

Attachment 5 – Council Response to Submissions through Themes – draft Georges River Local Environmental Plan 2020

Topic Area: Commercial Centres

Key Themes	Key Issues	Response to Key Issues
Objects to the minimum non-residential FSR requirement in commercial centres	<ul style="list-style-type: none"> - There is already a surplus of retail space in the Hurstville City Centre. - There is large ground-floor retail spaces unoccupied that would be better used for residential. - Increasing retail space will not be an effective way of ensuring access to retail, service and employment opportunities in the Hurstville City Centre. 	<p>The <i>Commercial Centres Strategy – Part 1 Centres Analysis</i> identifies that an additional 187,450sqm of employment floor space is required by 2036 to provide sufficient services and employment opportunities for the future population. It is identified that the existing minimum non-residential FSR requirement is insufficient to support the growing population or to meet District Plan job targets by 2036. The current controls imply that as redevelopment occurs, there will be a net loss in non-residential floor space across all centres.</p> <p>The Planning Proposal for the draft LEP proposes an interim solution of minimum non-residential FSR requirements to reduce the loss of employment floor space through infill development, which is impacting the ongoing viability of the LGA’s centres.</p> <p>The proposed non-residential FSR controls have been applied according to the centres hierarchy developed in the Centres Strategy which is based on the existing retail floor space rather than the zoning of centres within the LGA.</p> <p>Further increases to the non-residential FSR requirement will be investigated in Stage 3 of the LEP process as part of the comprehensive review of the development standards of business zones across the LGA. Place-based analysis will also be conducted to investigate the suitability of the hierarchy.</p>

Key Themes	Key Issues	Response to Key Issues
Requests rezoning/uplift in commercial centres	<ul style="list-style-type: none"> - Requests amendments to zone and development standards in commercial centres. 	<p>The roles and functions of all 48 commercial centres, including centre-specific objectives, built form controls and guidelines and the investigation of the potential expansion of appropriate centres will be conducted in <i>Part 2 of the Commercial Centres Strategy</i> to inform the future LEP 2022 (Jobs and Activation).</p>
Requests that the draft LEP reflects the Beverly Hills Masterplan	<ul style="list-style-type: none"> - Requests amendments to zone and development standards in the Beverly Hills town centre consistent with the Beverly Hills Masterplan. 	<p>The draft Beverly Hills Master Plan is not reflected in the draft LEP as it is yet to be placed on public exhibition.</p> <p>The draft Master Plan will be placed on exhibition in June/July for 60 days and includes recommendations for amendments to land use zones, height of building and floor space ratio within the study area.</p> <p>Following the exhibition, a report will be considered by Council addressing submissions and recommending any amendments to the Masterplan. An implementation plan for the adopted Master Plan will be developed and may inform a future amendment to the Georges River LEP.</p>
Requests that the draft LEP plans for the development of Riverwood centre	<ul style="list-style-type: none"> - Requests amendments to zone and development standards in the Riverwood town centre to enhance the centre's vibrancy, and create employment and residential opportunities. 	<p>Riverwood is a Planned Precinct identified by the NSW Government. The strategic planning and review process for the Riverwood commercial centre must be carried out in collaboration with the NSW Department of Planning, Industry and Environment (DPIE), City of Canterbury-Bankstown Council and other State agencies.</p> <p>The outcomes of the Riverwood Precinct Investigation Area project will inform a future amendment to the Georges River LEP.</p>

