

COMMITTEE REPORTS

Item: ENV018-23 Proposed Housekeeping Amendment to the Georges River Local Environmental Plan 2021

Author: Strategic Planner

Directorate: Environment and Planning

Matter Type: Committee Reports

ENV018-23

RECOMMENDATION:

- (a) That Council forward Planning Proposal No. 2023/0002 Housekeeping Amendment 2023 enclosed in Attachment 1 to the Department of Planning and Environment for a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.
- (b) That Council authorise the Director Environment and Planning to make minor editorial amendments to the Planning Proposal as required throughout the Gateway process.
- (c) That Council endorse to publicly exhibit the Planning Proposal in accordance with the terms of the Gateway Determination issued by the Department of Planning and Environment in accordance with Georges River Council Engagement Strategy.

EXECUTIVE SUMMARY

1. This report seeks Council's endorsement to forward a draft Planning Proposal (PP), *Georges River Local Environmental Plan 2021 – Housekeeping Amendment 2023 (Attachment 1)*, to the Department of Planning and Environment (DPE) for a Gateway Determination.
2. The PP seeks to amend the *Georges River Local Environmental Plan 2021* (GRLEP 2021) to respond to a range of administrative and housekeeping issues to the instrument and accompanying mapping which have arisen since its commencement in October 2021.
3. The objective of the PP is to amend the GRLEP 2021 to improve its operation and accuracy by correcting identified anomalies and inconsistencies to existing provisions and maps, updating property descriptions and adding a new provision from the Standard Instrument LEP. The changes will improve the overall operation and accuracy of the Plan and applies to land covered by the GRLEP 2021 as shown in **Figure 1**.
4. The Planning Proposal was considered by the Georges River Local Planning Panel (LPP) at its meeting on 18 May 2023. The LPP supported the Planning Proposal, as amended by the LPP's recommendation, to be forwarded to the Department of Planning and Environment for a Gateway Determination.

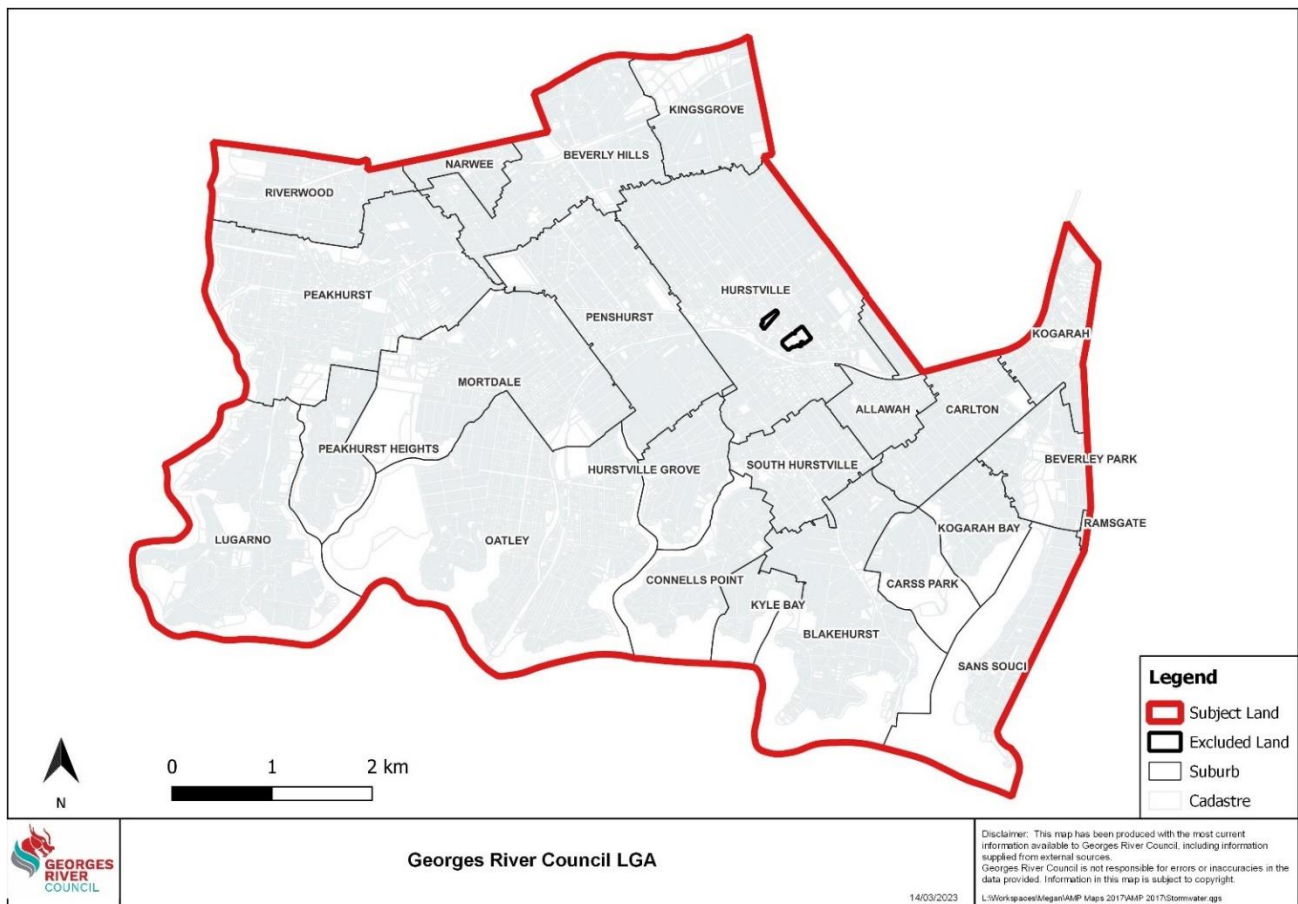


Figure 1 – Subject Land

BACKGROUND

5. The GRLEP 2021 commenced on 8 October 2021 and replaced the planning controls of the former *Hurstville Local Environmental Plan (HLEP) 2012* and *Kogarah Local Environmental Plan (KLEP) 2012*.
6. A range of administrative and housekeeping issues to the instrument and accompanying mapping have arisen since its commencement in October 2021.

PROPOSAL

7. A draft PP (*Georges River Local Environmental Plan 2021 – Housekeeping Amendment 2023*) has been prepared and is provided in **Attachment 1**.
8. The PP been prepared to amend the GRLEP 2021 to improve its operation and accuracy by correcting identified anomalies and inconsistencies to existing provisions and maps, updating property descriptions and adding a new provision from the Standard Instrument LEP.
9. The PP applies to land covered by the GRLEP 2021 as shown in **Figure 1**. The GRLEP 2021 does not apply to land identified as “Deferred matter” on the GRLEP Land Application Map which consists of the Westfield and Hurstville Civic Precinct sites.

