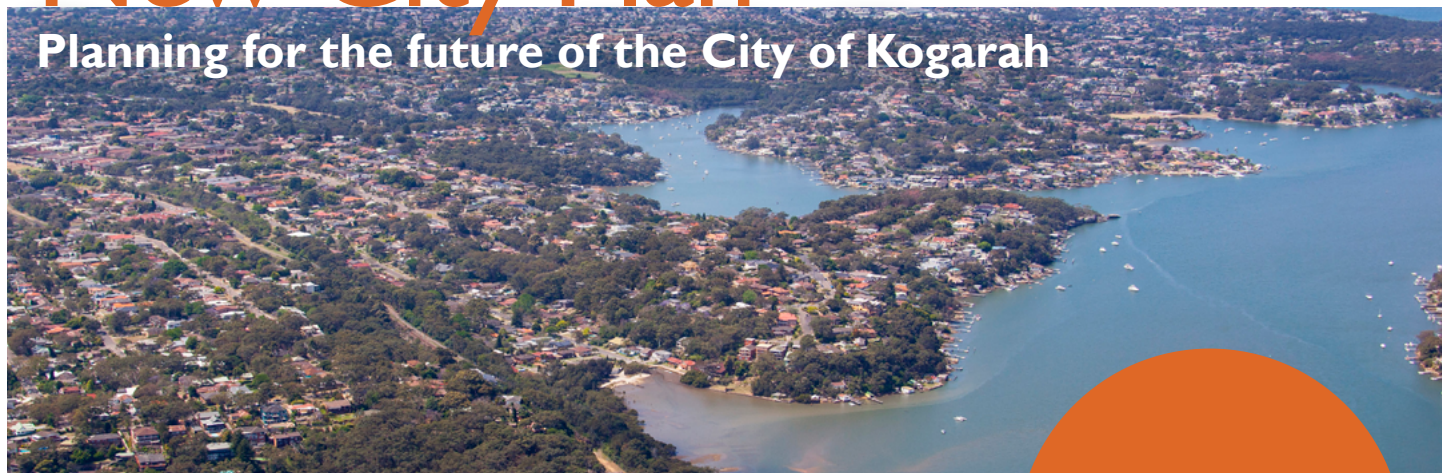


# New City Plan

## Planning for the future of the City of Kogarah



### 4. THE E4 - ENVIRONMENTAL LIVING ZONE

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

#### **FACT SHEET 4**

Explains the proposed removal of the E4 - Environmental Living Zone

A review of the current E4 - Environmental Living Zone has been undertaken as part of the preparation of the New City Plan.

The New City Plan aims to convert the existing E4 – Environmental Living zone to the R2 – Low Density Residential zone.

The prohibition of dual occupancy housing in the FSPA and WSPA was introduced by Council in 2004 in response to inappropriate development that was the result of a State Policy – Sydney Regional Environmental Plan (SREP 12). SREP 12 was introduced by the State Government in 1987 as part of its urban consolidation policies.

The SREP applied across Sydney and provided blanket controls that permitted dual occupancy development (both attached and detached) where dwelling houses were permissible. The SREP allowed attached dual occupancy development on sites 400 square metres or larger and detached dual occupancy on sites 600 square metres or larger. The state wide provisions were eventually repealed given widespread concern over poor design outcomes and changes to the character of local suburbs.

Council introduced a prohibition of dual occupancy development in the FSPA and WSPA in 2004. The New City Plan proposes to reintroduce dual occupancy development to those areas, however there is now much greater control over building bulk and scale. Dual Occupancy development is restricted to the same floorspace ratio permitted for a single dwelling.



## WHY ARE WE PROPOSING TO REMOVE THE E4 ENVIRONMENTAL LIVING ZONE?

The preparation of Kogarah LEP 2012 represented a conversion of the then Kogarah LEP 1998, and as such a review of dual occupancy development controls was not undertaken at that time.

A review of the current E4 – Environmental Living Zone has been undertaken as part of the preparation of the New City Plan and has responded to concerns raised by our community with respect to the lack of housing choice, particularly around foreshore and waterfront areas.

