant on alternate vehicular access being provided for development on the eastern side of Rocky Point Road through the provision of a future new service lane at the rear of these properties.

It is noted that the Planning Agreement for 262-270 Rocky Point Road with Bayside Council, executed in 2021, is for the dedication of land to Bayside Council for the purpose of a future north-south laneway, with temporary vehicular access to be provided in the interim from Rocky Point Road.

It is acknowledged that Bayside Council's long-term strategy is to remove existing driveways with access to Rocky Point Road through provision of a service lane to run parallel of Rocky Point Road. However, TfNSW and Council are of the opinion that support for the proposed new traffic signals can only be provided once the new laneway access is delivered to then enable the removal of the driveway at 262-270 Rocky Point Road and once the LILO restriction for 272 Rocky Point Road driveway is in place. At this stage TfNSW and Council consider the timing and delivery of the future laneway too uncertain as it relies on other redevelopment needing to occur on the eastern side of Rocky Point Road (within Bayside Council LGA) which must also dedicate land for the future laneway to be delivered. TfNSW and Council recommend these matters are resolved at PP stage, not at a future DA stage.

- b. Negative impact to local businesses along Rocky Point Road due to loss of at least 12 on-street parking spaces along the western side of Rocky Point Road. These existing public parking spaces are required to be removed to accommodate the proposed new traffic signals at Rocky Point Road/Targo Road. It is noted that while the PP proposes to substitute these spaces with additional on-site basement parking, this alternative solution won't provide the same level of convenience for businesses and customers alike, particularly for short-term pickups.
- c. Unsupported amenity impacts to Targo Road due to potential increased traffic volumes generated by the proposal. Serious concerns have been raised by Council regarding the SIDRA results indicating that an additional 200-300 vehicles per hour (in both directions) will travel along Targo Road during peak hours as a result of the proposed signalisation of Ramsgate Road/Targo Road and Rocky Point Road/Targo Road. Targo Road is primarily a residential street which currently carries approximately 50 vehicles during peak hours in both directions. Council does not consider the proposed traffic calming measures to be a satisfactory mitigation measure to deter rat running through Targo Road, as they cannot effectively control the volumes passing through Targo Road, only passively manage speeding issues that may occur.
- xi. The traffic issues resulting from the PP (noted above) confirm that the proposal (in its current form) will result in potential adverse impact to the surrounding state and local road network. Adverse environmental effects as a result of the proposal, including unacceptable levels of traffic congestion and amenity impacts, cannot be supported. The proposal is not considered to demonstrate site-specific merit in relation to traffic and parking.

xii. The site of the PP is classified as 'Class 5' risk (low probability) for acid sulfate soils (ASS) to be present.

xiii. A future development application involving excavation, including any basement levels, may intersect ASS. This may require further investigation to confirm the absence of ASS or the monitoring and management of ASS if detected. Based on the 'Class 5' classification, the site is considered capable of addressing ASS requirements and managing potential environmental effects.

c) Has the Planning Proposal adequately addressed any social and economic effects?

Response: Yes. The proposal will enable improved access to housing, jobs, and services with access to public transport based on the existing location of the site and support the viability of Ramsgate as a Local Centre. The social and economic impacts created by this PP are considered to be positive.

Infrastructure (Local, State and Commonwealth)

d) Is there adequate public infrastructure for the Planning Proposal?

Response:

- i. The site is located in an established urban area and has access to existing public transport, infrastructure and services.
- ii. Redevelopment of this site provides the opportunity to provide increased setbacks and public domain enhancements.
- iii. An existing bus network provides public transport services to the site, with stops along both Ramsgate Road and Rocky Point Road.
- iv. There is existing utility infrastructure, including electrical, water, sewer, telecommunications and NBN, to support the redevelopment of this site.

Traffic and Parking:

- v. The PP will necessitate additional demands and upgrades to facilitate future proposed development of the site. The traffic analysis provided by TfNSW and Council indicates that the proposal's projected additional traffic volumes will adversely impact the current LoS for Rocky Point Road/Ramsgate Road and Rocky Point Road/Targo Road intersections and will result in a loss of on-street parking spaces, and potential amenity impacts on Targo Road from increased traffic volumes. The proposal will have adverse impact on the surrounding road network and has not provided a satisfactory resolution to the traffic and parking issues raised.

State and Commonwealth Interests

e) What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

Response: Consultation with state and Commonwealth public authorities will be conducted in accordance with the Gateway determination of the PP.

MAPS

67. To facilitate the proposed amendments, the Planning Proposal requires the amendment of the following maps of the GRLEP 2021, as outlined in the submitted Urban Design Report and **Figures 20-22** below:

- Land Zoning Map Sheet LZN_011;

- Height of Buildings Map Sheet HOB_011; and
- Floor Space Ratio Map Sheet FSR_011.

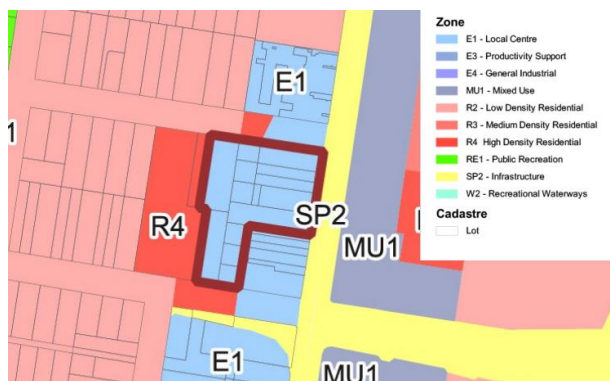


Figure 20: Proposed Zoning Map (Source: CHC, PP Application)

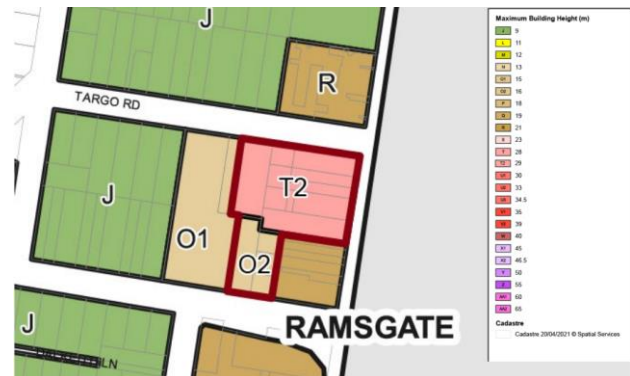


Figure 21: Proposed Height Map (Source: GRLEP edited by Ethos Urban, PP Application)