SCOPE OF PROPOSED AMENDMENTS

10. To achieve the objectives and intended outcomes, the PP proposes to amend the GRLEP 2021 with the following types of amendments:
 - a. Instrument only amendments;
 - b. Instrument only amendments – *Schedule 5 Environmental Heritage*;

- c. Map only amendments; and
- d. Instrument and map amendments.

Instrument only amendments

11. Instrument only amendments (Items 1–5 of the attached Planning Proposal) are amendments to the GRLEP 2021 affecting the written instrument only, and do not affect any of the GRLEP map sheets. These include:

- a. Amending *Clause 4.4A Exceptions to floor space ratio—certain residential accommodation* to simplify the formula for calculating the maximum floor space ratio. The formulas are unnecessarily complex as the site area ÷ site area = 1. It is proposed to simplify the formula to avoid overcomplication and make them more user friendly. (Note: There is no change to the existing FSRs that apply to land within the LGA.)

Proposed Amendment: Amend Clause 4.4A(2) and 4.4A(4) to simplify the formula for calculating the maximum floor space ratio.

- (2) The maximum floor space ratio for a dwelling house on land identified as “Area 1” on the Floor Space Ratio Map must not exceed the maximum floor space ratio specified in the table to this subclause.

Site area	Maximum floor space ratio
not more than 650 square metres	$[\text{site area} \times 0.55] \div \text{site area}$:1 0.55:1

- (4) The maximum floor space ratio for a dual occupancy must not exceed the maximum floor space ratio specified in the table to this subclause.

Site area	Maximum floor space ratio
not more than 1,000 square metres	$[\text{site area} \times 0.6] \div \text{site area}$:1 0.6:1

- b. Inserting *Clause 5.22 Special flood considerations* from the Standard Instrument LEP. The clause is optional for Councils and if adopted for the GRLEP 2021, would allow Council to consider flood impacts for sensitive and hazardous development types (which are listed in the clause) for land between the flood planning area (FPA) and the probable maximum flood (PMF).
- c. Amending *Clause 6.3 Stormwater management* to delete the word ‘practicable’ and replace with ‘where required’ to align with Council’s *Stormwater Management Policy*. Since the commencement of the GRLEP 2021, some implementation issues have arisen with *Clause 6.3 Stormwater management*, where applicants are not providing on-site stormwater detention (OSD) or retention on sites that require it, due to the wording ‘if practicable’. The proposed amendment will strengthen the requirement for OSD to be provided on sites that require it under Council’s *Stormwater Management Policy*.
- d. Amending *Clause 6.11 Environmental sustainability* to delete the application of the clause to development that involves a change of use of an existing building.

e. Amending *Clause 6.12 Landscaped area* to address several operational issues by:

- Adding a new sub-clause outlining that the clause only applies to the erection of a new building or additions or external alterations where there is an increase in the footprint of the building to prevent unnecessary restrictions and reporting of minor applications.
- Inserting wording to enable trees to be removed, where warranted, as part of a DA, as the current wording does not allow this.
- Inserting wording to allow natural rock formations to be considered as part of the landscaped area where these are naturally occurring on sites.
- Adding semi-detached dwellings as a development type requiring a minimum landscaped area, which are not currently specified.
- Inserting a clause that clarifies that the provisions do not apply to strata or community title subdivisions.

The changes proposed to Clause 6.12 will also address the Department of Planning and Environment's letter dated 25 November 2023 which requested Council to address the issues with the clause within 12 months. The current wording of the clause makes no allowance for the scope of works proposed, or the extent of any existing, and legal non-compliance with respect to the percentage of landscaped area on the site. As such, due to the existing site landscaped area being non-compliant with the new development standard, several types of minor applications are currently only able to be determined by the Local Planning Panel including, for example applications relating to:

- Minor internal works wholly within an existing building
- A first-floor addition to an existing house
- Subdivision of an already approved dual occupancy
- Ancillary works, such as a new fence, new patio over an existing hard stand area etc.

The DPE granted a temporary assumed concurrence for a period of 12 months from 25 November 2022 which permitted Council for a 12 month period to be exempt from the requirement to refer development applications (or modifications) to the Georges River Local Planning Panel (LPP) where:

- a) there is pre-existing non-compliance with the landscaped area provisions specified in Clause 6.12(5) of the Georges River LEP 2021; and
- b) development applications do not result in further reductions in landscaped area(s) or consequent increases in the non-compliance.

Applicable development applications are able to be determined by Council staff under delegation from the Georges River LPP in accordance with any relevant governance mechanisms for the period of 25 November 2022 to 25 November 2023.

Instrument only amendments – Schedule 5 Environmental Heritage

12. Instrument only amendments – *Schedule 5 Environmental Heritage* (Items 6–24 of the attached Planning Proposal) include various administrative amendments to update property addresses and property descriptions to align with the mapped data, and one update to the item name to reflect the significant components of the site.

Map only amendments

13. Map only amendments (Items 25–29 of the attached Planning Proposal) includes amendments to the GRLEP 2021 Land Zoning (LZN) map to align the zoning with the current and intended use as a public reserve, as well as updating the Land Reservation Acquisition (LRA) map to remove the layer from a number of sites which have already been acquired by the acquisition authority.

Instrument and map amendments

14. The instrument and map amendments (Items 30–36 of the attached Planning Proposal) are amendments that relate to both the GRLEP instrument and associated mapping and includes:
- Amending the Floor Space Ratio (FSR) map and *Clause 4.4B(4) Exceptions to floor space ratio–non-residential uses* to add a non-residential floor space ratio of at least 1.5:1 that will apply to the Hurstville E2 Commercial Centre zone.
 - Amending the Additional Permitted Uses (APU) map, *Clause 6.13 Development in certain business zones* and *Schedule 1 Additional permitted uses* to allow an additional permitted use for RFBs along the Roberts Lane frontage in Hurstville.
 - Amending the Additional Permitted Uses (APU) map and *Schedule 1 Use of certain land in Zone E1* to resolve a number of minor inconsistencies following the commencement of the *State Environmental Planning Policy Amendment (Land Use Zones) (No 3) 2022* which commenced on 26 April 2023.
 - Amending the Land Reservation Acquisition (LRA) map, Additional Permitted Uses (APU) map and *Schedule 1 Additional permitted uses* following subdivision and a realignment of lot boundaries at 5 and 5R Denman Street, Hurstville.
 - Amending the Heritage map and *Schedule 5 Environmental heritage* for Item I206 ‘Terraces and garden, “Beatrice” and “Lillyville”’, following a recent lot consolidation and demolition works resulting in a reduced curtilage.
 - Amending the Heritage map and *Schedule 5 Environmental heritage* for Item I217 ‘Cottage “Killarney” and setting’, following subdivision resulting in the heritage item being wholly on 66B Moons Ave, Lugarno, not on 66A Moons Avenue, Lugarno.
 - Inserting a State listed heritage item, ‘Thurlow House’, at 9 Stuart Crescent, Blakehurst (Lot D, DP 346635) into *Schedule 5 Environmental heritage*.
15. The proposed amendments are detailed within the draft PP provided in **Attachment 1**.