Topic Area: Consultation

Key Themes	Key Issues	Response to Key Issues
Requests amendments to the timing of the exhibition	<ul style="list-style-type: none"> - Impacts of the COVID-19 pandemic on the exhibition of the draft LEP, including the cancellation of planned information sessions, closures of libraries and Council’s customer service centre with information only available on the website. - Requests the exhibition be delayed or the consultation extended. - Insufficient time to make a submission. - No prior consultation with the community on key issues. 	<p>Council’s engagement program for the draft LEP is compliant with the minimum statutory public exhibition requirement of 28 days as specified in the Gateway Determination.</p> <p>In light of the COVID-19 and the limitations on Council due to the Public Health Orders issued by the State and Federal Governments, Council modified the community engagement program which included extending the exhibition period for 16 days from 15 May 2020 until 31 May 2020. Council is unable to extend the exhibition beyond this date due to our commitments to the State Government under the funding arrangements for the Accelerated LEP Program which require Council to submit the draft LEP to the Department of Planning, Industry and Environment before 30 June 2020.</p>
Raises concerns regarding the availability and transparency of information	<ul style="list-style-type: none"> - Amount and complexity of information to review without face-to-face consultation. - Fact sheets not available at the commencement of the exhibition period. - Lack of transparency and information provided on the impacts of the draft LEP. - Accuracy of the draft LEP maps. - All submissions should be uploaded for residents to view so that everyone is aware of the collective issues being raised. 	<p>As per the <i>Environmental Planning and Assessment Act 1979</i>, Council placed the Planning Proposal and associated attachments for the draft LEP on public exhibition.</p> <p>To assist the community in understanding the proposed amendments in the draft LEP, Council made available the following additional information:</p> <ul style="list-style-type: none"> - A brochure mailed to all property owners outlining the LEP changes, what they mean and the process of delivering the LEP. - Targeted letters mailed to property owners affected by key changes. - 12 fact sheets covering the key issues in the draft LEP.

Key Themes	Key Issues	Response to Key Issues
		<ul style="list-style-type: none"> - 7 FAQs sheets responding to key questions asked by the community during the exhibition. - A video presentation providing an overview of the key controls in the draft LEP. - Interactive webinars on 19, 26 and 27 May providing the community with the opportunity to ask questions, raise concerns and have their say about the draft LEP. <p>The Planning Proposal for the draft LEP, supporting documents, fact sheets and FAQs were placed on Council’s Your Say LEP webpage and customer service centre (when reopened). Hard copies of the documents were also posted upon request.</p> <p>The maps for the draft LEP are available in an interactive format (IntraMaps) on the Your Say LEP webpage and were available for the duration of the public exhibition period. IntraMaps allows users to easily search for their property with a summary of the existing and proposed controls provided. A FAQ on how to use IntraMaps was also placed on the Your Say LEP webpage.</p> <p>Council staff were available via phone, email and in person at the customer service centre (when reopened on 20 May 2020) to assist with explaining the draft LEP and provide guidance on how to use IntraMaps.</p> <p>Refer to the Community Engagement Summary Report for further detail.</p>

Key Themes	Key Issues	Response to Key Issues
<p>Raises concerns that the community were not notified of the proposed changes in the draft LEP during the LSPS consultation</p>	<ul style="list-style-type: none"> - Community were not made aware of the changes proposed in the draft LEP as part of the LSPS consultations. 	<p>The purpose of the Georges River LSPS 2040 is to provide guidance for land use planning and the delivery of significant infrastructure for the LGA over the next 20 years. The LSPS identifies high level actions to be implemented through a range of avenues, including through local environmental plans.</p> <p>On finalising the LSPS process, consideration was given to the actions that would be implemented within the draft LEP.</p>
<p>Supports Council's community engagement program for the draft LEP</p>	<ul style="list-style-type: none"> - Supports the resources Council has provided in responding to community enquiries. - Impressed with the level of information available on Council's website and how easy it is to navigate. - Acknowledgement and appreciation for extending the public exhibition period to better consider implications of the draft LEP and make informed submissions. - Positive feedback on the webinars. 	<p>In light of the COVID-19 and the limitations on Council due to the Public Health Orders issued by the State and Federal Governments, Council modified the community engagement program that included:</p> <ul style="list-style-type: none"> - Extending the exhibition period for 16 days from 15 May 2020 until 31 May 2020. - Weekly advertisements in The Leader newspaper notifying the exhibition. - A brochure and fact sheets which provide a plain English explanation of the planning controls. - Targeted letters with the relevant fact sheets attached mailed to property owners affected by key changes in the draft LEP. - FAQs sheets responding to key questions asked by the community during the exhibition. - A video presentation providing an overview of the key controls. - Interactive webinars on 19, 26 and 27 May providing the community with the opportunity to ask questions, raise concerns and have their say about the draft LEP. - A dedicated phone line and email address staffed by the LEP