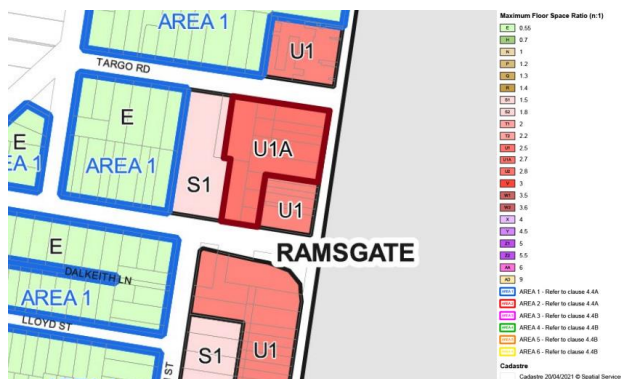


Figure 22: Proposed FSR Map (Source: GRLEP edited by Ethos Urban, PP Application)

GEORGES RIVER LOCAL PLANNING PANEL

68. The Georges River LPP considered PP2024/0001 at its meeting on 5 December 2024. The Panel carried out an inspection of the site and nearby locality prior to the meeting.
69. At the meeting, the Panel advised Council that its decision was unanimous and recommended that Council supports the proposed amendments to the GRLEP 2012 PP and endorse forwarding it to the DPHI for a Gateway Determination, subject to certain recommendations including:
 - a) Prior to Council determining to proceed to Gateway:
 - i. The Planning Proposal:
 - a. Impose a maximum FSR of 2.64:1
 - b. Delete the Part 6 Additional local provision setting out exceptions to the maximum building height to allow flexibility for future development to provide roof top communal open space and associated built elements, including lifts, lift overruns, lift lobbies, plant and services at the site.
 - ii. Council and TfNSW to be satisfied regarding traffic and transport issues, including but not limited to the following:

- a. The state and local road network, within an area of minimum of 800m radius of the site, can perform satisfactorily.
 - b. The operation of the proposed signalised junction at Rocky Point Road and Targo Road can achieve a satisfactory level of service for motor vehicles and pedestrians at all times.
 - c. The operation of the existing signalised junction at Rocky Point Road and Ramsgate Road can achieve a satisfactory level of service for motor vehicles and pedestrians at all times.
 - d. Any impacts on existing bus stops and potential need for their relocation.
 - e. The egress and ingress for the loading dock accessed from Ramsgate Road.
 - (iii) The lodgement of a VPA offer to address the public benefits. The VPA should include any road works and facilities required to address the impacts of the proposal. Discussions to occur with Council officers before lodgement of the revised offer.
70. Refer to the LPP Minutes of its 5 December 2025 Meeting (**Attachment 5**) for additional LPP recommendations in relation to:
- a) the execution of the Planning Agreement, amendments to the Site Specific DCP, and updates to all PP supporting documents required prior to community consultation if Gateway issued; and
 - b) other statutory requirements, consultation and public exhibition of the PP to be undertaken during community consultation if Gateway issued.

PLANNING AGREEMENT

71. Council's Voluntary Planning Agreement (VPA) Policy was adopted on 1 August 2016 and sets out Council's objectives in relation to the use of planning agreements.
72. Clause 2.4 of the Voluntary Planning Agreements Policy 2016 states that "Council may consider entering into a planning agreement when a developer:
- a) proposes to, or has made a request for an Instrument change to facilitate the carrying out of development; or
 - b) proposes to or has made a development application...."
73. The terms of the Public Benefit Offer should identify a number of works-in-kind or alternatively a monetary contribution that is proportionate, subject to gazettal of a satisfactory LEP amendment.
74. Council received a Public Benefit Offer dated 19 December 2023, in conjunction with the PP (**Attachment 2**).
75. The Public Benefit Offer is intended to form the basis upon which to enter into a Planning Agreement (VPA) with Council pursuant to Section 7.7(3) of the Environmental Planning and Assessment Act 1979 (EPA Act).
76. The Public Benefit Offer received from the Proponent identifies a range of public benefits proposed to be provided as part of the proposal and is intended to form the basis of a planning agreement (VPA).
77. Council staff have undertaken a preliminary assessment of the proposed public benefits and has held a meeting with the Woolworths Group in relation the public benefits and planning agreement process. A formal offer to enter a planning agreement has not been

submitted at this stage. Further progress on the planning agreement is currently awaiting resolution of matters on the Planning Proposal.

78. The planning agreement process is undertaken separately to and in parallel with the PP in accordance with Council's Planning Agreements Policy and will be progressed if the Planning Proposal matters are resolved and is supported.

SUMMARY OF ASSESSMENT/CONCLUSION

79. The PP proposes to amend the GRLEP 2021 to:
- a) Rezone the land from part R4 High Density Residential and part E1 Local Centre to E1 Local Centre
 - b) Increase the building height from part 15 metres (R4 zone) and part 21 metres (E1 zone) to part 16m and part 29m
 - c) Increase the Floor Space Ratio (FSR) from part 2.5:1 (E1 zone) and part 1.5:1 (R4 zone) to 2.64:1
 - d) Reclassify Council-owned Lot 301 DP 114822 from 'community land' under the LG Act to 'operational land' to enable future acquisition from Council and eventual redevelopment of the land. These details are proposed to be inserted into 'Schedule 4 Classification and reclassification of public land' of the GRLEP 2021.
 - e) Insert a new Part 6 Additional local provision Insert a new Part 6 Additional local provision setting out exceptions to the maximum building height applying to 193-199 Rocky Point Road and 2-4 Targo Road, to allow flexibility for future development to provide roof top communal open space and associated built form elements, including lifts, lift overruns, lift lobbies, plant and services.
80. The objective of the PP to facilitate a mixed-use development, enabling future renewal and revitalisation of the site and surrounding retail precinct in the Ramsgate E1 local centre zone.
81. The PP meets the strategic merit tests that are outlined in the DPHI's Local Environmental Plan Making Guideline dated August 2023.
82. The Proposal's traffic impacts raised by TfNSW and from Council's traffic Engineers (on 28 February 2025 and 11 March 2025 respectively), as well as TfNSW's and Council's most recent comments provided on the unresolved traffic matters at their meeting with the Proponent on 15 April 2025, confirm that Council and TfNSW are not satisfied regarding several unresolved or unsupported traffic issues, therefore the PP has not adequately addressed the LPP's recommendations regarding the unresolved traffic and transport issues.
83. The PP does not meet the site-specific merit tests that are outlined in the DPHI's Local Environmental Plan Making Guideline dated August 2023 in relation to traffic and parking.
84. In terms of strategic merit, the proposal:
- Gives effect to the relevant objectives of the *Metropolis of Three Cities – Greater Sydney Region Plan's* Objectives.
 - Gives effect to the directions of the Eastern City District Plan,
 - Is consistent with the GRLSPS 2040,
 - Is consistent with all relevant studies and strategies prepared by the NSW Government; and

- Is consistent relevant list of Directions issued by the Minister for Planning under section 9.1(2) of the EP&A Act 1979
- Is not inconsistent with, nor overlaps with Council's Additional and Diverse Housing PP No. 2024/0004.

