

**REPORT TO GEORGES RIVER COUNCIL  
LPP MEETING OF THURSDAY, 04 MARCH 2021**

<b>LPP Report No</b>		<b>Development Application No</b>	
<b>Site Address &amp; Ward Locality</b>	Addendum Report No. 2 - Post Exhibition and adoption of the Georges River Development Control Plan SELECT A WARD		
<b>Proposed Development</b>	Adoption of the Georges River Development Control Plan		
<b>Owners</b>	Georges River LGA		
<b>Applicant</b>	Georges River Council		
<b>Planner/Architect</b>	N/A		
<b>Date Of Lodgement</b>	N/A		
<b>Submissions</b>			
<b>Cost of Works</b>	N/A		
<b>Local Planning Panel Criteria</b>	Delegated planning authority pursuant to Part 3, Division 3.6 of the Environmental Planning and Assessment Act 1979		
<b>List of all relevant s.4.15 matters (formerly s79C(1)(a))</b>	N/A – Development Control Plan		
<b>List all documents submitted with this report for the Panel's consideration</b>	Refer main report		
<b>Report prepared by</b>	Senior Strategic Planner		

<b>Recommendation</b>	<p>1. That the Georges River Local Planning Panel resolve pursuant to Section 3.43 of the Environmental Planning and Assessment Act 1979 and in accordance with Clause 21 of the Environmental Planning and Regulation 2000, adopt the Georges River Development Control Plan 2020, subject to the following amendments:</p> <ol style="list-style-type: none"> <li>a. Adding a note under Control 8 in Part 3.14 Utilities - 'Control 8 relates to all new development excluding dwelling houses, dual occupancies and ancillary development.'</li> <li>b. Further amend Control 7 in Part 6.3.3 Building Setbacks and Street Interface - 'Powerlines in the street verge of new development are to be undergrounded to reduce visual clutter and enable planting of a continuous street canopy. This includes the connection of power supply from the road reservation into the development site.'</li> <li>c. Amending Control 10 in Part 9.2.4 (Public Utilities) - 'Please refer to Control 8 in Part 3.14.'</li> </ol>
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## Executive Summary

1. A report has been prepared for the Georges River Local Planning Panel ('LPP') dated 4 March 2021 on the **Post Exhibition and adoption of the Georges River Development Control Plan (LPP002-21)**.
2. Subsequent to the preparation of the report, it has been noted that the draft Georges River Development Control Plan contains many references to 'power lines' requirements including in Parts 3 (General Planning Considerations), 6.3 (Residential Flat Buildings and residential components of shop top housing (High Density)), 9 (Industrial Development) and 10 Precincts (Kogarah North). It is considered that these controls will need further refinement to ensure that they align with each other. This is particularly important as the existing policy titled *Underground Electricity Cabling to Developments Policy* is being repealed.

## Report in Full

3. Since the preparation of the Post Exhibition and adoption of the Georges River Development Control Plan (LPP002-21), it has been noted that the draft Georges River Development Control Plan contains many references to 'power lines' requirements including:
  - Part 3.14 Utilities
    - Control 7 - For all future roaded subdivisions, electricity supply is to be installed underground.
    - Control 8 - The existing above ground electricity and telecommunication cables within the road reserve and within the site will be replaced, at the applicant's expense, by underground cable and appropriate street light standards, in accordance with the Energy and Communication Provider's guidelines.
  - Part 3.16.3 Utilities and Services
    - Control 2 - Service supply to multiple battle-axe subdivisions is to be provided by underground cable. Confirmation that this has been arranged is required in writing from the relevant authority before approval and release of plans.
  - Part 6.3.3 Building Setbacks and Street Interface
    - Control 7. For improved streetscape, reduction in visual clutter and to provide above ground space for street tree canopy, powerlines in the street verge in front of new development to which this part applies will be undergrounded. This includes the connection of power supply from the road reservation into the development site.
  - Part 9.2.4 Building Design and Appearance – Public Utilities
    - Control 10. Council may require the bundling of cables in the area surrounding the development to reduce the visual impact of overhead street cables.
  - Part 10.1.6 The Controls - Point 19 – Site Facilities
    - Control 6. The existing above ground electricity and telecommunication cables within the road reserve and within the site will be replaced, at the

applicant's expense, by underground cable and appropriate street light standards, in accordance with the Energy and Communication Provider's guidelines. The applicant will bear the cost of the new installation and the first 12 months of additional street light charges.

4. It is considered that all the above mentioned controls relating to undergrounding of power lines should align in light of the repeal of the existing Council policy titled *Underground Electricity Cabling to Developments Policy*. After deliberations between Council staff and SJB consultants, amendments have been made to some of these controls in the GRDCP.
5. Based on these discussions, the following recommendations are made:
  - a. Add a note under Control 8 of Part 3.14 Utilities - *Note: Control 8 relates to all new development excluding dwelling houses, dual occupancies and ancillary development.*
  - b. Further amend Control 7 in Part 6.3.3 Building Setbacks and Street Interface - *Powerlines in the street verge of new development are to be undergrounded to reduce visual clutter and enable planting of a continuous street canopy. This includes the connection of power supply from the road reservation into the development site.*
  - c. Amend Control 10 in Part 9.2.4 (Public Utilities): *Please refer to Control 8 in Part 3.14.*