

New City Plan

Planning for the future of the City of Kogarah



14. Frequently Asked Questions (FAQs)

Our City's plan to meet the needs of our growing population

FACT SHEET 14

Frequently asked questions about the New City Plan

Q1. Why is Council preparing the New City Plan?

Council has prepared the New City Plan to provide a range of options for community consideration. The draft proposal is responding to: -

- A need to address the NSW State Government's Metropolitan planning objectives, which are outlined in *A Plan for Growing Sydney* and the *Subregional Plan*, which is currently being prepared by the State Government. A recent release of statistics from the State Government Department of Planning & Environment indicates an estimated growth of 17,400 residents who will seek housing in the City of Kogarah up to 2031.
- The key strategic directions and goals outlined in the Community Strategic Plan, which was prepared after significant consultation with the community. Council has undertaken extensive research and investigation into housing trends, policies and our local housing needs to ensure that the housing options that are proposed in this plan suit the community's expectations. The Community Strategic Plan was developed in partnership and close consultation with the community and clearly highlighted the need to plan for the changing needs of our community into the future, including a strategic approach to housing.
- A lack of clarity of some aspects of existing planning controls. In preparing the Planning Proposal, a review of height and floor space controls has been undertaken. Council is required by the State Government to introduce building heights and floor space ratio as development standards into Kogarah Local Environmental Plan 2012. Currently, they are included in the Kogarah Development Control Plan 2013. Council will adopt new controls that identify the allowed building height and floor space ratio for all properties across the Kogarah Council area.

Q2: What does the New City Plan aim to achieve?

Key features of the New City Plan:

- Protect the character of our low density residential areas by proposing high density residential development in and around our existing commercial centres and along major roads (eg. the Princes Highway and Rocky Point Road).
- Provide increased opportunities for a range of housing across the City, including the waterfront and foreshore areas. Dual occupancy development and seniors housing will be permitted in all low density residential areas. In areas that are environmentally sensitive (eg waterfront properties and Heritage Conservation Areas) development for dual occupancy will be permitted on sites greater than 1000 square metres.
- Protect our parks, open spaces and foreshores by ensuring that land identified as open space or having high environmental qualities is appropriately zoned.
- Encourage high quality retail and office space in the commercial centres and along the Princes Highway.

Q3: What is the Subregional Plan?

Subregional planning is the second tier in the NSW State Government's process for dealing with growth in Sydney – it is the link between the strategic direction set out in *A Plan for Growing Sydney* and the detailed planning controls for local areas contained in Local Environmental Plans.

The City of Kogarah is part of the South Subregion, which also includes the local government areas of Canterbury, Hurstville, Rockdale and Sutherland.

The South Subregional Plan is under preparation by the State Government and will be informed by evidence based planning. The Subregional Plan will:

- Articulate the intentions of A Plan for Growing Sydney at the subregional level
- Provide a guiding framework for the delivery of housing supply in the subregion
- Inform and influence the planning for business activity and investment to encourage jobs growth, particularly in strategic centres (Kogarah Town Centre)
- Inform decision making for infrastructure planning
- Provide guidance on urban planning issues of a subregional nature.

Q4: Why do we need different types of housing?

Currently the majority of housing in the City of Kogarah comprises detached homes. However, the type and make-up of households and residents living in our established suburbs is forecast to change resulting in the need for more diverse housing. Some of these changes include:

- An ageing population;
- Declining household size;
- Changes to household and family types.
- Changing preferences for housing type, style and design; and
- Different cultural expectations of living styles.

We need to ensure there is adequate housing choice for all residents so that as they move through life's different stages and their housing needs change, they can remain living in the City close to family and friends.

Q5: Will there be a loss of public open space?

The Planning Proposal will not result in the loss of public open space. However as residential densities increase, it will become increasingly important to enhance existing public open space.

Q6: Will higher density housing provide quality living environments?

Once the Planning Proposal is on exhibition, Strategic Planning staff will commence developing the detailed planning controls and design guidelines to ensure new developments contribute positively to the character of an area, with consideration given to high quality built form, with active street frontages, attractive landscaped areas, high quality public spaces and well-designed parking.