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		<p>team during business hours.</p> <ul style="list-style-type: none"> - Hard copies of the draft LEP and supporting documents posted on request. <p>Refer to the Community Engagement Summary Report for further detail.</p>
<p>Requests for the housing strategies to be placed on exhibition prior to the draft LEP</p>	<ul style="list-style-type: none"> - Requests that the community be consulted about the draft Local Housing Strategy and draft Inclusive Housing Strategy first to enable the findings of the Strategies to amend the draft LEP if necessary. 	<p>Council received funding from the NSW Government for an accelerated review of Council’s existing LEPs and the preparation of a new LEP, including any associated strategies. In accordance with the funding agreement, Council is to submit the draft LEP to the Department of Planning, Industry and Environment before 30 June 2020. To meet this timeframe, Council was required to exhibit the <i>draft Local Housing Strategy</i> and <i>draft Inclusive Housing Strategy</i> concurrently with the draft LEP.</p> <p>However, submissions received in relation to the <i>draft Local Housing Strategy</i> and <i>draft Inclusive Housing Strategy</i> have been considered in the review of the draft LEP.</p>

Topic Area: Development standards

Key Themes	Key Issues	Response to Key Issues
Requests amendments to the floor space ratio for dwelling houses	<ul style="list-style-type: none"> - Loss in potential maximum floor space. 	<p>For dwelling houses in the R2 zone on lots ≤650sqm, the existing 0.55:1 FSR is retained as this is common across both existing LEPs.</p> <p>For dwelling houses in the R2 zone on lots >650sqm, the existing Hurstville LEP 2012 gross floor area (GFA) formula has been adopted to ensure that no lot, irrespective of lot size will lose GFA due to the harmonisation of the LEPs.</p> <p>Accordingly, no lots in the R2 zone will lose any floor space potential for dwelling houses.</p>
Requests amendments to the minimum lot size for dual occupancies	<ul style="list-style-type: none"> - Suggests a reduction in the minimum lot size requirement for dual occupancies to improve development potential. - Objects to the reduction in the minimum lot size for dual occupancies from 1000sqm to 650sqm as this will increase densities. 	<p>The existing minimum lot sizes for dual occupancies within and outside the FSPA/foreshore localities has been retained in the draft LEP at 650sqm and 1,000sqm (FSPA).</p> <p>The boundary of the FSPA has been informed by the Foreshore Strategic Directions Paper (the Paper) as discussed under the “Objects to the removal of properties in the FSPA – inadequate justification for the boundary amendment or no reason provided” key theme.</p>

Topic Area: Entertainment Facilities at Jubilee

Key Themes	Key Issues	Response to Key Issues
<p>Objects to permitting entertainment facilities at Netstrata Jubilee Stadium Precinct</p>	<ul style="list-style-type: none"> - Lack of justification/need for entertainment facilities, including on the subject site. - More appropriate locations, such as in the City Centre which has the infrastructure to cater for large crowds. - Adverse impacts on the amenity of surrounding residents, including traffic and parking, noise, and anti-social behaviour (eg. hooliganism, drunkenness and crime) associated with entertainment facilities. - Overdevelopment of the site, resulting in loss of green space/park, overlooking and the removal of heritage. - No change should be made until the Master Plan has been placed on public exhibition and adopted by Council so that the community and Councillors have input into the decision-making for the long-term plans for Jubilee Oval and Kogarah Park. 	<p>The LSPS 2040 identifies the Netstrata Jubilee Stadium Precinct as having potential to be a regionally significant sporting and entertainment hub. The draft LEP proposes to increase the range of recreation and entertainment options within the Precinct by permitting entertainment facilities on the site.</p> <p>The draft LEP proposes to permit entertainment facilities as a land use within the Precinct and does not propose any physical structures.</p> <p>A DA would be required to be lodged prior to any part of the Precinct being used as an entertainment facility. The potential impacts, such as traffic, noise and hours of operation, of a proposed entertainment facility would be assessed at the DA stage. Any DA would be determined by the Georges River Local Planning Panel or the Southern Sydney Regional Planning Panel.</p>

Topic Area: Foreshore Scenic Protection Area (FSPA)