85. In terms of site-specific merit, the proposal:

- is expected to generate beneficial social and economic outcomes.
- is located in Ramsgate town centre, is already developed, does not contain any significant values, and does not introduce any new uses that are not already permitted within the E1 and R4 zones.
- includes uses that are compatible with surrounding development, would assist in revitalising the site and Ramsgate Town Centre, achieves appropriate transition of scale to surrounding development, and does not preclude future development opportunities.
- will increase new and diverse housing supply with good access to existing services, provide opportunities for public domain enhancements of the Rocky Point Road retail frontage, will support local employment growth through the provision of a new supermarket (based on the indicative scheme).
- has not suitably demonstrated that future redevelopment and intensification at the site can be accommodated within the capacity of the current and/or future infrastructure and services, specifically relating to the unresolved potential adverse traffic and parking impacts to the surrounding state and local road network.

86. In summary, despite the PP demonstrating strategic merit and site-specific merit for all other matters, except for those relating to traffic and parking, the PP's potential adverse impact to the surrounding state and local road network as identified by TfNSW and Council is not supported.

87. It is recommended that the PP does not proceed to a Gateway Determination, as the PP has not demonstrated site-specific merit.

88. Despite this recommendation, should Council support the PP to proceed to Gateway Determination, the recommended changes to the LEP amendments sought by the PP include:

a. Prior to the PP proceeding to Gateway Determination, it is recommended that:

- i. the Planning Proposal:
 - a. Delete of the proposed new Part 6 Additional local provision and
 - b. Impose a maximum FSR of 2.64:1 (noting that the PP seeks a FSR of 2.7:1 for the entire site)
- ii. Council and TfNSW is satisfied regarding the outstanding unresolved traffic, transport and parking issues that have been identified to potentially adversely impact the surrounding state and local road network.

89. If Gateway Determination issued:

a) Prior to Community Consultation:

- i. The Planning Agreement to be executed by the owner.
- ii. Amend the Site Specific DCP to:
 - a. include urban design principles and provisions, which seek to:

- (i) protect the amenity and privacy of residents, including adequate separation of commercial activity and residential uses, and appropriate interface treatment to neighbours
 - (ii) enhance activation of the Rocky Point Road retail frontage
 - (iii) improve pedestrian amenity and safety on all street frontages.
 - b. include all proposed ground level setbacks in the written controls and relevant setback diagrams and section drawings.
 - c. delete the existing control for a through-site link and replace with a new provision of publicly accessible open space that will:
 - (i) compliment and connect with ground floor commercial uses,
 - (ii) not disrupt the amenity of neighbouring residential properties, and
 - (iii) provide safe zones for refuge and improve public amenity.
 - d. delete all residential, pedestrian and vehicular access points, except for the proposed 6m wide loading access adjacent to the existing 3.66m ROW at the rear of No. 201-209 Rocky Point Road from Ramsgate Road and supermarket main entry at the north-eastern portion of the site. All other site access points may be determined as part of a future DA and should not be included in the Site-Specific DCP.
 - e. include vehicular access objectives and provisions that ensure vehicular access points minimise potential conflicts with pedestrians and minimise the disruption of the surrounding local road network.
 - f. include provisions to enable an easement access agreement for shared vehicular access from the 6m Ramsgate Road driveway to accommodate MRVs required for back of house functions or Council's garbage collection vehicles for the future development of No. 201-209 Rocky Point Road.
 - g. include a requirement for a future DA to prepare a Plan of Management for the management of the loading dock area between commercial and residential uses, and any controls to form part of the strata plan for the future development.
 - h. include objectives and provisions to protect the amenity of the adjacent heritage item known as 'Roma'. This includes controls that:
 - (i) address the acoustic and visual impacts and amenity of the loading dock / delivery area.
 - (ii) ensure a high-quality architectural expression and palette of materials and finishes to the façade to the utilities area.
 - i. Update all other PP supporting documents, including the Traffic and Transport Assessment, to resolve outstanding matters or inconsistencies before public exhibition.
- b) During Community Consultation:
- i. Undertake all the required statutory requirements and consultation for the reclassification of Council-owned Lot 301 DP 114822 from 'community land' under the Local Government Act to 'operational land as a condition of Gateway.
 - ii. Undertake consultation with relevant State agencies, including TfNSW particularly regarding all proposed road network upgrades to be included in the VPA request lodged by the Proponent and conditioned for any future development consent.

- iii. Undertake consultation with Bayside Council and the community in regard to the removal of parking spaces on the eastern side of Rocky point Road / Targo Road.
- iv. Publicly exhibit the PP, including draft site-specific DCP and draft planning agreement, for a minimum of 28 days (unless an alternate period is prescribed in the Gateway Determination).

COMMUNITY CONSULTATION

90. Should the PP be supported, it will be forwarded to the DPHI requesting a Gateway Determination to proceed to formal public exhibition.
91. If a Gateway Determination (Approval) is issued, and subject to its conditions, it is anticipated that the PP will be exhibited for a period of 20 days in accordance with the provisions of the Environmental Planning & Assessment (EP&A) Act 1979 and its Regulation, 2021 and any requirements of the Gateway Determination.
92. Exhibition material, including explanatory information, land to which the PP applies, a description of the objectives and intended outcomes, a copy of the PP and relevant supporting documents will be available for viewing during the exhibition period on Council's website and hard copies available at Council offices and libraries.
93. Notification of the public exhibition will be through:
 - Newspaper advertisement in The Leader;
 - Exhibition notice on Council's website;
 - Notices in Council offices and libraries;
 - Letters to State and Commonwealth Government agencies identified in the Gateway Determination (if required); and
 - Letters to adjoining landowners (in accordance with Council's Notification Procedures).
94. The project timeframe will depend on the Gateway Determination date and the required public exhibition period based on the different planning proposal categories. The indicative timeline in **Table 6** is based on a standard planning proposal with a public exhibition period of 20 working days.
95. It is noted that the project timeline will be assessed by the DPHI and may be amended by the Gateway Determination.

NEXT STEPS

96. The PP will be considered at a future Georges River Council Environment and Planning Committee meeting, including the LPP recommendations. The minutes of the Environment and Planning Committee meeting will subsequently be considered at a future Georges River Council Meeting.
97. If the PP is endorsed by Council, it will be forwarded to the Minister for a Gateway Determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979*.
98. If the Council supports a recommendation to refer the planning proposal to Gateway, the expected timeframes for each stage are summarised in the following table.