Q7: Will more housing result in extra strain on resources and infrastructure?

The Planning Proposal proposes increased development where there is existing infrastructure to accommodate any increase in residents. It is accepted that the additional development may place additional demands on existing infrastructure and services and Council will continue to lobby State and Federal Governments to ensure that existing infrastructure (such as roads, drainage, sewerage, street lighting, public transport and community services) is sufficient to meet the growing demand and improvements are provided where they are warranted.

In addition, the NSW State Government has made a commitment that the development of the Subregional Plans will address issues relating to increased development and the impact on existing resources and infrastructure. The Subregional Planning process include a detailed infrastructure assessment of the subregion.

The State Government is ultimately responsible for ensuring infrastructure in Sydney is to a standard that will support growth. The State Government have endorsed this proposal for public exhibition and have therefore indicated, by that approval, that the growth that will be achievable under this proposal is reasonable and will not create unmanageable demands on infrastructure.

Q8: Will new development result in increases in parking and traffic congestion?

The issue of an increased population in established areas being linked to concern about increased traffic congestion and parking is a concern which in the past has been raised by residents.

The Planning Proposal seeks to support new high density housing around areas which are well serviced by public transport and along main roads, providing the opportunity for convenient access to alternatives to the car.

Council is also working closely with the key stakeholders in the Kogarah Town Centre (St George Public and St George Private Hospitals and TAFE) to resolve the parking issues cause by these major traffic generators.

The preparation of specific development controls for those areas where significant dwelling increase is proposed will address the issue of traffic management and parking in greater detail and will provide an opportunity for Council to incorporate a program of local area traffic management plans, as appropriate.

Q9: Will I be forced to develop my property or will Council purchase my land?

No owner will be forced to alter or sell their property, and Council will not be purchasing any land under this proposal for redevelopment.

However, in some areas (where the height and density is increasing significantly) owners may find that there is greater interest from developers purchase property for redevelopment.

You should seek your own advice if approached by developers and/or real estate agents to identify the development potential of your property and what the property may be worth.

Council staff can provide advice on the development controls proposed for your site but are unable to provide information relating to the value of your property or the development potential.

Q10: Will a large apartment building be developed right next door to my house?

The Planning Proposal will allow increased building heights and different housing types to be developed in areas close to public transport and commercial areas to provide a greater range and choice of housing. In some areas, the proposed changes are significant and redevelopment of sites will generally occur over a period of time (5-10 years).

Where areas are being rezoned to allow significantly increased development potential, there will be a transition period over which time the nature of development in the area will be changing and, in these circumstances, new high rise development may be located next door to dwellings.

Council will be preparing detailed development controls to ensure that the impact of new development areas adjoining those where high rise development is proposed is minimised.

Q11: I have a heritage property in an area that is proposed to be zoned R4 – High Density Residential. Does this mean I will be surrounded by high rise development?

Detailed development controls will be developed to ensure that the setting of existing heritage buildings in redevelopment areas is protected. Building alignments, setbacks and heights of buildings adjoining heritage items will need to respond to the setting of the existing heritage building.

Council will be looking at ways to encourage the protection of existing heritage items, while at the same time allowing redevelopment. There may be opportunities to transfer the floor space of a heritage site to an adjoining site. This would allow retention and restoration of the existing heritage item, while at the same time providing the same development potential for the heritage listed site.

Q12: Why does my suburb have to change?

All Councils across metropolitan Sydney are required by the State Government to do their part to accommodate the city's population growth. Some parts of established areas will need to continue to accommodate housing growth, both as a normal part of the population growth and to cater for the community's changing household needs. The greater majority of our suburbs are not proposed to be significantly altered by this proposal.

However as the makeup of households and their housing needs change it is inevitable that the existing neighbourhood character will also change. The development of the detailed development controls will aim to ensure that new development responds to the existing surrounding development, particularly in areas where there will be a transition in development, to ensure that our suburbs continue to be places with high local amenity.

Q13: What will happen to my rates?

The Planning Proposal will not directly affect Council rates.