Key Themes	Key Issues	Response to Key Issues
<p>Supports the removal of properties from the Foreshore Scenic Protection Area (FSPA)</p>	<ul style="list-style-type: none"> - Property does not warrant being located in the FSPA due to its location being a significant distance from the river and the environmental qualities of the area having changed. - Improved development potential to provide housing in proximity to public amenities for future generations. - The number of lots that will qualify for dual occupancy development would be minimal and will not affect the character and amenity of the area. - Result in less need for high density development, minimising traffic movement and congestion. - Contributions generated from additional housing in the area will provide additional funds for the maintenance of infrastructure. 	<p>The reduction of the existing FSPA will enable 742 lots to gain the potential to develop dual occupancies as result of the reduction in the minimum dual occupancy lot size requirement from 1,000sqm for lots within the FSPA to 650sqm for lots outside of the FSPA.</p> <p>It should be noted that not all of these lots may be able to comply with the requirements for developing a dual occupancy, such as the minimum subdivision lot size, lot width and environmental controls.</p> <p>It is anticipated that the removal of the 742 lots from the FSPA may result in the gradual redevelopment of sites for dual occupancies. Development trends between 2017 and 2019 indicate that it is likely that approximately 3-4 development applications for dual occupancies will be lodged per annum in the area proposed to be removed from the current FSPA under the former Hurstville LGA. This variation in the FSPA will allow for housing choice and the rate of redevelopment is unlikely to place pressure on existing infrastructure.</p>
<p>Objects to the removal of properties in the FSPA – inadequate justification for the boundary amendment or</p>	<ul style="list-style-type: none"> - Questions the evidence base for the proposed boundary of the FSPA, including the removal of properties on one side of the street. 	<p>The boundary of the FSPA has been informed by the Foreshore Strategic Directions Paper (the Paper). As part of this Paper, a visual character assessment was undertaken of the foreshore localities to the ridgelines (as viewed from the water) and</p>

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no reason provided	<ul style="list-style-type: none"> - Raises concerns that environmental reports have not been made available and believe these informed the FSPA. 	<p>waterways along the land and water interface. The proposed FSPA under the draft LEP comprises character areas that are considered as having a High or Very High sensitivity rating with high levels of tree coverage, steep or undulating terrain with distinctive ridgelines, all with minimal visible built form.</p>
Objects to the retention of their property within the FSPA	<ul style="list-style-type: none"> - Reduced development potential for dual occupancies. 	<p>The boundary of the FSPA has been informed by the Foreshore Strategic Directions Paper (the Paper). As part of this Paper, a visual character assessment was undertaken of the foreshore localities to the ridgelines (as viewed from the water) and waterways along the land and water interface. The proposed FSPA under the draft LEP comprises character areas that are considered as having a High or Very High sensitivity rating with high levels of tree coverage, steep or undulating terrain with distinctive ridgelines, all with minimal visible built form.</p>
Objects to the removal of properties in the FSPA – impacts on the built environment	<ul style="list-style-type: none"> - Increased development and densities, including more dual occupancies. - Loss of character and streetscape. - Smaller lots and backyards. - Houses will be closer to each other, resulting in loss of privacy, overshadowing and noise. - Increased traffic and associated noise, resulting in an increase in hazards for pedestrians and drivers, and access issues for emergency services. 	<p>The removal of properties from the FSPA will result in an increased development potential for dual occupancies (i.e. duplexes) to be built on 742 lots located in the suburbs of Lugarno, Peakhurst Heights and Oatley. However, these properties will still need to satisfy the proposed dual occupancy development standards to be approved, such as the minimum lot size and minimum lot width. Based on an analysis of historic development trends from 2017, it is likely that an additional 3 to 4 dual occupancy developments will be approved each year within these areas proposed to be removed from the FSPA. This is considered to be a gradual take-up rate and is likely to result</p>

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	<ul style="list-style-type: none"> - Increased hard surfaces and stormwater runoff. - Increased pressure on infrastructure, including open space, public transport, schools and the sewerage system. - Loss in property value. - Loss in quality of life/lifestyle. - Increase in crime. - Disruption from construction noise. - Ugly developments. - Loss of views. - Upkeep of the area will be costly and rates will be escalated to cope with the demand. 	<p>in limited adverse impacts to the capacity of existing infrastructure such as stormwater drainage and local road networks. Any future developments will be subject to an assessment process at the DA stage to ensure any potential impacts are addressed or minimised, such as bulk and scale, privacy and overshadowing.</p>
<p>Objects to the removal of properties in the FSPA – impacts on the natural environment</p>	<ul style="list-style-type: none"> - Loss of trees and landscaping, resulting in less shade and increased impact from the urban heat island effect. - Threats to biodiversity, including flora and fauna with the loss of existing habitats. - Removal of soil, rock and vegetation resulting in erosion. - Air and water pollution. - Climate change. 	<p>To enhance the protection of the existing tree canopy and the landscaped characteristics of the LGA, it is recommended to the Local Planning Panel that the following amendments be made to the Planning Proposal:</p> <ul style="list-style-type: none"> - Zone objectives of the R2 Low Density Residential and the R3 Medium Density Residential zones include a standalone objective that will emphasise the importance of housing in a landscaped setting as a desirable characteristic: <i>To provide for housing within a landscaped setting that enhances the existing environmental character of Georges River local government area.</i> - The minimum landscaped area requirement for dual occupancy developments under <i>Clause 6.13 Landscaped</i>

