

APPENDIX 3

REVIEW OF GOVERNMENT SUBMISSIONS

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GOVERNMENT AGENCY	ISSUE/COMMENT	RECOMMENDED ACTIONS
Ausgrid <i>(Doug Sneddon Planning Pty LTD on behalf of Ausgrid)</i>	<ul style="list-style-type: none"> The distribution substation site located at No. 1A Gray Street, Kogarah (currently owned by Ausgrid) is considered redundant infrastructure. Request that Council consider rezoning the site from SP2 to B4 – Mixed Use, consistent with the adjoining sites. 	It is considered appropriate that the site at No 1A Gray Street, Kogarah be rezoned to B4 – Mixed Use, consistent with the adjoining zone and that the height and FSR be consistent with the proposed height and FSR for this precinct.
NSW Health Infrastructure (HI) and the Health Administration Corporation (HAC)	<ul style="list-style-type: none"> Object to the proposed rezoning of sites in HI ownership at Nos 30-38 Belgrave Street, Kogarah and No. 4-10 South Street, Kogarah. Sites are proposed to be rezoned from B4 Mixed Use to SP2 Infrastructure. Request that the B4 - Mixed Use zone be retained as it provides flexibility for HI to plan for the most appropriate uses for these sites. 	It is considered appropriate that the sites at No 30-38 Belgrave Street, Kogarah and Nos 4-10 South Street, Kogarah retain the current B4 – Mixed Use zone, consistent with the adjoining zone and that the height and FSR be consistent with the proposed height and FSR for this precinct.
Roads and Maritime Services (RMS)	<ul style="list-style-type: none"> RMS raises no objection to the Planning Proposal subject to the preparation and submission of traffic and transport assessment being undertaken for the proposed increase in densities around Kogarah and Hurstville Town Centres, transport nodes and commercial centres, as well as the proposed B6 Enterprise Corridor zone along the Princes Highway, Carlton. 	Council has prepared a Traffic Generation Analysis for all of the key areas, including the Kogarah Town Centre. A copy of the Strategic Traffic and Transport Assessment Report is included at Appendix 4 – Traffic Generation Analysis – Impact of the New City Plan on Regional Roads in the LGA.

General Manager
Kogarah City Council
Locked Bag 8
KOGARAH NSW 2217

**RE: NOTICE OF EXHIBITION OF A PLANNING PROPOSAL TO AMEND
KOGARAH LOCAL ENVIRONMENTAL PLAN (LEP) 2012 -- NEW
CITY PLAN.**

I refer to Council's letter dated 27th March 2015 notifying Ausgrid of the public exhibition of a Planning Proposal to amend Kogarah LEP 2012, proposing a number of changes to zoning and planning controls to principally provide options for additional housing throughout the City and to revitalise the Princes Highway, Carlton. I act on behalf of Ausgrid in providing this response to the public exhibition.

It is noted that the Planning Proposal, consistent with previous submissions made by Ausgrid, retains the existing *SP2 Infrastructure (Electricity Transmission or Distribution Network)* zoning over Ausgrid's electricity infrastructure sites at:

- No's. 260 - 262 Railway Parade & No. 8 English Street, Kogarah;
- No. 20 Blakesley Road, Carlton; and
- No. 33 Judd Street, Oatley.

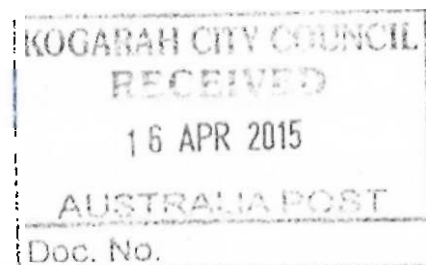
However, the distribution substation site located at No. 1A Gray Street, Kogarah may shortly become surplus to requirements and as a consequence sold to an adjoining owner. Under these circumstances, the existing *SP2 Infrastructure (Electricity Transmission or Distribution Network)* zoning is considered redundant and Ausgrid therefore requests that Council amend the Planning Proposal to instead zone this site *B1 Mixed Use* consistent with the adjoining zone.

