

# MEMORANDUM

**TO: Panel Chair and Members**

**FROM: Jason Liang – Consultant Planner**

**CC:**

**DATE: 12 February 2024**

**REFERENCE: MOD2023/0005 – 2-12 Lime Kiln Road LUGARNO**

**SUBJECT: Missing textboxes under relevant sections**

Dear Panel Chair and Members,

It is noted that there were text missing under Clause 2.3 of the GRLEP 2021, Clause 6.10 of the GRLEP 2021, Part 5 of the GRDCP 2021 and Part 6.3.9 of the GRDCP 2021. The details are provided as follows:

<b>Georges River Local Environmental Plan 2021</b>		
<b>Part 2 – Permitted or prohibited development</b>		
<b>Clause 2.3 – Zone objectives and Land Use Table</b>		
<b>Standard</b>	<b>Proposal</b>	<b>Compliance</b>
<p>The subject site zoned E1 Local Centre</p> <p>The objectives of the zone are:</p> <ul style="list-style-type: none"> <li>• To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.</li> <li>• To encourage investment in local commercial development that generates employment opportunities and economic growth.</li> <li>• To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic</li> </ul>	<p>The proposed development complies with the zone objectives in that it will provide retail space on the ground level which provides an active street frontage to both Lime Kiln and Forest Roads and shop-top housing which reflects the residential uses surrounding the subject site.</p> <p>The proposed modifications satisfy all relevant clauses contained within Georges River LEP 2021.</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p>

<p>planning for residential development in the area.</p> <ul style="list-style-type: none"> <li>• To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.</li> <li>• To maximise public transport patronage and encourage walking and cycling.</li> <li>• To encourage development that is compatible with the centre's position on the centres hierarchy.</li> </ul>		
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<b>Georges River Local Environmental Plan 2021</b>		
<b>Clause 6.10 Design Excellence</b>		
<b>Standard</b>	<b>Proposal</b>	<b>Compliance</b>
<p>(2) This clause applies to development:</p> <p>b) land in the following zones if the building concerned is 3 or more storeys or has a height of 12 metres or greater above ground level (existing), or both, not including levels below ground level (existing) or levels that are less than 1.2 metres above ground level (existing) that provide for car parking—</p> <p>(i) Zone R4 High Density Residential,</p> <p>(ii) Zone E1 Local Centre,</p> <p>(iii) Zone E2 Commercial Centre,</p> <p>(iv) Zone E4 General Industrial,</p> <p>(v) Zone MU1 Mixed Use.</p> <p>In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters—</p> <p>(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,</p>	<p>The proposal is zoned E1 Local Centre and has a height more than 12 metres. Notwithstanding, the modification does not alter the approved height of 12.48m.</p> <p>The proposal is considered an acceptable intensification of the site and the modification has a minimal and positive design outcome for the site.</p> <p>Overall, the development will be consistent with the desired future character of development in the E1 zoned. Noting the site's location with the Foreshore Scenic Protection Area (FSPA), the development has been designed to respect the character and nature of the FSPA.</p> <p>The proposal will not impact on significant views to and from the Georges River or affect the natural environmental heritage of Lugarno.</p> <p>The external finishes and materials are a combination of grey and white cement rendered walls with accents of sandstone bricks and timber screening on the commercial units. The finishes will provide a positive</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p>

<p>(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,</p> <p>(c) whether the development detrimentally impacts on view corridors,</p> <p>(d) how the development addresses the following matters—</p> <p>(i) the suitability of the land for development,</p> <p>(ii) existing and proposed uses and use mix,</p> <p>(iii) heritage issues and streetscape constraints,</p> <p>(iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,</p> <p>(v) bulk, massing and modulation of buildings,</p> <p>(vi) street frontage heights,</p> <p>(vii) environmental impacts such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,</p> <p>(viii) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of pedestrian networks,</p> <p>(ix) the impact on, and proposed</p>	<p>contribution to the site and streetscape.</p> <p>The development satisfies the provisions of the Apartment Design Guide and design outcomes as envisaged in the Georges River Development Control Plan 2021.</p>	
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<ul style="list-style-type: none"> <li>(x) improvements to, the public domain, achieving appropriate interfaces at ground level between the building and the public domain,</li> <li>(xi) excellence and integration of landscape design,</li> <li>(xii) the provision of communal spaces and meeting places,</li> <li>(xiii) the provision of public art in the public domain,</li> <li>(xiv) the provision of on-site integrated waste and recycling infrastructure,</li> <li>(xv) the promotion of safety through the application of the principles of crime prevention through environmental design.</li> </ul>		
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**Georges River Development Control Plan 2021**

**Part 5 – Residential Locality Statements**

**Lugarno**

**Future Desired Character**

- Retain and enhance the prominence of the bushland landscaped character in new development through tree planting and landscaping.
- Encourage consistent setbacks of buildings from the street and the provision of landscaping within the front setback.
- Encourage the retention of trees and sharing of water views wherever possible, including screening via vegetation rather than solid walls.
- Public views to waterways should be retained from streets and public places.

**Consistency with Desired Character**

The proposal is consistent with the future desired character of the precinct for the following reasons:

The proposal is located within the Foreshore Scenic Protection Area (FSPA). The development has been designed to respect the character and nature of the FSPA. The proposal will substantially improve the landscape and nature of the site. Perimeter planters on the western elevation, shrubs and street trees on Lime Kiln Road and the roof top open space contributes to soften the finish of the structure.

	<p>The proposal will not impact on significant views to and from Georges River, affect the natural environment or significant vegetation or the environmental heritage of Lugarno.</p> <p>The external finishes and materials are a combination of grey and white cement rendered walls with accents of sandstone bricks and timber like screening on the commercial units. The proposed development does not amend the approved colour palette or materials.</p>
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<b>Georges River Development Control Plan 2021</b>		
<b>6.3.9 Vehicular Access, Parking and Circulation</b>		
<b>Control</b>	<b>Proposal</b>	<b>Compliance</b>
Residential flat buildings and shop top housing: 1 space per 1 and 2 beds  2 spaces per 3 beds or more  1 visitor space per 5 units or part thereof and 1 designated car wash bay which may also be a visitor space  Requirement: 16 + 4 car spaces  Commercial: Requirement: 9 car spaces	<p>The number of parking spaces do not change as part of the modification. The residential accessible parking space is rearranged due to a structural column. Council's Development Engineer raises no concern to the modification.</p> <p>The approved parking spaces are as follows:</p> <ul style="list-style-type: none"> <li>• 16 spaces for residential units</li> <li>• 4 spaces for visitor parking spaces</li> <li>• 9 spaces for retail/commercial units</li> </ul> <p>Total = 29 spaces.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Regards

**Jason Liang**



**Consultant Planner**