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		<p><i>areas in certain residential and environmental protection zones be increased as follows:</i></p> <ul style="list-style-type: none"> • Dual occupancy outside of the FSPA – increase from minimum 20% to minimum 25% of site area • Dual occupancy within the FSPA – increase from minimum 25% to minimum 30% of site area <p>- Introduce a new local provision <i>Clause 6.19 Tree protection and landscaping in zones R2 and R3</i></p>
<p>Raises concerns regarding the feasibility of development in the FSPA</p>	<p>- It will be uneconomical to develop in the FSPA due to engineering and construction expenses to develop on sloping lots which will result in bulky developments.</p>	<p>The draft LEP extends the application of the current Earthworks local provision in the Kogarah LEP to the whole LGA. The proposed Earthworks local provision (Clause 6.2) requires development applications to consider the impact of proposed excavation on matters, such as soil stability, soil erosion, the amenity and structural integrity of adjoining properties, and the health and vitality of existing trees. Developments will also need to be designed to complement the slope of the land to minimise the need for cut and fill and their potential height and bulk.</p> <p>The draft LEP introduces design excellence requirements, including for dwelling house and dual occupancy developments in the FSPA. This local provision to ensure that the highest standard of architectural and urban design is achieved within the LGA and to improve place making.</p>
<p>Raises concerns that the</p>	<p>- The FSPA LEP map is misleading as it</p>	

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waterways have been included in the FSPA	includes the waterways in the FSPA.	
Raises concerns that the number of properties proposed to be removed from the FSPA was not provided in the fact sheet	<ul style="list-style-type: none"> - Proposed changes to the FSPA have not been made clear to residents, including the areas proposed to be removed from the FSPA. 	<p>Maps for the draft LEP were made available in an interactive format (IntraMaps) on the Your Say LEP webpage for the duration of the public exhibition period. IntraMaps allows users to overlay the existing and proposed FSPA Maps for comparison. Step by step instructions were provided on how to display these maps in a FAQ on the Your Say LEP webpage.</p> <p>Council staff were also available via phone, email and in person at the customer service centre (when reopened) to assist with explaining the draft LEP and provide guidance on how to use IntraMaps.</p> <p>A FAQs sheet on the FSPA was also placed on the Your Say LEP webpage responding to key questions asked by the community during the exhibition. This included information on the number of properties proposed to be added and removed from the proposed FSPA.</p>

Topic Area: General

Key Themes	Key Issues	Response to Key Issues
Supports draft LEP - no reason provided	N/A	Noted.
Objects to draft LEP - no reason provided	N/A	Noted.
Requests increasing the landscaping requirements	<ul style="list-style-type: none"> - Requests the proposed minimum landscaped area requirement be increased. 	<p>The proposed minimum landscaped areas have been derived from a comparison of the landscaping requirements in the existing Hurstville and Kogarah DCPs. The draft LEP adopts the higher landscaping requirement.</p> <p>A minimum landscaped area requirement within the LEP provides greater legal weight to ensure the protection of local landscape character, the provision of sufficient tree canopy cover, building separation and deep soil areas to enable water infiltration to lessen the extent of urban runoff. The landscaped area requirement was placed in the draft LEP in response to feedback received from the community during the LSPS consultations to protect the leafy character of our suburbs.</p> <p>To enhance the protection of the existing tree canopy and the landscaped characteristics of the LGA, it is recommended that the following amendments be made to the Planning Proposal:</p> <ul style="list-style-type: none"> - Zone objectives of the R2 and R3 zones include a standalone objective that will emphasise the importance of housing in a landscaped setting as a desirable characteristic: - The minimum landscaped area requirement for dual occupancy