Should Council require any further information in relation to the matters raised in this submission please contact Mr. Grant Greene-Smith, Manager Property Portfolio, Ausgrid on telephone 92692169.

Yours Sincerely



Doug Sneddon
14th April 2015
Cc Grant Greene-Smith.



26 May 2015

Ms Rita Vella
Coordinator, Strategic Planning
Kogarah City Council
Locked Bay 8
KOGARAH NSW 2217

Dear Rita

Exhibition of proposal to amend Kogarah LEP 2012

Thank you for the opportunity to provide comment on the proposed amendments to the Kogarah Local Environmental Plan 2012. As you know Health Infrastructure (HI) is in the process of seeking approval for the new acute services building at St George Hospital and Council's proposal to rezone land at 30-38 Belgrave Street and 4-10 South Street Kogarah will have an impact on the assets of the Health Administration Corporation (HAC).

These sites are currently used as a car park and research institute. While they are used by and have links to the hospital they also provide the hospital opportunities to enter into commercial arrangements for facilities that are broader than those permissible within the SP2 Zone as proposed. These sites are not located within the hospital precinct but provide ancillary facilities to the public and private hospital as well as private sector in respect to the research facility.

The zoning as B4 Mixed used provides the flexibility needed for HAC to identify the most appropriate use for these sites along the lines of their current use. The SP2 zone is more limited in its application and would unnecessarily devalue these sites. For these reasons, HI opposes the rezoning of these sites to SP2 and request that they retain their existing B4 Zoning as proposed in Kogarah LEP 2012.

If you require any additional information please contact Leone McEntee on 9978 5420/0410 432 505. We would be happy to discuss this further with Council if required.

Yours sincerely



Sam Sangster
Chief Executive

5 June 2015

Roads and Maritime Reference: SYD15/00408
Council Reference: 222075

General Manager
Kogarah City Council
Locked Bag 8
Kogarah NSW 2217

PLANNING PROPOSAL TO AMEND KOGARAH LOCAL ENVIRONMENTAL PLAN 2012 – NEW CITY PLAN

Dear Mr Woods,

I refer to your letter of 27 March 2015 inviting Roads and Maritime Services to comment on a planning proposal to amend Kogarah Local Environmental Plan (LEP) 2012, which is referred to as the 'New City Plan'. Roads and Maritime appreciates the opportunity to provide comment on the abovementioned planning proposal and I apologise for the delay in providing a response.

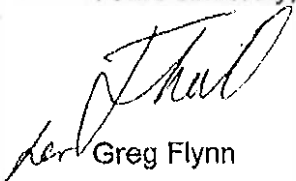
Roads and Maritime has reviewed the proposed amendments to Kogarah LEP and raises no objection, subject to the preparation and submission of traffic and transport studies being undertaken for the proposed increase in densities around Kogarah and Hurstville Town Centres, transport nodes and commercial centres, as well as the Enterprise Corridor along Princes Highway. The traffic and transport studies will provide Council with the opportunity to identify any local and regional road and transport infrastructure upgrades (if required) to accommodate the cumulative traffic generated by the proposed rezonings and have any identified infrastructure improvements costed and incorporated into an appropriate funding mechanism.

The traffic and transport studies should be undertaken in accordance with Section 2 – Traffic Impact Studies of the Roads and Maritime Guide to Traffic Generating Developments.

Roads and Maritime in collaboration with TfNSW is willing to meet with Council to discuss the need for traffic and transport studies in further detail and mutually agree on the scope and scale of any study.

For more information, please contact James Hall – Senior Land Use Planner on 8849-2047 or via email james.hall@rms.nsw.gov.au.

Yours sincerely,



Greg Flynn

Manager, Strategic Land Use
Network Sydney