Table 6 - Indicative Timeline

Stage	Timeframe/date
Consideration by the Georges River LPP	5 December 2024
Council decision	June 2025
Gateway Determination	November 2025

Pre-exhibition	February 2026
Commencement and completion of the public exhibition period	April 2026
Consideration of submissions	May 2026
Post-exhibition review and additional studies	June 2026
Council resolution to endorse	July 2026
Submission to the Department for finalisation (where applicable)	July 2026
Gazettal of LEP amendment	July 2026

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99. It is noted that the project timeline will be subject to the DPHI and may be amended.

FINANCIAL IMPLICATIONS

100. No budget impact for this report.






RISK IMPLICATIONS

101. Should the Proposal not be endorsed for submission to the DPHI for a Gateway determination, the proponent would be eligible to request the Department to undertake a Rezoning Review of the Proposal. Any such rezoning review would be required to address the traffic issues noted in this report.
102. Strategic Risk/s outlined in Council's Strategic Risks Statement 2024-2025 identified. Should Council support the PP to proceed to Gateway Determination in its current state, there is a risk that Council will be inconsistent with the operational risk/s identified, and management processes outlined in its Strategic Risks Statement 2024-2025. Specifically, 'Strategic Risk 3: Assets and Infrastructure' in terms of potential adverse impacts to the quality, capacity, and resilience of the surrounding state and local road network.
103. The PP has been reviewed against relevant legislation, including the Environmental Planning and Assessment Act 1979 and the *Environmental Planning and Assessment Regulation 2021*, consistent with Council's Strategic Risks Statement 2024-2025.
104. The Proponent is seeking to reclassify Council owned land included in the subject site area from "community" to "operational" under the *Local Government Act 1993*. Should the PP progress to gazettal, the future rear laneway access between Targo and Ramsgate Road as envisaged under the DCP becomes infeasible. However, if the PP is refused, Council will maintain the ability to acquire other land to enable a future rear lane accessway as redevelopment occurs.

FILE REFERENCE

D25/103379

ATTACHMENTS

- Attachment 1  Planning Proposal Justification Report - *published in separate document*
- Attachment 2  Public Benefit Offer - *published in separate document*
- Attachment 3  TfNSW Submission - PreGateway PP - Updated TIA 193-199 Rocky Point Road Ramsgate - *published in separate document*
- Attachment 4  Revised Reference Scheme (Architectural Plans) - 3 June 2024 - *published in separate document*
- Attachment 5  Agenda of Georges River Local Planning Panel Meeting - Thursday, 5 December 2024 - *published in separate document*

Item: ENV020-25 Adoption - Merriman Reserve Plan of Management and Master Plan

Author: Strategic Planner

Directorate: Environment and Planning

Matter Type: Committee Reports

ENV020-25

RECOMMENDATION:

- (a) That Council adopt the Merriman Reserve Plan of Management and Master Plan provided in **Attachments 1 and 2** in accordance with section 40 of the *Local Government Act 1993* and section 3.23(6) of the *Crown Land Management Act 2016*.
- (b) That Council authorise the Director Planning and Environment to make minor editorial modifications in the finalisation of the Merriman Reserve Plan of Management and Master Plan.
- (c) That all individuals who provided a submission during the public exhibition of the Merriman Reserve Plan of Management and Master Plan be notified of Council's decision.
- (d) That the adopted Merriman Reserve Plan of Management and Master Plan be forwarded to the NSW Department of Planning, Housing and Infrastructure – NSW Crown Lands for information.
- (e) That the Merriman Reserve Plan of Management and Master Plan be placed on Council's website following adoption by Council.

EXECUTIVE SUMMARY

1. At its meeting on 25 March 2025, Council endorsed the draft Plan of Management (PoM) and Master Plan for Merriman Reserve for public exhibition and for the draft Plan to be forwarded to the Department of Planning, Housing and Infrastructure (DPHI) for landowners' consent which was provided on 11 September 2024.
2. The draft PoM and Master Plan were publicly exhibited from 5 February to 21 March 2025.
3. A total of 17 submissions were received. Key issues raised included:
 - Tree Management issues around the health of trees located within the park. Object to any new trees that would obstruct views.
 - The function centre use and lease arrangements
 - Boom gates to the car park to be locked after hours
 - Garbage disposal and loading dock area causing significant noise and visual pollution
4. On 4 March 2025, Council held a public hearing into the proposed changes to the land categorisation of parts of Merriman Reserve in accordance with Section 40A of the Local Government (LG) Act.
5. This report recommends that the Merriman Reserve PoM (**Attachment 1**) and Master Plan (**Attachment 2**) be adopted and finalised in accordance with the requirements of section 40 of the LG Act and section 3.23(6) of the Crown Land Management (CLM) Act.

BACKGROUND

6. Merriman Reserve is a 1.33-hectare public reserve located on the foreshore of Kyle Bay for the purposes of 'public recreation'. It currently consists of Council-owned community land and the Crown Reserve No. 100242. Its main features comprise two operational bowling greens, one obsolete bowling green, a 70-space car park, a heritage listed building, a Sydney Water pump station and areas of passive open space (refer to **Figure 1** below).
7. The heritage listed building is currently occupied by a restaurant and function centre. The draft PoM proposes to continue to permit kiosks, cafes and restaurants in the location of the building under the General Community Use categorisation.



Figure 1 - Merriman Reserve

8. Georges River Council is a major part owner of Merriman Reserve with the former Kogarah Council having acquired various parcels of land since 1940. The remainder of the land is Crown Reserve No.100242 (Lot 7316 in DP1154446). By notice in the Government Gazette, 5th November 1993, the Kyle Bay (R100242) Reserve Trust was established with Council appointed as the corporation to manage the reserve trust.
9. Property details for Merriman Reserve are outlined in **Table 1** and **Figure 2** below.

Table 1 – Property Details – Merriman Reserve, Kyle Bay

DP No	Lot No	Section	Owner
1154446	7316		Crown Reserve No 100242
21299	10		Georges River Council
650783	12		Georges River Council
7641	40	1	Georges River Council
7641	11	1	Georges River Council

DP No	Lot No	Section	Owner
7641	10	1	Georges River Council
7641	9	1	Georges River Council
7641	8	1	Georges River Council
7641	7	1	Georges River Council