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		<p>developments be increased.</p> <ul style="list-style-type: none"> - A new local provision <i>Clause 6.19 Tree protection and landscaping in zones R2 and R3</i> be introduced. <p>Further details are discussed under the “Objects to the removal of properties in the FSPA – impacts on the natural environment” key theme.</p>
Objects to overdevelopment	<ul style="list-style-type: none"> - Impacts on character and streetscape. - Loss of trees and threats to flora and fauna. - Increased densities with larger houses on smaller lots, resulting in smaller backyards, privacy and overshadowing issues. - Traffic and parking congestion, resulting in more pollution and noise. - Pressure on infrastructure, including public transport, open space, schools, electricity and the sewerage system. - Contributes to climate change. 	<p>The draft LEP only proposes to rezone 5 Housing Investigations Areas (HIAs) to facilitate additional housing and more diverse dwelling typologies to meet future housing demands. The suitability of these HIAs for rezoning has been assessed in the Housing Investigation Areas Paper (April 2020) which is supported by a Traffic Study for the HIAs (March 2020).</p> <p>The removal of properties from the FSPA will result in an increased development potential for dual occupancies (i.e. duplexes) to be built on 742 lots located in the suburbs of Lugarno, Peakhurst Heights and Oatley. Based on an analysis of historic development trends from 2017, it is likely that an additional 3 to 4 dual occupancy developments will be approved each year within these areas proposed to be removed from the FSPA. This is considered to be a gradual take-up rate and is likely to result in limited adverse impacts to the capacity of existing infrastructure such as stormwater drainage and local road networks.</p> <p>Any future developments will be subject to an assessment process at the DA stage to ensure any potential impacts are addressed or</p>

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		minimised, such as bulk and scale, privacy and overshadowing.
Raises concerns that the Planning Proposal Authority is the LPP rather than Council	- As representatives elected by the community, the draft LEP should be considered by the Councillors rather than the LPP.	It was Council's intention for the draft LEP to be formally considered by the elected Councillors. However, Council was unable to form a quorum and exercise its planning proposal authority (PPA) functions at its meeting in November 2019 to endorse the Planning Proposal for a Gateway Determination as a result of Councillors appropriately managing pecuniary conflicts of interest in accordance with Council's Code of Conduct. Accordingly, the PPA functions were delegated to the Georges River Local Planning Panel (GRLPP) upon the recommendation of the NSW Department of Planning, Industry and Environment (DPIE) as the most expedient delegation having regard to the statutory deadline of 30 June 2020 for submission of the draft LEP to the DPIE.
Requests a public hearing	- Requests a public hearing into the issues raised in their submission.	<p>The Gateway Determination issued by the NSW Department of Planning, Industry and Environment (DPIE) for the draft LEP states that a public hearing is not required to be held in relation to the draft LEP.</p> <p>However, Council held interactive webinars on 19, 26 and 27 May that provided the community with the opportunity to ask questions, raise concerns and have their say about the draft LEP.</p> <p>It should also be noted that the LPP will be provided with all submissions received on the draft LEP and the community will be provided the opportunity to address the Panel to raise their concerns regarding the draft LEP.</p>
Requests for better	- Requests for better designed	The draft LEP introduces design excellence requirements for new

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designed developments	<p>developments in light of recent developments being built.</p> <ul style="list-style-type: none"> - Requests for innovative designed developments which will enhance the streetscape and the character of the area. 	<p>developments and substantial redevelopments of 12 metres or greater in the high density residential, industrial and business zones, as well as developments in the FSPA such as dwelling houses, dual occupancies, bed and breakfast accommodation, health services facilities and marinas.</p> <p>Council is adopting this local provision to ensure that the highest standard of architectural and urban design is achieved within the LGA and to improve place making.</p>

Topic Area: Heritage

Key Themes	Key Issues	Response to Key Issues
Requests heritage item to be removed	<ul style="list-style-type: none"> - Site specific requests for heritage item to be removed from the draft LEP as it no longer retains sufficient heritage value. 	<p>The subject properties have been reviewed as part of the <i>Heritage Review</i> and recommended to be retained as heritage items in the draft LEP.</p> <p>The heritage inventory sheets have been updated for these heritage items which include a statement of significance that justifies their retention as heritage items.</p>
Requests heritage inventory sheet to be amended	<ul style="list-style-type: none"> - Site specific request for heritage inventory sheet for heritage item to be updated to accurately reflect the history of development of the building and setting. 	<p>The subject property has been reviewed as part of the Heritage Review and recommended to be retained as heritage items in the draft LEP.</p> <p>The heritage inventory sheet for this heritage item has been updated as part of the <i>Heritage Review</i>.</p>
Objects to amended description of heritage item	<ul style="list-style-type: none"> - Objects to the description of heritage items to include "and setting" as these additional elements, such as gardens, have undergone change over time and are no longer of heritage significance. - If the setting of a heritage item is intended to be protected, then those elements should be identified on the heritage inventory sheet as significant. 	<p>A number of heritage items in the draft LEP are proposed to have their description amended to reflect their significance in relation to their built form and setting in accordance with the recommendations of the <i>Heritage Review</i>. This amendment is proposed in response to the direction of the Standard Instrument LEP which requires the provision of "a brief description of those things that are part of the heritage significance of the item". Accordingly, the Item Name is amended to include a description of all components on the site with heritage significance, for example, the garden, fences, paths and driveways that are located on the same lot as the heritage item, because the setting equally contributes to the heritage significance of the property.</p> <p>The heritage inventory sheets for heritage items have also been updated to include all components on the site with heritage significance in the statement of significance.</p>