ASSESSMENT OF THE PLANNING PROPOSAL

16. The following **Tables 1 to 5** provide a detailed assessment and justification of the strategic and site-specific merit of the proposed housekeeping amendments to determine whether the PP should be supported. The Tables contain the 12 questions from the DPE’s *Local Environmental Plan Making Guideline* dated September 2022 which outlines the matters for consideration when describing, evaluating and justifying a proposal.

Table 1: Section A – Need for the planning proposal

Question	Considerations
1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?	The proposed amendments cover a range of instrument and mapping related matters which have been identified as administrative or housekeeping issues that need to be addressed to ensure that the GRLEP operates as originally intended and/or to improve its operation.

Question	Considerations
	While the PP is not a direct result of an endorsed LSPS, strategic study or report, it is consistent with a number of priorities within the <i>Georges River Local Strategic Planning Statement 2040</i> ('LSPS 2040') as discussed in Question 4 below.
2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	Yes, the PP is the best and only means of addressing the administrative and housekeeping related matters that have been identified within the GRLEP 2021.

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Table 2: Section B – Relationship to the strategic planning framework

Question	Considerations
3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?	<p>Yes. The PP gives effect to the following objectives within the <i>Greater Sydney Region Plan – A Metropolis of Three Cities</i>:</p> <ul style="list-style-type: none"> • <i>Objective 2. Infrastructure aligns with forecast growth.</i> The PP gives effect to this objective by updating the Land Reservation Acquisition (LRA) maps to remove the layer from sites which have already been acquired for public infrastructure (i.e. classified roads and local open space). • <i>Objective 10. Greater housing supply.</i> The PP gives effect to this objective by allowing an additional permitted use of residential flat buildings for a portion of land along Roberts Lane, Hurstville, consistent with the site specific DCP controls already adopted for the site. • <i>Objective 13. Environmental heritage is identified, conserved and enhanced.</i> The PP gives effect to this objective by amending <i>Schedule 5 Environmental Heritage</i> and the Heritage maps within the GRLEP 2021 so that all property descriptions, item names and maps are accurate for all local and State heritage items within the Georges River LGA. • <i>Objective 22. Investment and business activity in centres.</i> The PP gives effect to this objective as it proposes to introduce a minimum non-residential floor space ratio (FSR) control in the E2 Commercial Centre zoned component of the Hurstville strategic centre to ensure no net loss in non-residential floor space and that baseline job targets can be met despite recent Build to Rent (BTR) housing provisions being added to the <i>State Environmental Planning Policy (Housing) 2021</i>. • <i>Objective 27. Biodiversity is protected, urban bushland and remnant vegetation is enhanced.</i> The PP gives effect to this objective by amending the current <i>Clause 6.12 Landscaped areas in certain residential and environment protection zones</i> to ensure that the original intent of the clause is achieved; and to ensure that semi-detached housing provides a minimum landscaped area. It also gives effect to this objective by ensuring that public reserves are zoned appropriately and that land that has been acquired for local open space purposes is removed from the LRA maps. • <i>Objective 37. Exposure to natural and urban hazards is reduced.</i> The PP gives effect to this objective by inserting a new clause from the Standard Instrument LEP, <i>Clause 5.22 Special flood considerations</i>. The clause applies to sensitive and hazardous development on land between the flood planning area and the probable maximum flood to build resilience in future development and reduce the extent of property damage and potential loss

Question	Considerations
	<p>of life from severe to extreme flooding.</p> <p>The PP also gives effect to the planning priorities of the <i>South District Plan</i>:</p> <ul style="list-style-type: none"> • <i>Planning Priority S1. Planning for a city supported by infrastructure.</i> The PP gives effect to this planning priority by updating the Land Reservation Acquisition (LRA) maps to remove the layer from sites which have already been acquired for public infrastructure (i.e. classified roads and local open space). • <i>Planning Priority S5. Providing housing supply, choice and affordability, with access to jobs, services and public transport.</i> The PP gives effect to this planning priority by allowing an additional permitted use of residential flat buildings for a portion of land along Roberts Lane, Hurstville, consistent with the site specific DCP controls already adopted for the site. • <i>Planning Priority S6. Creating and renewing great places and local centres, and respecting the District's heritage.</i> The PP gives effect to this planning priority by amending <i>Schedule 5 Environmental Heritage</i> and the Heritage maps within GRLEP 2021 so that all property descriptions, item names and maps are accurate for all local and State heritage items within the Georges River LGA. • <i>Planning Priority S9. Growing investment, business opportunities and jobs in strategic centres.</i> The PP gives effect to this planning priority as it proposes to introduce a minimum non-residential floor space ratio (FSR) control in the E2 Commercial Centre zoned component of the Hurstville strategic centre to ensure no net loss in non-residential floor space and that baseline job targets can be met despite recent Build to Rent (BTR) housing provisions being added to the <i>State Environmental Planning Policy (Housing) 2021</i>. • <i>Planning Priority S18. Adapting to the impacts of urban and natural hazards and climate change.</i> The PP gives effect to this planning priority by inserting a new clause from the Standard Instrument LEP, <i>Clause 5.22 Special flood considerations</i>. The clause applies to sensitive and hazardous development on land between the flood planning area and the probable maximum flood to build resilience in future development and reduce the extent of property damage and potential loss of life from severe to extreme flooding.
<p>4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?</p>	<p>Yes. The PP is consistent with the endorsed Georges River Local Strategic Planning Statement 2040 ('LSPS 2040'), specifically the following planning priorities:</p> <ul style="list-style-type: none"> • <i>P4. Collaboration supports innovation and delivers infrastructure, services and facilities.</i> The PP is consistent with this priority as it proposes to update the Land Reservation Acquisition (LRA) maps to remove the layer from sites which have already been acquired for public infrastructure (i.e. classified roads and local open space). • <i>P10. Homes are supported by safe, accessible, green, clean, creative and diverse facilities, services and spaces.</i> The PP is consistent with this priority by amending the current <i>Clause 6.12 Landscaped areas in certain residential and environment protection zones</i> to ensure that the original intent of the clause is achieved; and to ensure that semi-detached housing provides a minimum landscaped area. The PP is also consistent with this priority as it ensures that public reserves are zoned appropriately and that