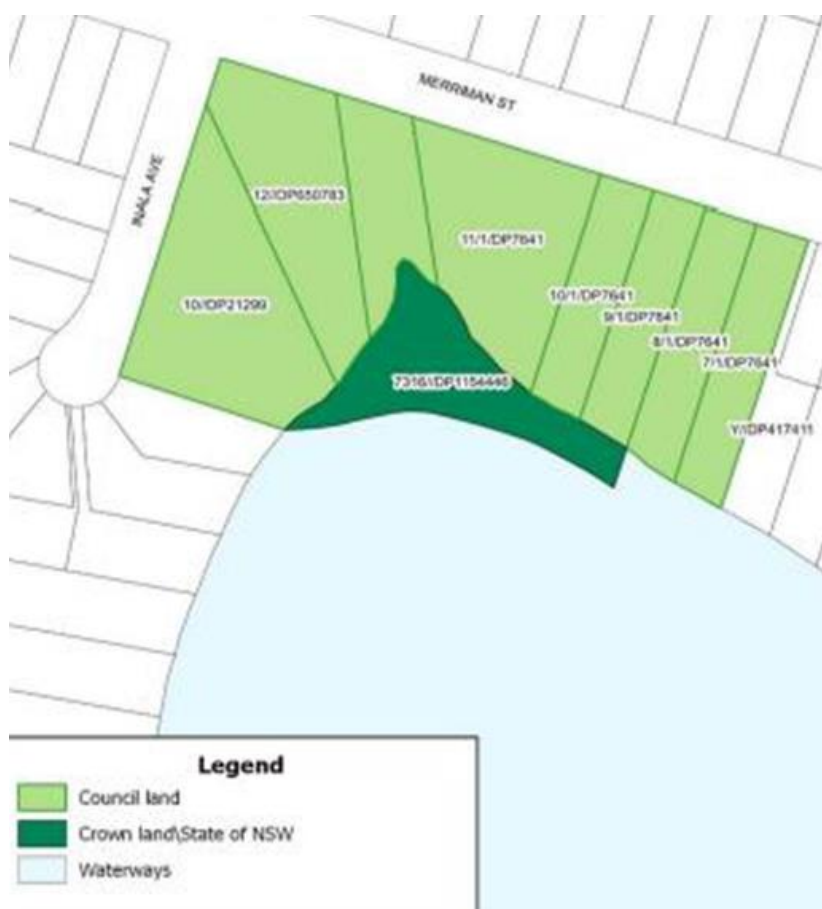


Figure 2 - Property Details - Merriman Reserve

10. Merriman Reserve is covered by an existing PoM and Landscape Concept Plan adopted by the former Kogarah Council in 2013.
11. In August 2021, Council engaged consultants Group GSA Pty Ltd to prepare a new PoM and Landscape Master Plan for Merriman Reserve.

Consent from the then Department of Planning, Housing and Infrastructure (Landowners)

12. In accordance with Council's resolution, on 26 March 2024, Council referred the draft PoM to the then DPHI, as the owner of Crown Land, in accordance with section 39 of the LG Act.
13. Council received initial feedback from the DPHI in August 2024 requesting the following changes to the draft Merriman Reserve PoM:
 - (a) For the categorisation of the Crown Land change the Natural Area – Foreshore categorisation to cover just the foreshore with the remainder of the area categorise as park. **Figure 3** below shows the before and after changes to the categorisation.
 - (b) On Page 13 (Section 4.1 – Natural Area) update the word subdivided with further categorised.
 - (c) On Page 14 the replacement of Reserve number 110242 to Crown Reserve 100242.



Figure 3 - Before and After Changes to Categorisation

14. On the 11 September 2024, the DPHI confirmed that the Merriman Reserve PoM and Master Plan satisfied the requirements under section 3.23(6) of the CLM Act, and that Council can publicly exhibit the draft PoM in accordance with section 38 of the LG Act.

Outcomes of Public Exhibition

15. The draft Merriman Reserve PoM and Master Plan was publicly exhibited from 5 February to 21 March 2025.
16. As part of the community consultation, the following was undertaken:
- An on-site drop-in session was held on 22 February 2025 at Merriman Reserve. Community and key stakeholders were invited to attend, view the exhibition material, ask questions, and provide feedback,
 - The draft PoM and Master Plan was available for viewing on Council's 'Your Say' webpage,
 - Hard copies of the draft PoM and Master Plan were available for viewing at Council's Service Centre and Hurstville and Clive James (Kogarah) libraries,
 - Letters were mailed to adjoining owners advising of the public exhibition, and
 - An advertisement placed in The Leader newspaper notifying the community of the public exhibition.

Public Submissions

17. A total of 17 submissions were received. Key issues raised included:
- Tree management issues around the health of trees located within the park.
 - Objections to any new trees that would obstruct views.
 - The function centre use and lease arrangements
 - The gates to the car park to be locked after hours.
 - Garbage disposal and loading dock area causing significant noise and visual pollution.
18. Council officers have responded to the concerns in **Table 2** below and in **Attachment 3**.

Table 2 – Submission and Council Response

(i) Concerns Raised	Councils Response
<p>Tree Management – Large trees in Merriman Reserve are old and appear to be dying and losing branches.</p> <p>Objects to any new trees that would obstruct views or posing hazards.</p>	<p>Tree management (lopping, pruning and replacement) is an operational issue.</p> <p>In respect of the planting of replacement and additional trees, Council's <i>Tree Management Policy 2024</i> has an adopted target of achieving 40% urban canopy cover by 2038. The policy specifically states as follows (page 13): <i>"Where a private view is likely to be affected by the planting or replacing of trees in a street or park, Council will continue its policy that no individual exclusively owns a view, but rather that the amenity provided by trees outweighs the amenity of views. New planting in public open spaces will consider the impact on views and species will be selected and placed to frame and complement views."</i></p> <p>The Master Plan shows that existing trees should be retained within the park (Action 10 on the Master Plan), additional tree planting for shade near the existing bowling greens (Action 11 on the Master Plan and landscape buffer to screen the Sydney Water (Actions & 20 on the Master Plan. A full version of the Master Plan is in Attachment 2 to this report.</p>
<p>The function centre use and lease arrangements</p>	<p>The operation of the function centre and its current lease arrangements are operational matters and not subject to the PoM provisions.</p> <p>The PoM authorises the issue of leases, licences and other estates over the land covered by the Plan, subject to the criteria set out in Section 5.3 of the Plan.</p>
<p>Gates to the car park to be locked after hours</p>	<p>Gate closures times are an operational issue.</p>
<p>Garbage disposal and loading dock area causing significant noise and visual pollution</p>	<p>The location of the garbage disposal area and loading dock of the cafe/restaurant/function centre is shown on the Master Plan, however its use is an operational issue and out of scope of the PoM and Master Plan. Concerns raised in relation to this matter have been passed onto Council Commercial Property Team.</p>

19. As a result of the public exhibition no changes have been made to the PoM or Master Plan for Merriman Reserve.

Public Hearing

20. A public hearing is required by Section 40A of the LG Act for Council owned Community Land if the draft PoM would have the effect of categorising, or altering the categorisation of, community land.
21. A public hearing was required to be held for the altering of categorisation for Merriman Reserve. The existing Merriman Reserve PoM (2013) categorised various areas of the reserve as Park, General Community Use, Sportsground and Cultural Significance as shown in **Figure 4** below.