Topic Area: Housing Investigation Areas (HIAs)

Key Themes	Key Issues	Response to Key Issues
Supports the North and West of Peakhurst Park – Peakhurst HIA	<ul style="list-style-type: none"> - Does not object to the upzoning of the North and West of Peakhurst Park – Peakhurst Housing Investigation Area (HIA). However, requests that traffic on Talbot Street and Cairns Street be investigated and that speed humps be installed on Talbot Street. 	<p>The North and West of Peakhurst Park – Peakhurst Housing Investigation Area (HIA) could accommodate 57 additional medium density dwellings which are a style of housing in short supply in the LGA. Medium density dwellings in this HIA will provide the community will more housing choice.</p> <p>The proposed upzoning in the HIAs are supported by a Traffic Impact Assessment (TIA). The following traffic measures have been recommended by the TIA to address the impacts of the proposed uplift: - Review the extent of the existing reserve on Clarendon Road for the purpose of road widening, and - Investigate part/full-time restriction of the right turn from Hardwicke Street to Belmore Road.</p> <p>The proposed road widening works will be investigated for inclusion within the Development Contributions Plan.</p> <p>Further information is detailed in the Housing Investigation Areas Paper (April 2020) and the Traffic Study for the HIAs (March 2020).</p>
Objects to the North and West of Peakhurst Park – Peakhurst HIA	<ul style="list-style-type: none"> - Existing traffic and parking issues on Shenstone Road will be exacerbated. 	<p>The North and West of Peakhurst Park – Peakhurst HIA could accommodate an additional 57 medium density dwellings. The proposed upzoning in the HIAs are supported by a Traffic Impact Assessment (TIA). The TIA states that the anticipated increased traffic and overall mid-block traffic on Shenstone Road are not significant it would be more desirable to retain the existing kerbside parking to discourage high vehicle speeds.</p> <p>The following traffic measures have been recommended by the TIA to address</p>

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		<p>the impacts of the proposed uplift: - Review the extent of the existing reserve on Clarendon Road for the purpose of road widening, and -Investigate part/full-time restriction of the right turn from Hardwicke Street to Belmore Road.</p> <p>The proposed road widening works will be investigated for inclusion within the Development Contributions Plan.</p> <p>Further information is detailed in the Housing Investigation Areas Paper (April 2020) and the Traffic Study for the HIAs (March 2020).</p>
<p>Requests amendments to the North and West of Peakhurst Park – Peakhurst HIA</p>	<ul style="list-style-type: none"> - Requests that the North and West of Peakhurst Park – Peakhurst HIA be expanded to rezone more of the surrounding properties from R2 to R3. - Requests the North and West of Peakhurst Park - Peakhurst HIA be rezoned to R4 instead of R3 since land on the south side of Peakhurst Park is R4 and the west side of the HIA is closer to Riverwood train station and Riverwood Plaza. - Should be rezoned to R4 to allow residential flat buildings given its proximity to the Riverwood train station and plaza. 	<p>Riverwood is a Planned Precinct identified by the NSW Government. The strategic planning and review process for the Riverwood commercial centre must be carried out in collaboration with the NSW Department of Planning, Industry and Environment (DPIE), City of Canterbury-Bankstown Council and other State agencies.</p> <p>The outcomes of the Riverwood Precinct Investigation Area project will inform a future amendment to the Georges River LEP.</p>