Question	Considerations				
	<p>land that has been acquired for local open space purposes is removed from the LRA maps.</p> <ul style="list-style-type: none"> • <i>P11. Aboriginal and other heritage is protected and promoted.</i> The PP is consistent with this priority as it seeks to amend <i>Schedule 5 Environmental Heritage</i> and the Heritage maps within the GRLEP 2021 so that all property descriptions, item names and maps are accurate for all local and State heritage items within the Georges River LGA. • <i>P15. All local centres are supported to evolve for long-term viability.</i> The PP is consistent with this priority as it seeks to introduce a minimum non-residential floor space ratio (FSR) control in the E2 Commercial Centre zoned component of the Hurstville strategic centre to ensure no net loss in non-residential floor space and that baseline job targets can be met despite recent Build to Rent (BTR) housing provisions being added to the <i>State Environmental Planning Policy (Housing) 2021</i>. • <i>P17. Tree canopy, bushland, landscaped settings and biodiversity are protected, enhanced and promoted.</i> The PP is consistent with this priority as it proposes to amend the current <i>Clause 6.12 Landscaped areas in certain residential and environment protection zones</i> to rectify operational issues and to ensure that semi-detached housing provides a landscaped area. • <i>P19. Everyone has access to quality, clean, useable, passive and active open and green spaces and recreation places.</i> The PP is consistent with this priority as it seeks to amend the current <i>Clause 6.12 Landscaped areas in certain residential and environment protection zones</i> to ensure that the original intent of the clause is achieved; and to ensure that semi-detached housing provides a minimum landscaped area. The PP is also consistent with this priority as it ensures that public reserves are zoned appropriately and that land that has been acquired for local open space purposes is removed from the LRA maps. • <i>P20. Development is managed to appropriately respond to hazards and risks.</i> The PP is consistent with this priority as it seeks to insert a new clause from the Standard Instrument LEP, <i>Clause 5.22 Special flood considerations</i>. The clause applies to sensitive and hazardous development on land between the flood planning area and the probable maximum flood to build resilience in future development and reduce the extent of property damage and potential loss of life from severe to extreme flooding. 				
5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?	There are no other applicable State and regional studies or strategies.				
6. Is the planning proposal consistent with applicable SEPPs?	<p>The PP is consistent with the following SEPPs:</p> <table border="1"> <thead> <tr> <th data-bbox="555 1809 954 1861">SEPP</th><th data-bbox="954 1809 1479 1861">Comment on consistency</th></tr> </thead> <tbody> <tr> <td data-bbox="555 1861 954 2112"><i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i></td><td data-bbox="954 1861 1479 2112"> <p>This SEPP consolidates, transfers and repeals provisions of the following 11 SEPPs (or deemed SEPPs):</p> <ul style="list-style-type: none"> • <i>SEPP (Vegetation in Non-Rural Areas) 2017 (Vegetation SEPP)</i> • <i>SEPP (Koala Habitat Protection) 2020 (Koala SEPP 2020)</i> • <i>SEPP (Koala Habitat Protection) 2021</i> </td></tr> </tbody> </table>	SEPP	Comment on consistency	<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>	<p>This SEPP consolidates, transfers and repeals provisions of the following 11 SEPPs (or deemed SEPPs):</p> <ul style="list-style-type: none"> • <i>SEPP (Vegetation in Non-Rural Areas) 2017 (Vegetation SEPP)</i> • <i>SEPP (Koala Habitat Protection) 2020 (Koala SEPP 2020)</i> • <i>SEPP (Koala Habitat Protection) 2021</i>
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Question	Considerations
	<p>(Koala SEPP 2021)</p> <ul style="list-style-type: none"> • Murray Regional Environmental Plan No 2—Riverine Land (Murray REP) • SEPP No 19—Bushland in Urban Areas (SEPP 19) • SEPP No 50—Canal Estate Development (SEPP 50) • SEPP (Sydney Drinking Water Catchment) 2011 (Sydney Drinking Water SEPP) • Sydney Regional Environmental Plan No 20 – Hawkesbury – Nepean River (No 2 – 1997) • (Hawkesbury–Nepean River SREP) • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Sydney Harbour Catchment SREP) • Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment (Georges River REP) • Willandra Lakes Regional Environmental Plan No 1 – World Heritage Property (Willandra Lakes REP) <p>The PP is not inconsistent with the SEPP.</p>
	<p>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</p> <p>The PP is not inconsistent with the SEPP.</p>
	<p>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</p> <p>The PP is not inconsistent with the SEPP.</p>
	<p>State Environmental Planning Policy (Housing) 2021</p> <p>The PP is not inconsistent with the SEPP.</p>
	<p>State Environmental Planning Policy (Industry and Employment) 2021</p> <p>This SEPP consolidates, transfers and repeals the provisions of the following 2 SEPPs:</p> <ul style="list-style-type: none"> • SEPP (Western Sydney Employment Area) 2009 (Western Sydney Employment SEPP) • SEPP 64 – Advertising and Signage (SEPP 64) <p>The PP is not inconsistent with the SEPP.</p>
	<p>State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development</p> <p>The PP is not inconsistent with the SEPP.</p>
	<p>State Environmental Planning Policy (Planning Systems) 2021</p> <p>This SEPP consolidates and repeals the provisions of the following 3 SEPPs:</p> <ul style="list-style-type: none"> • SEPP (State and Regional Development) 2011 (State and Regional Development SEPP) • SEPP (Aboriginal Land) 2019 (Aboriginal Land SEPP) • SEPP (Concurrences and Consents)