Figure 4 - Current categorisation of Merriman Reserve

22. The draft PoM for Merriman Reserve categorises various areas of the Reserve as Park; General Community Use; and Natural Area – Foreshore (for Crown Reserve No. 100242 (Lot 7316 in DP1154446)) as illustrated in **Figure 5** below.



Figure 5 - Proposed categorisation of Merriman Reserve

23. The draft PoM categorises the following areas:

- **Park** – comprising the disused bowling green which is to be converted into a park area, the existing car parks, and landscaped curtilage of the existing bowling greens.
- **General Community Use** – comprising the existing bowling greens to the west, and heritage building currently occupied by a restaurant and function centre.
- **Natural Area (Foreshore)** – comprising the Crown Reserve land adjacent to the foreshore.

24. The proposed changes to the Reserve's categorisation are intended to reflect the actual values, uses and character of the Reserve more accurately.

25. On 4 March 2025 a public hearing was independently chaired by Arnold Planners. Council is to note that no one from the public attended. The public hearing report supports the alteration of categorisation of Merriman Reserve. A copy of the public hearing report is attached in **Attachment 3**.

NEXT STEPS & CONCLUSION

26. If Council resolves to adopt the amended draft Merriman Reserve PoM and Master Plan, the next steps will be as follows:

- The Merriman Reserve PoM and Master Plan will be forwarded to Crown Lands via the Department of Planning, Housing, and Infrastructure (DPHI) for their information;
- Submitters will be advised of the adoption of the PoM and Master Plan;
- The PoM and 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

27. The preparation of the Merriman Reserve PoM and Master Plan was within budget allocation.

28. The final PoM notes that implementation of the works/measures included in the Plan of Management and Master Plan, is subject to the funding and resources available to Council and is determined by Council's overall Delivery Program and shorter-term annual Operational Plans, annual budget cycles, and works/activity planning for Council's various units.

RISK IMPLICATIONS

29. Strategic Risk 3 – Assets and Infrastructure. The preparation of a Master Plan and PoM for the Site will mitigate this risk, by planning for and facilitating infrastructure that is reflective of the ongoing needs and/or expectations of our community and the infrastructure required to provide high quality of service demanded by the community.

30. Strategic Risk 7 – Ineffective governance. A PoM is a legislative requirement for Council owned community land, and Crown Land where Council is the appointed Crown Land manager. The PoM is intended to ensure Council's compliance with the *Crown Land Management Act 2016* and *Local Government Act 1993*.

COMMUNITY ENGAGEMENT





31. Community engagement was conducted including:

- An on-site drop-in session was held on 22 February 2025 at Merriman Reserve. Community and key stakeholders were invited to attend, view the exhibition material, ask questions, and provide feedback,
- The draft PoM and Master Plan was available for viewing on Council's 'Your Say' webpage,
- Hard copies of the draft PoM and Master Plan were available for viewing at Council's Service Centre and Hurstville and Clive James (Kogarah) libraries,
- Letters were mailed to adjoining owners advising of the public exhibition, and
- An advertisement placed in The Leader newspaper notifying the community of the public exhibition.

FILE REFERENCE

D25/146383

ATTACHMENTS

- Attachment 1  Merriman Reserve PoM - *published in separate document*
- Attachment 2  Merriman Reserve Master Plan - *published in separate document*
- Attachment 3  Merriman Reserve Plan of Management and Master Plan - Submissions Table - *published in separate document*
- Attachment 4  Public Hearing Report Merriman Reserve - *published in separate document*

Item: ENV021-25 Development and Building Q3 Metrics Report

Author: Manager Development and Building

Directorate: Environment and Planning

Matter Type: Committee Reports

RECOMMENDATION:

That Council receive and note the Quarterly Development and Building Team Functions and Services Metrics Report for the period January to March 2025.

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EXECUTIVE SUMMARY

1. This report provides an overview of the Development and Building Team Services Metrics for Q3 of the 2024/2025 financial year being January to March 2025. The data previously reported for the 2023/2024 Financial Year is also provided for comparison.
2. The Minister for Planning and Public Spaces contacted Council on 6 March 2025 to discuss Council's performance against the criteria set out to reduce Development Application assessment timeframes and gave Georges River Council 28 days to provide a written response and Action Plan endorsed by the elected Council.
3. Council endorsed the response to the Minister with an Action Plan as part of a program to swiftly improve performance at its meeting on 24 March 2025.
4. The Minister's request aligned effectively with the improvement work already initiated by the Council. The Action Plan details a program of work and actions designed to improve average assessment timeframes, ensuring that development aligns with current planning controls and maintains a high standard of customer service in the long term.
5. The Development and Building Team continues to implement best practice processes and actions that assist in improving application processing times and customer service, and operationally continues to reduce outstanding applications on hand.

REPORT**DEVELOPMENT APPLICATIONS, MODIFICATIONS AND REVIEWS**Determining Authority

6. Under NSW Planning legislation, the Elected Council are no longer involved 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.
7. Subsequently, 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.
8. Best practice processes are used when making a determination. Council uses a peer review process which ensures that all recommendations made by our assessment officers are reviewed by a senior officer who is delegated to determine the application. This ensures transparency and consistency within the recommendations and decisions made by our staff.

9. Where Council staff are not delegated to determine the application, the report is reviewed by a senior officer within the team and the application is submitted to the determining authority. In most cases these authorities are the Georges River Local Planning Panel or the Sydney South Planning Panel.

All Applications (DAs, Modifications and Reviews)

10. Metrics associated with the processing of Development Applications, Modification Applications and Review Applications is detailed in Tables 1 and 2 which provide a monthly breakdown in the previous and current financial years:

FY23/24	DA Lodged	DA Determined	MOD Lodged	MOD Determined	REV Lodged	REV Determined	TOTAL Lodged	TOTAL Determined
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
January	15	25	6	11	0	0	21	36
February	19	21	6	15	0	2	25	38
March	24	42	5	10	1	3	30	55
April	24	29	5	8	1	2	30	39
May	27	26	1	10	1	0	29	36
June	20	25	7	9	2	1	29	35

Table 1 – 2023/2024 financial year applications lodged and determined (Q1 to Q4).

FY24/25	DA Lodged	DA Determined	MOD Lodged	MOD Determined	REV Lodged	REV Determined	TOTAL Lodged	TOTAL Determined
July	28	36	8	10	0	4	36	50
August	15	18	4	5	3	0	22	23
September	20	28	3	7	1	4	24	39
October	32	28	4	14	1	1	37	43
November	28	16	10	6	0	1	38	23
December	15	23	8	8	2	2	25	33
January	19	18	4	4	0	1	23	23
February	14	24	3	9	0	0	17	33
March	24	27	10	5	1	3	35	35

Table 2 – 2024/2025 financial year applications lodged and determined (Q1, Q2, Q3).