Rates are calculated by using the Land Valuation supplied to council from "Land Property Information" (formerly the Valuer Generals' Department). This land value is revised every three (3) years.

Land value may change as a result of changes in zoning and increases in height and floor space requirements (density), however this would not impact on rates until after the proposed changes have been endorsed by the State Government, a revised land value has been prepared and the complex formula for deriving individual rate settings has been applied.

Q14: What is a local environmental plan (LEP)?

A local environmental plan (LEP) is a legal document that controls how land can be developed and what it can be used for. A LEP is prepared and goes through a legal process before it is "made" by the State Government and comes into force as a legal document. The LEP contains land zoning and specific development controls that must be considered when assessing a development application.

Q15: What is a planning proposal?

A planning proposal is a plain English document that explains the intended effects of proposed amendments to a local environmental plan (LEP) and sets out the justification for making those amendments. The planning proposal is publicly exhibited for community comment and, if accepted, the intent of the planning proposal is then made in the local environmental plan.

Q16: What is a development control plan (DCP)?

A development control plan (DCP) contains more detailed planning and design controls to support the LEP. A DCP may contain controls for specific uses such as residential flat buildings or commercial buildings or for specific areas such as the Kogarah Town Centre. A DCP may specify boundary setbacks, vehicular access points or requirements for site amalgamation.

Q17: How long will the New City Plan take to be made?

The Department of Planning and Environment requires the New City Plan LEP to be finalised within 18 months of the determination date, being June 2016, however an extension may be granted by the Department to the timeframe, which may push out the date of gazettal.

WHERE CAN I SEE THE NEW CITY PLAN?

You can access the New City Plan and associated documentation, including a series of detailed fact sheets, online and in person:

IN PERSON

Kogarah City Council
Customer Service Centre
2 Belgrave Street, Kogarah
8.30 - 5.00pm (Monday to Friday)

Council's Planners will be available to discuss the New City Plan and associated documentation.

You can drop in or appointments can be made by calling 9330 9480.

Kogarah City Council Libraries

Kogarah Library, Oatley Branch Library and South Hurstville Branch Library during Library opening hours.

Please note that Library Staff are not able to answer any questions related to the New City Plan or associated documentation.

ONLINE

www.kogarah.nsw.gov.au/newcityplan

TELEPHONE ENQUIRIES

For enquiries call the New City Plan Enquiry Line on 9330 9480.

Submissions must be received by 5pm on
Friday
29 May 2015

PRIVACY

Once received by Council, submissions are public documents and will not remain confidential.

Following the exhibition period, all submissions will be considered and details about submissions will be reported to Council. Submissions may be made publicly available when they are being considered by Council.

DISCLAIMER

This document contains general information about the Planning Proposal to amend Kogarah Local Environmental Plan 2012. The information in this document does not constitute legal advice and only provides general information regarding the major proposed changes to Kogarah Local Environmental Plan 2012.

While every reasonable effort has been made to ensure that this document is correct at the time of publication you should note that the changes identified in the New City Plan have not yet been made and have not commenced and may not be made or may be made with or without variations.

Kogarah City Council and its councillors and employees will not accept liability for any loss, damage, cost or expense that may be incurred as a result of the use of or reliance upon the information in this document.

GIFTS AND DONATIONS

You must disclose if you have made a reportable political donation within the past two (2) years.

A disclosure can be made by completing a "Political Donations and Gifts Disclosure Statement". This form can be found on Council's website. The form should be completed and attached to your submission.

HAVE YOUR SAY

Submissions must be made in writing and clearly marked 'New City Plan'. Council will acknowledge receipt of all submissions.

Please ensure that a return email or postal address is included in any submission. Submissions close at **5pm on Friday 29 May 2015**.

You can choose to make your submission in any of the following ways:

- Complete the online form at: www.kogarah.nsw.gov.au/newcityplan.
- Email your submission to newcityplan@kogarah.nsw.gov.au
- Post your submission to
New City Plan
Kogarah City Council
Locked Bag 8
Kogarah NSW 2217

For more information call (02) 93309480 or visit the website at kogarah.nsw.gov.au/newcityplan