Question	Considerations	
		<p><i>2018 (Concurrence SEPP)</i></p> <p>The PP is not inconsistent with the SEPP.</p>
	<p><i>State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021</i></p>	<p>The PP is not inconsistent with the SEPP. The site is not the subject of a Precinct identified by the SEPP.</p>
	<p><i>State Environmental Planning Policy (Primary Production) 2021</i></p>	<p>This SEPP consolidates, transfers and repeals the provisions of the following SEPPs:</p> <ul style="list-style-type: none"> • <i>SEPP (Primary Production and Rural Development) 2019 (Primary Production and Rural Development SEPP)</i> • <i>Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas) (Central Coast Plateau SREP)</i> <p>The PP is not inconsistent with the SEPP.</p>
	<p><i>State Environmental Planning Policy (Resilience and Hazards) 2021</i></p>	<p>This SEPP consolidates and repeals the provisions of the following 3 SEPPs:</p> <ul style="list-style-type: none"> • <i>SEPP (Coastal Management) 2018 (Coastal Management SEPP)</i> • <i>SEPP 33 – Hazardous and Offensive Development (SEPP 33)</i> • <i>SEPP 55 – Remediation of Land (SEPP 55)</i> <p>The PP is not inconsistent with the SEPP.</p>
	<p><i>State Environmental Planning Policy (Resources and Energy) 2021</i></p>	<p>This SEPP consolidates and repeals the provisions of the following 2 SEPPs:</p> <ul style="list-style-type: none"> • <i>SEPP (Mining, Petroleum Production and Extractive Industries) 2007 (Mining SEPP)</i> • <i>Sydney Regional Environmental Plan No. 9 – Extractive Industries (No 2 – 1995) (Extractive Industries SREP)</i> <p>The PP is not inconsistent with the SEPP.</p>
	<p><i>State Environmental Planning Policy (Sustainable Buildings)</i></p>	<p>The PP is not inconsistent with the SEPP.</p>
	<p><i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i></p>	<p>This SEPP consolidates and repeals the provisions of the following 4 SEPPs:</p> <ul style="list-style-type: none"> • <i>SEPP (Infrastructure) 2007 (Infrastructure SEPP)</i> • <i>SEPP (Educational Establishments and Childcare Facilities) 2017 (Education and Childcare SEPP)</i> • <i>SEPP (Major Infrastructure Corridors) 2020 (Corridor SEPP)</i> • <i>SEPP (Three Ports) 2013 (Three Ports SEPP)</i> <p>The PP is not inconsistent with the SEPP.</p>

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7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?	<p>The PP is consistent with the applicable Ministerial Directions as follows:</p> <table border="1"> <thead> <tr> <th>Ministerial Direction</th><th>Comment</th></tr> </thead> <tbody> <tr> <td colspan="2">1 Planning Systems</td></tr> <tr> <td>1.1 Implementation of Regional Plans</td><td>Consistent – The PP is consistent with: <ul style="list-style-type: none"> • <i>A Metropolis of Three Cities – Greater Sydney Region Plan</i> – see previous discussion on Question 3. • <i>South District Plan</i> – see previous discussion on Question 3. </td></tr> <tr> <td>1.2 Development of Aboriginal Land Council land</td><td>Consistent – The PP does not affect land shown on the Land Application Map of <i>State Environmental Planning Policy (Planning Systems) 2021</i>.</td></tr> <tr> <td>1.3 Approval and Referral Requirements</td><td>Consistent – The PP does not seek to make any additional provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority.</td></tr> <tr> <td>1.4 Site Specific Provisions</td><td>Consistent – The PP does seek to add an Additional Permitted Use for certain land however the use does not impose any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</td></tr> <tr> <td colspan="2">1 Planning Systems – Place-based</td></tr> <tr> <td>1.5 Parramatta Road Corridor Urban Transformation Strategy</td><td>NA</td></tr> <tr> <td>1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan</td><td>NA</td></tr> <tr> <td>1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</td><td>NA</td></tr> <tr> <td>1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</td><td>NA</td></tr> <tr> <td>1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor</td><td>NA</td></tr> <tr> <td>1.10 Implementation of the Western Sydney Aerotropolis Plan</td><td>NA</td></tr> <tr> <td>1.11 Implementation of Bayside West Precincts 2036 Plan</td><td>NA</td></tr> <tr> <td>1.12 Implementation of Planning Principles for the Cooks Cove Precinct</td><td>NA</td></tr> <tr> <td>1.13 Implementation of St Leonards and Crows Nest 2036 Plan</td><td>NA</td></tr> </tbody> </table>	Ministerial Direction	Comment	1 Planning Systems		1.1 Implementation of Regional Plans	Consistent – The PP is consistent with: <ul style="list-style-type: none"> • <i>A Metropolis of Three Cities – Greater Sydney Region Plan</i> – see previous discussion on Question 3. • <i>South District Plan</i> – see previous discussion on Question 3. 	1.2 Development of Aboriginal Land Council land	Consistent – The PP does not affect land shown on the Land Application Map of <i>State Environmental Planning Policy (Planning Systems) 2021</i> .	1.3 Approval and Referral Requirements	Consistent – The PP does not seek to make any additional provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority.	1.4 Site Specific Provisions	Consistent – The PP does seek to add an Additional Permitted Use for certain land however the use does not impose any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.	1 Planning Systems – Place-based		1.5 Parramatta Road Corridor Urban Transformation Strategy	NA	1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	NA	1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	NA	1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	NA	1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	NA	1.10 Implementation of the Western Sydney Aerotropolis Plan	NA	1.11 Implementation of Bayside West Precincts 2036 Plan	NA	1.12 Implementation of Planning Principles for the Cooks Cove Precinct	NA	1.13 Implementation of St Leonards and Crows Nest 2036 Plan	NA
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1 Planning Systems – Place-based																																	
1.5 Parramatta Road Corridor Urban Transformation Strategy	NA																																
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	NA																																
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	NA																																
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	NA																																
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	NA																																
1.10 Implementation of the Western Sydney Aerotropolis Plan	NA																																
1.11 Implementation of Bayside West Precincts 2036 Plan	NA																																
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	NA																																
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	NA																																

Question	Considerations
	1.14 Implementation of Greater Macarthur 2040 NA
	1.15 Implementation of the Pymont Peninsula Place Strategy NA
	1.16 North West Rail Link Corridor Strategy NA
	1.17 Implementation of the Bays West Place Strategy NA
	1.18 Implementation of the Macquarie Park Innovation Precinct NA
	1.19 Implementation of the Westmead Place Strategy NA
	1.20 Implementation of the Camellia-Rosehill Place Strategy NA
	1.21 Implementation of the South West Growth Area Structure Plan NA
	1.22 Implementation of the Cherrybrook Station Place Strategy N/A
	2 Design and Place
	3 Biodiversity and Conservation
	3.1 Conservation Zones Consistent – The PP does not affect land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP.
	3.2 Heritage Conservation Consistent – The PP seeks to make minor administrative amendments to <i>Schedule 5 Environmental Heritage</i> and associated Heritage maps within the GRLEP 2021 to ensure property descriptions, item names and maps are accurate for all local and State heritage items within the Georges River LGA.
	3.3 Sydney Drinking Water Catchments NA – the PP affects the Georges River LGA which the Direction does not apply to.
	3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs NA
	3.5 Recreation Vehicle Areas Consistent – The PP does not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the <i>Recreation Vehicles Act 1983</i>).
	3.6 Strategic Conservation Planning NA
	3.7 Public Bushland Consistent – The PP does not propose any changes to existing controls protecting bushland in urban areas.
	3.8 Willandra Lakes Region NA
	3.9 Sydney Harbour Foreshores and Waterways Area NA – The PP does not affect land within the Foreshores and Waterways Area as defined in the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> .