11. In the Q3 2024/2025 quarter a total of 75 applications were lodged, while 91 were determined.

12. Of the 91 applications determined in Q3, 6 were determined by the Georges River Local Planning Panel. The remaining 85 were determined by Council staff under officer delegation.

Development Applications

13. The Minister's expected average assessment time for development applications across NSW, for this financial year is 115 (calendar) days and the Department of Planning have released an interactive report available to the public which outlines the performance of all Councils across NSW. This table is publicly known as the Council League Table. The statistics produced do not include Modification or Review applications, do not account for applications with a deemed refusal appeal to the Land and Environment Court (i.e., where the application has not been determined) and do not factor in any requests for further information that stop the assessment clock under planning legislation.
14. For the purposes of consistent statistic reporting, Table 3 below provides a snapshot of the NSW Government's League Table for Q1 - Q3 of the Financial Year 2024/2025 for Development Applications only, **not** Modifications or Reviews.

Average days - Determination	229
Average days - Portal Lodgement	9
Number of DAs lodged	222
Number of DAs submitted	491
Number of DAs determined	170
Number of DAs approved	126

Table 3 – 2024/2025 FY NSW Planning Portal League Table Data – DAs only (Q1-Q3).

15. Table 4 provides a snapshot of **all** applications (DAs, Modifications and Reviews) to provide a more complete view of the work undertaken by the team over the past 9 months.

Average days - Determination	198
Average days - Portal Lodgement	9
Number of applications lodged	315
Number of applications submitted	640
Number of applications determined	240
Number of applications approved	184

Table 4 – 2024/2025 FY NSW Planning Portal League Table Data – All applications (Q1-Q3).

Processing Times – Determined Applications

16. The high determination time in this quarter was due to the finalisation of several complex and or long-standing applications and a drop in determination numbers due to staff vacancies.
17. Applications within Georges River can be complex due to factors such as topography, waterfront, engineering and drainage, flooding and other environmental sensitivities. With most applications being for single dwellings, alterations and additions and dual

occupancies, these types of applications (excluding waterfront dwellings) are a focus point for the reduction in assessment time frames.

Improvements and Recruitment

18. The Development and Building Team has introduced an Action Plan to reduce assessment timeframes and existing procedures are currently under review by senior leaders within the Development Assessment and Development Advisory Teams which will identify bottlenecks as well as areas for improvement.
19. Staff are currently working on refining internal processes.
20. There are a number of critical vacancies within the Development Assessment teams with recruitment processes well established for the vacant roles. In the interim, agency staff and consultants remain in place to maintain service levels.

Determinations

21. There has been a steady increase in the number of applications determined each month since January. Q3 has seen an increase in the number of DAs and Modifications determined by 50% in each category.
22. The percentage of applications that were determined in March (21%) within the Minister's 115 day Statement of Expectation timeframe has dropped compared with the percentage determined February (31%). This is due to staff focussing on determining applications over 180 days of age. This resulted in 23 of the 44 older applications determined in the quarter.

Assessment Timeframe

23. The average determination timeframe has decreased 13.22% since July 2024, from 227 days(Q1) to 197 days (Q3).

Q4 predictions

24. The finalisation of older applications will impact the average determination times in Q4, however preliminary Q4 figures suggest a continued downward trend in outstanding application numbers, overall and those older than 180 days, as the volume of determinations continues to increase. The upcoming Q4 report will elaborate on the projected improvements indicated by these current metrics.
25. Improvements in assessment timeframes are evident and will become more sustainable when the Action Plan initiatives are in effect and recruitment is complete. This is anticipated to occur in mid-2025.

Housing Delivery

26. On the current list of applications under assessment, of which there were 153 (as at 20 May 2025), 42 (27%) applications would, if approved, deliver additional housing for the community in the form of 8 x multi-dwelling/shop top housing developments, 17 x dual occupancies and 17 x secondary dwellings.

Development Advisory Service

27. The Development Advisory Service (DAS) was 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 (recommenced in March 2024);
 - Expanded Pre-lodgement Advisory Service; and

- Complying Development Consultation Service.

28. Table 4 outlines the number of pre-lodgements received and completed within Q3 of this financial year:

<u>FY2024/2025</u>	PRE DA (Received)	PRE DA (Completed)
July	7	4
August	7	6
September	5	3
October	5	3
November	3	2
December	7	3
January	1	2
February	2	7
March	0	6

Table 5 – 2024/2025 financial year Pre-lodgements received and completed (Q3).

BUILDING INFORMATION CERTIFICATES

29. Information on metrics of processing Building Information Certificates (BIC) for Q3 2024/2025 is provided in Table 6:

<u>FY2024/2025</u>	BIC - lodged	BIC – Determined
July	11	4
August	11	11
September	9	7
October	12	6
November	10	6
December	2	7
January	9	3
February	0	10
March	0	5

Table 6 – 2024/2025 financial year Building Information Certificates – Lodged and Determined (Q1 and Q2).

Current Number of Undetermined Applications

30. The number of undetermined BIC applications at the time of finalising this report is 42 active, and 16 pending resolutions of other applications. Accordingly, a total of 58 BIC applications are undetermined. A further 23 BIC applications are undergoing initial submission quality reviews prior to lodgement.
31. It is noted that, since 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

32. Information metrics on processing Comply Development Certificates (CDC) and Construction Certificates (CC) is detailed in Table 6:

Complying Development Certificates

FY2024/2025	Private Certifier CDC (following determination)	Council CDC (lodged)	Council CDC (determined)	% Council Market Share
July	47	1	0	0.0
August	54	0	0	0.0
September	47	3	2	4.2
October	49	1	1	2.0
November	44	0	0	0.0
December	33	1	0	0.0
January	48	1	1	2.0
February	51	0	0	0.0
March	56	0	0	0.0

Table 7 – 2024/2025 financial year Private vs Council CDC assessment and market share (Q1 and Q2).

Applications Lodged

Construction Certificates

33. Information on the lodgement and determination of Construction Certificates for Q3 2024/2025 is provided in Table 8:

FY2024/2025	Private Certifier CC (once issued)	Council CC (Lodged)	Council CC (Issued)	% Council Market Share
July	17	0	1	5.8
August	16	2	1	12.5
September	11	3	1	27.2
October	9	0	0	0.0
November	10	0	1	0.0
December	19	1	1	5.2
January	10	0	0	0.0
February	14	2	0	0.0
March	16	3	0	0.0

Table 8 – 2024/2025 financial year Construction Certificates - lodged and determined – broken down by Council and Private issued, and market share (Q3).