The future ability of our community to age in place will depend on the availability of alternate housing types across the City of Kogarah and policies to support alternate housing types would allow older residents to redevelop their land to provide a more suitable form of accommodation, whilst not being financially prohibitive.

As well as an ageing population, younger residents and first home buyers are also creating pressure on housing stock in the City of Kogarah.

Also, in the past 20 years, Sydney property prices have risen considerably, placing increased pressure on first home buyers, young families and older people looking to downsize and have funds left over for their retirement.

Research undertaken in other Council areas indicates that the motive for residents to redevelop their land for dual occupancy development has changed response to the pressures.

The ability to develop dual occupancy housing in all residential areas, including those areas which were previously classified as FSPA and WSPA, would allow older residents the option to redevelop their land to provide a more suitable form of accommodation and stay in the locality, as well as giving young families and first home buyers more options for housing.

Council is now proposing to remove the E4 – Environmental Living Zone and replace it with the R2 – Low Density Residential Zone, making dual occupancy development permissible.

The conversion of the E4 – Environmental Living Zone to the R2 – Low Density Residential Zone will also make development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 permissible. This will provide consistency in development across all low density residential areas across the City of Kogarah.

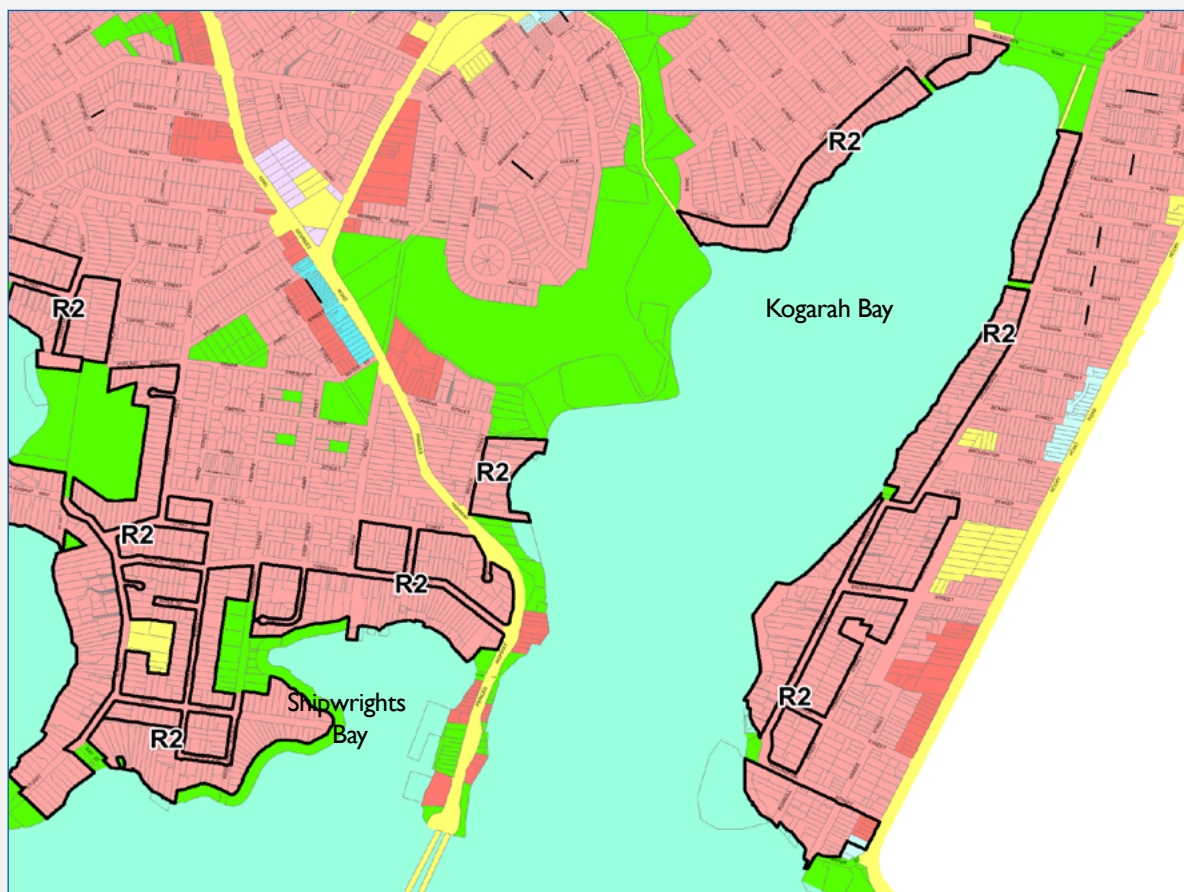
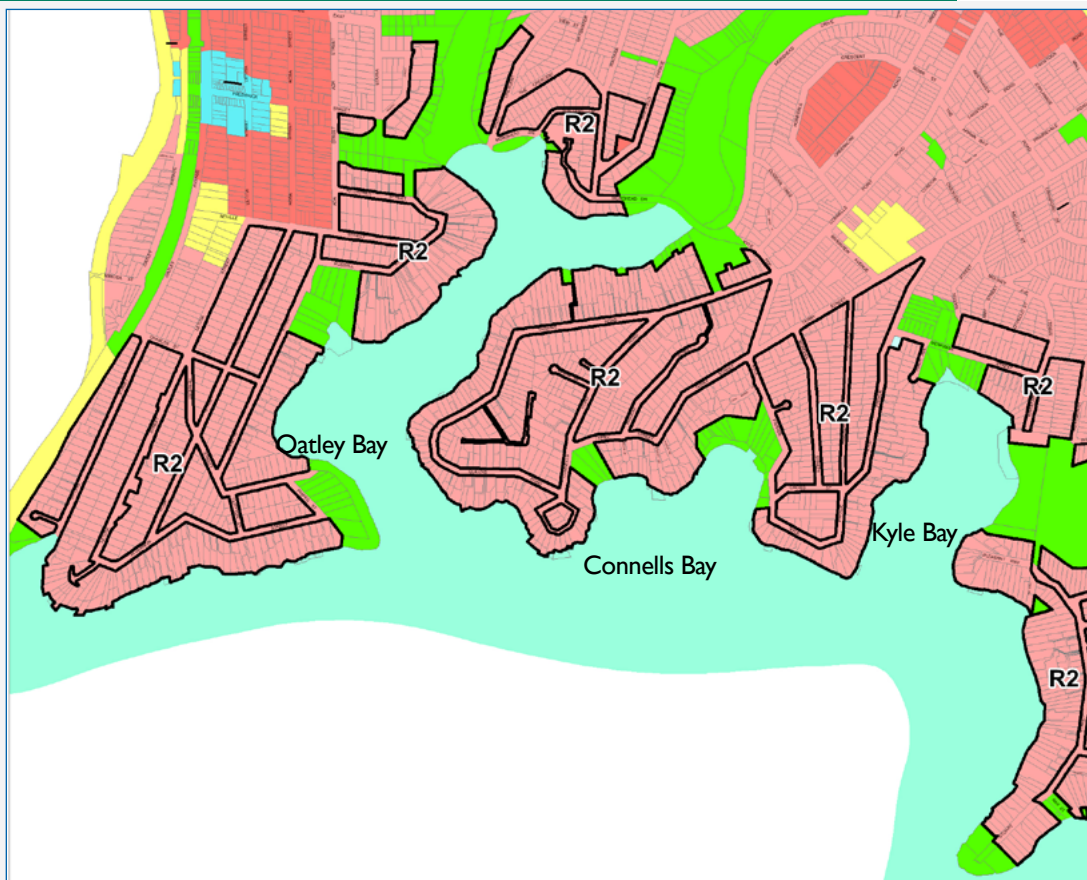
There are no other significant changes introduced by the removal of the E4 – Environmental Living Zone.

For more information on Dual Occupancy Development, refer to Fact Sheet No.5.



# A NEW CITY PLAN

## WATERFRONT AREAS PROPOSED TO BE REZONED FROM E4 - ENVIRONMENTAL LIVING TO R2 - LOW DENSITY RESIDENTIAL ZONE



## 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](http://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.

### 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](http://www.kogarah.nsw.gov.au/newcityplan).
- Email your submission to [newcityplan@kogarah.nsw.gov.au](mailto: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](http://kogarah.nsw.gov.au/newcityplan)

### 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.*