Question	Considerations	
	3.10 Water Catchment Protection	N/A – The PP does not propose any changes to controls that would impact on water catchments.
	4 Resilience and Hazards	
	4.1 Flooding	Consistent – The PP proposes to adopt <i>Clause 5.22 Special flood considerations</i> which will enable Council to consider flood impacts for sensitive and hazardous development types for land between the flood planning area (FPA) and the probable maximum flood (PMF). The PP is consistent with the objectives of the Direction.
	4.2 Coastal Management	Consistent – The PP affects land within the Coastal Zone however it does not propose an intensification of uses permitted. The PP does not propose any changes relating to coastal management.
	4.3 Planning for Bushfire Protection	Consistent – The PP does not result in controls that place development in hazardous areas. It does not change any existing provisions relating to bushfire prone land.
	4.4 Remediation of Contaminated Land	Consistent – The PP does not affect any known contaminated land.
	4.5 Acid Sulfate Soils	Consistent – The PP does not seek to introduce or change provisions relating to Acid Sulfate Soils.
	4.6 Mine Subsidence and Unstable Land	Consistent – The PP does not permit development on land that: (a) is within a mine subsidence district, or (b) has been identified as unstable in a study, strategy or other assessment undertaken: (i) by or on behalf of the relevant planning authority, or (ii) on behalf of a public authority and provided to the relevant planning authority.
	5 Transport and Infrastructure	
	5.1 Integrating Land Use and Transport	Consistent – The PP proposes minor alterations to provisions relating to urban land, however is consistent with <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001).
	5.2 Reserving Land for Public Purposes	Consistent – The PP proposes to remove the LRA layer from a number of parcels which have already been acquired by the relevant authority (either Council or Transport for NSW). The mapping is no longer required. It is recommended that Transport for NSW be consulted as part of the Gateway Determination.
	5.3 Development Near Regulated Airports and Defence Airfields	NA – The PP does not create, alter or remove a zone or a provision relating to land near a regulated airport which includes a defence airfield.
	5.4 Shooting Ranges	NA – The PP does not seek to affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.
	6 Housing	
	6.1 Residential Zones	Consistent – The PP is minor and consistent with

Question	Considerations
	the objectives of the Direction to encourage a variety of housing types to provide for existing and future housing needs, make efficient use of existing infrastructure and minimise the impact of residential development on the environment and resource lands. It achieves this by allowing an additional permitted use of residential flat buildings for a portion of land along Roberts Lane, Hurstville, consistent with the site specific DCP controls already adopted for the site.
6.2 Caravan Parks and Manufactured Home Estates	Consistent – The PP does not propose to permit development for the purposes of a caravan park or manufactured home estate.
7. Industry and Employment	
7.1 Business and Industrial Zones	Consistent – The PP affects land within an existing or proposed business or industrial zone and is consistent with the objectives of the Direction. It achieves the objectives of the Direction to protect employment land in employment zones and support the viability of identified centres. The PP gives effect to this objective as it proposes to introduce a minimum non-residential floor space ratio (FSR) control in the E2 Commercial Centre zoned component of the Hurstville strategic centre to ensure no net loss in non-residential floor space and that baseline job targets can be met despite recent Build to Rent (BTR) housing provisions being added to the <i>State Environmental Planning Policy (Housing) 2021</i> .
7.2 Reduction in non-hosted short-term rental accommodation period	NA – The PP does not cover the Byron Shire Council area or identify or reduce the number of days that non-hosted short-term rental accommodation may be carried out within the LGA.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	NA
8 Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	NA – The PP does not have the effect of: (a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or (b) restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.
9 Primary Production	
9.1 Rural Zones	NA – The PP does not affect any land within an existing or proposed rural zone.
9.2 Rural Lands	NA
9.3 Oyster Aquaculture	NA – The PP does not propose a change in land use which could impact on a Priority Oyster Aquaculture Area.
9.4 Farmland of State and Regional Significance on the	NA

Question	Considerations
	NSW Far North Coast

Table 3: Section C – Environmental, social and economic impact

Question	Considerations
8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?	No, the PP only proposes to make amendments to the LEP that are of a minor administrative or housekeeping nature so it is not expected that any critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal.
9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?	No other environmental impacts are anticipated other than positive environmental effects as a result of the proposed changes to <i>Clause 6.12 Landscaped areas in certain residential and environment protection zones</i> .
10. Has the planning proposal adequately addressed any social and economic effects?	Yes, the PP is likely to have positive social and economic effects due to the LEP operating in a more efficient and accurate manner which will better align the objectives of the instrument with appropriate development.

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Table 4: Section D – Infrastructure (Local, State and Commonwealth)

Question	Considerations
11. Is there adequate public infrastructure for the planning proposal?	The PP does not create additional requirements for public infrastructure.

Table 5: Section E – State and Commonwealth Interests

Question	Considerations
12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway Determination?	Council has not yet consulted with relevant State and/or Commonwealth public authorities but will do so in accordance with the conditions of the Gateway Determination.

GEORGES RIVER LOCAL PLANNING PANEL MEETING HELD 18 MAY 2023

17. The Planning Proposal was considered by the Georges River Local Planning Panel (LPP) at its meeting on 18 May 2023. The LPP recommended:

1. That the Panel made the following recommended amendments highlighted in red, to improve the overall operation and accuracy of the Plan to the Council in respect of Planning Proposal No. 2023/0002 Housekeeping Amendment 2023:
 - a. In Clause 6.3 replace the words “if practicable” to “where required” so that Clause 6.3(2)(b) states: *includes, **where required**, on-site stormwater detention or retention to minimise stormwater runoff volumes and reduce the development’s reliance on mains water, groundwater or river water, and....*
 - b. Amend Clause 6.12 to read as follows:
 - (1) The objectives of this clause are as follows—
 - (a) to ensure adequate opportunities exist for the retention or provision of vegetation that contributes to biodiversity and enhances the tree canopy of the Georges River local government area,
 - (b) to minimise urban run-off by maximising permeable areas on the sites of development,
 - (c) to ensure that the visual impact of development is minimised by sufficient and appropriately located landscaping that complements the scale of buildings,
 - (d) to ensure that the use of surfaces that absorb and retain heat are minimised.
 - (2) This clause applies to development on land referred to in subclause (3) involving—
 - (a) the erection of a new building, or
 - (b) **additions or external alterations where there is an increase in the footprint of the building.**
 - (3)~~(2)~~ This clause applies to land in the following zones—
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential,
 - (c) Zone R4 High Density Residential,
 - (d) Zone E2 Environmental Conservation.
 - (4) ~~(3)~~ Despite subclause (~~2~~ **2 and 3**), this clause does not apply to development referred to in [State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development](#), clause 4.
 - (5) ~~(4)~~ Development consent must not be granted to development on land to which the clause applies unless the consent authority is satisfied that the development—
 - (a) allows for the establishment of appropriate plantings—
 - (i) that are of a scale and density commensurate with the height, bulk and scale of the buildings to which the development relates, and
 - (ii) that will maintain and enhance the streetscape and the desired future character of the locality, and
 - (b) maintains privacy between dwellings, and

- (c) **it is not likely to** adversely impact the health, condition and structure of existing trees, tree canopies and tree root systems **that are required to be retained** on the land, and
 - (d) **it is not likely to adversely impact the health, condition and structure of existing trees, tree canopies and tree root systems on adjoining land, and**
 - (e) enables the establishment of indigenous vegetation and habitat for native fauna, and
 - (f) integrates with the existing vegetation to protect existing trees and natural landscape features such as rock outcrops, remnant bushland, habitats and natural watercourses.
- (6) ~~(5)~~ Development consent must not be granted to development on land to which this clause applies unless a percentage of the site area consists of landscaped areas and natural rock outcrops that is at least—
 - (a) for a dwelling house located on land outside the Foreshore Scenic Protection Area—20% of the site area, or
 - (b) for a dwelling house located on land within the Foreshore Scenic Protection Area—25% of the site area, or
 - (c) for a dual occupancy or semi-detached dwelling located on land outside the Foreshore Scenic Protection Area—25% of the site area, or
 - (d) for a dual occupancy or semi-detached dwelling located on land within the Foreshore Scenic Protection Area—30% of the site area, or
 - (e) for development in Zone R3 Medium Density Residential—20% of the site area, or
 - (f) for development in Zone R4 High Density Residential—10% of the site area, or
 - (g) for development in Zone E2 Environmental Conservation—70% of the site area.
- (7) ~~(6)~~ If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle and any right of carriageway is not to be included in calculating the site area for the purposes of subclause (6 ~~5~~).
- (8) Subclause (6) does not apply to a subdivision of land under the [Community Land Development Act 1989](#) or the [Strata Schemes \(Freehold Development\) Act 1973](#).
- (9) ~~(7)~~ In this clause—
Foreshore Scenic Protection Area means land shown on the [Foreshore Scenic Protection Area Map](#)
- c. Amend Clause **4.4B – Exceptions to floor space ratio—non-residential uses to read as follows:**
 - (1) The objective of this clause is to encourage an appropriate mix of residential and non-residential uses in order to ensure a suitable level of non-residential floor space is provided to promote employment and reflect the hierarchy of Zone E1 Local Centre, **Zone E2 Commercial Centre** and Zone MU1 Mixed Use.

- (2) This clause applies to development that is the erection of a new building or alterations or additions to an existing building.
 - (3) Development consent must not be granted for development on land in Zone E1 Local Centre, **Zone E2 Commercial Centre** or Zone MU1 Mixed Use unless the non-residential floor space ratio is at least 0.3:1.
 - (4) Development consent must not be granted for development on the following land identified on the **Floor Space Ratio Map** unless the non-residential floor space ratio is—
 - a. for land identified as “Area 3”—at least 0.5:1,
 - b. for land identified as “Area 4”—at least 1:1,
 - c. for land identified as “Area 7” – at least 1.5:1.
 - (5) Development consent must not be granted for development on land identified as “Area 5” on the **Floor Space Ratio Map** unless the non-residential floor space ratio is at least 0.7:1.
 - (6) Despite clause 4.4, development consent may be granted for a building situated on land identified as “Area 6” on the **Floor Space Ratio Map** if the consent authority is satisfied that—
 - a. the gross floor area of the building will exceed the maximum gross floor area that would otherwise be permitted under clause 4.4 by an amount of no more than 7,023 square metres (the **bonus floor allowance**), and
 - b. part of the building, with a floor area of not less than the bonus floor allowance, will be used for the purpose of hotel or motel accommodation.
 - (7) In this clause—
non-residential floor space ratio means the ratio of the gross floor area of that part of a building used or proposed to be used for a purpose other than residential accommodation in a building on the site to the site area.
- (d) Amend the title of Clause **13 Development in Zones E1 and MU1 to include E2 and to amend the Clause as follows:**
- (1) The objectives of this clause are as follows—
 - a. to promote uses that attract pedestrian traffic along ground floor street frontages,
 - b. to maintain existing, and encourage additional, non-residential uses along ground floor street frontages,
 - c. to strengthen the viability of existing established centres,
 - d. to maintain opportunities for business and retail development that is suited to high exposure locations.
 - (2) This clause applies to land in the following zones—
 - a. Zone E1 Local Centre,
 - b. Zone MU1 Mixed Use,
 - c. **Zone E2 Commercial Centre**

~~d. (c), (d) (Repealed)~~

- (3) Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied the development will not cause a part of the ground floor of a building that is facing a street to be used for the purposes of residential accommodation or tourist and visitor accommodation.
- (4) Subclause (3) does not apply to a part of a building that is used for the following purposes—
 - a. entrances and lobbies, including as part of a mixed use development,
 - b. access for fire services,
 - c. essential services.
- (5) Development consent must not be granted for the erection of a building with a gross floor area on the ground floor of more than 500m² on land identified as “Area A” on the [Land Zoning Map](#) unless the consent authority is satisfied at least 500m² of the gross floor area on the ground floor will be used for—
 - a. a purpose other than residential accommodation or tourist and visitor accommodation, and
 - b. a purpose specified in subclause (4).
- (6) Development consent must not be granted for the erection of a building on land identified as “Area 7” on the Floor Space Ratio Map unless the consent authority is satisfied that the ground floor area is used for purposes other than residential accommodation.