34. There are currently 18 (8 Current and 10 Future) Construction Certificates under assessment by Council.

CONCLUSION

35. Ongoing improvement will be dependent upon maintaining staffing levels, filling vacancies and making process improvements, which are beneficial to the existing practices being undertaken. Work in those areas is underway and improvements in the processing times for Development Applications will continue to be realised once these factors are resolved.

FINANCIAL IMPLICATIONS

36. Within budget allocation.

RISK IMPLICATIONS

37. No risks identified.

FILE REFERENCE

D25/167123

17/2543

ATTACHMENTS

Attachment [1](#) Attachment 1 - GRC Action Plan - E&P Report - 10-6-25



No.	Actions	Progress	Detail	Responsible Officer	Update/Outcome	Timeframe
1)	Referrals					
a	Review the internal referrals process	Complete	Conditions to be provided where possible.	Advisory Coordinator	Complete	31 March
b	Commencement of referral triage at lodgement	In progress	<p>Identification of applications that require a stormwater/drainage RFI and making the request before lodgement rather than during assessment.</p> <p>The DA would be returned with a request for the required information to be provided with the new DA.</p> <p>This will save assessment time after lodgement, with the goal being to reduce RFIs during assessment.</p>	Planning Advisory Officers and Principal Engineer	In progress	31 March

No.	Actions	Progress	Detail	Responsible Officer	Update/Outcome	Timeframe
2)	Templates					
a	Review letter and correspondence templates.	In progress	<p>Review of letter templates to take place after the report template review which is more critical to assist with the determination of applications</p> <p>Alts and add's/new dwelling template to be completed by 1 June.</p> <p>Harmonise LPP and SSPP templates (Infocouncil template).</p> <p>MODs, Dual occupancy and other templates to follow.</p>	DA Coordinators	Template letters to be reviewed and finalised end of June.	30 September

No.	Actions	Progress	Detail	Responsible Officer	Update/Outcome	Timeframe
b	Review report templates.	Substantially complete	To focus on key assessment matters, reduce report length and provide consistency across reports	DA Coordinator	Template report reviewed and being trialled in May.	31 July
c	Review and finalise standard conditions and conditions template	Substantially complete	To reduce assessment time by having standard sets of conditions for given development types.	DA Coordinators	Stage 1 review complete. Stage 2 upload to TechOne underway.	30 April
3)	Internal procedure changes					
a	Adjustment of allocation process	Complete	To reduce the time taken between lodgement and notification.	Advisory Coordinator and Manager	Reduction in time taken to allocate applications reduced by 92% between January and May. KPI established – 3 business days	31 March
b	Review minimum submission requirements for small residential scale development.	Complete	To reduce the lodgement time and improve application quality.	Advisory Coordinator	Complete	31 March

No.	Actions	Progress	Detail	Responsible Officer	Update/Outcome	Timeframe
c	Determine the 60 DAs that are currently over 180 days old	In progress	Targeted schedule to be developed to finalise the oldest applications.	Assessment staff	Of the 60 DAs on the list at end of March 43 have been determined. Ongoing monitoring of the list is in progress.	30 June
4)	Detailed process mapping.	Commenced (Date -)	To accurately map the assessment process, including changes as a result of this action plan, to identify areas for improvement and reduce determination times.	Manager D&B		30 September and ongoing
5)	Recruitment – – Senior Development Advisory Officer (1) – Development Assessment Officer (2) – Fast Track Officer (1)	Commenced for all positions listed with some at interview stage. (Date Commenced -)	To engage permanent staff, for existing and new positions, to reduce assessment times and reduce reliance on contractors.	Director E&P Manager D&B	Students, BIO, DA Planner and Executive Adviser have been appointed. Recruitment for all other vacant positions is in progress.	30 June

No.	Actions	Progress	Detail	Responsible Officer	Update/Outcome	Timeframe
	<ul style="list-style-type: none"> – Student Planning Officer (2) – Building Information Officer (1) 					
6)	<p>Overtime and extra hours</p> <ul style="list-style-type: none"> – Overtime offered to existing staff to finalise assessments. – Extra hours offered to an admin role to assist with Court related matters. 	The framework and parameters for overtime allocation have been established	To increase the number of determinations and progress the assessment of applications.	All staff	On going	Ongoing
7)	Explore expansion of the team	In progress	<p>Exploring recruitment options to increase staff availability to focus on the assessment and determination of DAs.</p> <p>To engage permanent staff, for existing and new positions, to reduce assessment times and reduce reliance on contractors.</p>	Director E&P	<p>New positions advertised 23/4/25.</p> <p>Recruitment in progress.</p>	30 June

No.	Actions	Progress	Detail	Responsible Officer	Update/Outcome	Timeframe
8)	Explore urgent amendment to the DCP.	Yet to commence	To add, remove or amend controls and objectives that have been identified as barriers to achieving good design outcomes and stifle appropriate merit assessment.	Manager D&B and Strategic Planning	In progress	30 June
9)	Department Assistance – <ul style="list-style-type: none"> – Seek Department funding. – Seek changes to the legislated Deemed refusal timeframes to 90 days due to impact on processing times. – Seek a Department appointed business expert to work with Council to improve processes. 	No progression from the DPHI despite several follow ups by Director	To explore options that would reduce court work for staff and allow applications to be determined before a deemed refusal is lodged with the court.	Director E&P	GRC held initial discussions with DHPI on 13 March 2025. Council advised on 24 May 2025 that an expert planner has been appointed by the Department.	Ongoing

No.	Actions	Progress	Detail	Responsible Officer	Update/Outcome	Timeframe
10)	Reporting on progress to Council	Commenced	To keep Council informed of progress.	Director E&P Manager D&B	Reporting scheduled for Environment and Planning Committee in July, October, January 2026 and April 2026	Ongoing
11)	Development and Building Service Review (Development Assessment focus).	In progress	This is a part of the GRC internal service review program for 24/25.	Director E&P Manager D&B	Substantially complete. To be reported to ET June.	31 May
12)	Front end, Pre-DA and concierge review.					
a	Review outward facing information available to the public including a more comprehensive database of FAQs for small residential development	Yet to start	To improve the quality of information submitted with DAs which will reduce lodgement and assessment times.	Advisory Coordinator	Work has begun on the creation of a series of Fact Sheets for the website that contain relevant controls for common developments types – secondary dwellings, dwelling houses and dual occupancies.	30 June
b	Explore a reduced or no fee pre DA-Service for 2025 to encourage greater uptake	Yet to start		Advisory Coordinator		31 May

No.	Actions	Progress	Detail	Responsible Officer	Update/Outcome	Timeframe
c	Creation of a service to provide quick and free advice at Council relating to small scale single residential dwelling alterations and additions to complement the Pre-DA service.	Yet to start		Advisory Coordinator		30 June