- 2. That the Georges River Local Planning Panel recommends to Council that the Planning Proposal No. 2023/0002 Housekeeping Amendment 2023, as amended above, to amend the *Georges River Local Environmental Plan (GRLEP) 2021* be forwarded to the Department of Planning and Environment for a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

18. The above changes have since been made to the Planning Proposal provided in **Attachment 1**.

19. A copy of the report that was referred to the LPP is available on Council's website.

SUMMARY OF ASSESSMENT/CONCLUSION

- 20. In summary, the PP seeks to amend the GRLEP 2021 via a number of instrument and mapping amendments to respond to a range of administrative and housekeeping issues to the instrument and accompanying mapping which have arisen since its commencement in October 2021. The changes will improve the overall operation and accuracy of the Plan.
- 21. Items 1–5 on pages 5-11 of the attached Planning Proposal document are amendments to the GRLEP 2021 affecting the written instrument only, and do not affect any of the GRLEP map sheets.
- 22. Items 6–24 on pages 12-19 of the attached Planning Proposal document are administrative amendments to *Schedule 5 Environmental Heritage* of the GRLEP 2021. These amendments include updates to item names, addresses and property descriptions.

23. Items 25–29 on pages 20-26 of the attached Planning Proposal document are housekeeping amendments to the GRLEP 2021 maps, including the Land Zoning (LZN) and Land Reservation Acquisition (LRA) maps.
24. Items 30–36 on pages 27-42 of the attached Planning Proposal document are amendments that relate to both the GRLEP instrument and associated mapping.
25. The PP meets both the strategic and site-specific merit tests that are outlined in the *Local Environmental Plan Making Guideline* dated September 2022.
26. In terms of Strategic Merit, the PP:
 - a. Gives effect to the following objectives within the *Greater Sydney Region Plan – A Metropolis of Three Cities* as discussed in Table 2 of this report:
 - *Objective 2. Infrastructure aligns with forecast growth.*
 - *Objective 10. Greater housing supply.*
 - *Objective 13. Environmental heritage is identified, conserved and enhanced.*
 - *Objective 22. Investment and business activity in centres.*
 - *Objective 27. Biodiversity is protected, urban bushland and remnant vegetation is enhanced.*
 - *Objective 37. Exposure to natural and urban hazards is reduced.*
 - b. Gives effect to the following planning priorities of the *South District Plan*:
 - *Planning Priority S1. Planning for a city supported by infrastructure.*
 - *Planning Priority S5. Providing housing supply, choice and affordability, with access to jobs, services and public transport.*
 - *Planning Priority S6. Creating and renewing great places and local centres, and respecting the District's heritage.*
 - *Planning Priority S9. Growing investment, business opportunities and jobs in strategic centres.*
 - *Planning Priority S18. Adapting to the impacts of urban and natural hazards and climate change.*
 - c. Is consistent with the following planning priorities of the endorsed Georges River Local Strategic Planning Statement 2040 ('LSPS 2040'):
 - *P4. Collaboration supports innovation and delivers infrastructure, services and facilities.*
 - *P10. Homes are supported by safe, accessible, green, clean, creative and diverse facilities, services and spaces.*
 - *P11. Aboriginal and other heritage is protected and promoted.*
 - *P15. All local centres are supported to evolve for long-term viability.*
 - *P17. Tree canopy, bushland, landscaped settings and biodiversity are protected, enhanced and promoted.*
 - *P19. Everyone has access to quality, clean, useable, passive and active open and green spaces and recreation places.*
 - *P20. Development is managed to appropriately respond to hazards and risks.*
27. In terms of Site-Specific merit, the PP:

- a. Does not adversely affect critical habitat or threatened species, populations or ecological communities, or their habitats.
- b. Does not create additional requirements for public infrastructure.
- c. Is likely to have positive social and economic effects due to the LEP operating in a more efficient and accurate manner which will better align the objectives of the instrument with appropriate development.

Community Consultation

- 28. Should the PP be supported, it will be forwarded to the delegate of the Minister for Planning and Public Spaces requesting a Gateway Determination.
- 29. If a Gateway Determination is issued, it is intended to exhibit the PP for a period of 28 days as specified in the Gateway Determination.
- 30. It is intended to make the PP available for viewing at:
 - a. Council's Your Say website;
 - b. Georges River Civic Centre, MacMahon Street, Hurstville, between 8.30am and 5.00pm, Monday to Friday;
 - c. Clive James (Kogarah) Library and Service Centre, during library hours; and
 - d. Hurstville Library, during library hours.
- 31. Consultation will also be undertaken with any relevant public authorities / organisations as conditioned by the Gateway Determination. It is also proposed to consult with Transport for NSW.
- 32. The project timeframe will depend on the Gateway Determination date and the required public exhibition period. The indicative project timeline is below.

Indicative project timeline

Stage	Timeframe/date
Consideration by the Georges River LPP	18 May 2023
Report to Council seeking endorsement to forward the PP for a Gateway Determination	26 June 2023
Gateway Determination	August 2023
Pre-exhibition tasks, e.g. complete technically compliant mapping	August/September 2023
Commencement and completion of public exhibition period	September/October 2023
Consideration of submissions	November/December 2023
Post-exhibition review and additional studies	November 2023
Report to Council on the results of the community consultation and finalisation of the PP	February 2024
Submission to the Department for finalisation	March 2024
Gazettal of LEP amendment	April/May 2024

33. It is noted that the project timeline will be assessed by the DPE and may be amended by the Gateway Determination.

NEXT STEPS

34. If the Planning Proposal is endorsed by the E&P Committee, the minutes will subsequently be considered at a future Council meeting. If the PP is endorsed by Council, it will be forwarded to the Minister for Planning and Public Spaces for a Gateway Determination under Section 3.34 of the EP&A Act.

FINANCIAL IMPLICATIONS

35. No budget impact for this report. The PP is being resourced within the existing Strategic Planning budget.

RISK IMPLICATIONS

36. If the changes are not adopted, the identified minor inconsistencies and operational issues proposed for amendment will remain throughout the LEP and no operational benefits will be obtained for the LEP.


COMMUNITY ENGAGEMENT

37. Subject to issue of a Gateway Determination, the Planning Proposal will be exhibited in accordance with the provisions of the EP&A Act 1979 and EP&A Act Regulation 2000 and any requirements of the Gateway Determination.
38. Exhibition material, including explanatory information will be available for viewing during the exhibition period on Council's website. A hard copy of the material can be provided to individuals upon request.
39. Notification of the public exhibition will be through:
- Newspaper advertisement in The Leader;
 - Exhibition notice on Council's website;
 - Notices in Council offices and libraries;
 - Letters to State and Commonwealth Government agencies identified in the Gateway Determination (if required); and
 - Letters to affected landowners (in accordance with Council's Notification Procedures)

FILE REFERENCE

PP2023/0002; 22/1228

ATTACHMENTS

Attachment 1  Planning Proposal Document - Pre Gateway Version - June 2023 - *published in separate document*