Key Themes	Key Issues	Response to Key Issues
Objects to the Rowe Street – South Hurstville HIA	<ul style="list-style-type: none"> - Adversely affect wellbeing. - Encourage realtors to approach owners to sell their property. - Questions whether development potential is possible given existing dual occupancy and multi dwelling development within the HIA. 	<p>The Rowe Street – South Hurstville HIA could accommodate an additional 48 medium density dwellings. The proposed upzoning in the HIAs are supported by a Traffic Impact Assessment (TIA). As Rowe Street is anticipated to carry higher traffic volumes following the uplift, it is recommended that Rowe Street be widened to provide an 11m wide carriageway accommodating full two-way traffic flows while retaining kerbside parking on both sides to retain the surrounding residents’ amenity. The existing road reserve is wide enough to enable Rowe Street to be widened without requiring the acquisition of any properties.</p> <p>The proposed road widening works will be investigated for inclusion within the Development Contributions Plan.</p> <p>A DA would be required to be lodged for any proposed development. The potential impacts of the proposed development would be assessed at the DA stage.</p> <p>Further information is detailed in the Housing Investigation Areas Paper (April 2020) and the Traffic Study for the HIAs (March 2020).</p>
Objects to the Culwulla Street –South Hurstville HIA	<ul style="list-style-type: none"> - Existing traffic and parking issues will be exacerbated. - Pressure on local infrastructure, including schools. - A population increase will create more noise, rubbish and pollution. 	<p>The Culwulla Street –South Hurstville HIA could accommodate an additional 57 medium density dwellings. There are no existing or proposed heritage items in the HIA.</p> <p>The proposed upzoning in the HIAs are supported by a Traffic Impact Assessment (TIA). Culwulla Street currently carries low-level mid-block traffic</p>

Key Themes	Key Issues	Response to Key Issues
	<ul style="list-style-type: none"> - Uncertainty on the impact on property prices. - There are some Federation Houses in Culwulla Street which should be protected and not rezoned. 	<p>and this will continue to be within the RMS environmental capacity following the uplift. The traffic assessment indicates that the proposed zoning uplift can be accommodated without additional traffic treatment.</p> <p>The proposed road widening works will be investigated for inclusion within the Development Contributions Plan.</p> <p>A DA would be required to be lodged for any proposed development. The potential impacts of the proposed development would be assessed at the DA stage.</p> <p>Further information is detailed in the Housing Investigation Areas Paper (April 2020) and the Traffic Study for the HIAs (March 2020).</p>
Supports the Hillcrest Avenue – Hurstville HIA	<ul style="list-style-type: none"> - Supports long term planning for growth and accessibility to the local area. 	<p>The Hillcrest Avenue – Hurstville HIA could accommodate an additional 29 high density residential dwellings (i.e. apartments). The HIA is conveniently located within 200m of the Hurstville Station and Hurstville City Centre. There are also a number of schools, community facilities and open space within close proximity.</p>
Objects to the Hillcrest Avenue – Hurstville HIA	<ul style="list-style-type: none"> - Increased pressed on infrastructure, including drainage. - Increase in hard surfaces and stormwater runoff, causing damage to low lying dwellings. - Privacy and amenity issues. - Existing traffic and parking issues exacerbated. 	<p>The Hillcrest Avenue – Hurstville HIA could accommodate an additional 29 high density residential dwellings (i.e. apartments). The proposed upzoning in the HIAs are supported by a Traffic Impact Assessment (TIA). The anticipated traffic resulting from the rezoning would relatively minor and have no perceptible impact on the access intersections. Accordingly, it is not anticipated that the proposed uplift would trigger a need to upgrade the existing road network.</p>

Key Themes	Key Issues	Response to Key Issues
	<ul style="list-style-type: none"> - Opportunities for traffic calming infrastructure, dedicated bike lanes, better signage, lighting and education. 	<p>A DA would be required to be lodged for any proposed development. The potential impacts of the proposed development would be assessed at the DA stage.</p> <p>Further information is detailed in the Housing Investigation Areas Paper (April 2020) and the Traffic Study for the HIAs (March 2020).</p>
<p>Requests amendments to the Apsley Estate – HIA</p>	<ul style="list-style-type: none"> - Increase height to 12m/15m. - Suggests traffic lights be installed at the Cambridge Street and Forest Road intersection. 	<p>The Apsley Estate – HIA could accommodate an additional 183 medium density dwellings which are a style of housing in short supply in the LGA. Medium density dwellings in this HIA will provide the community with housing choice. Medium density dwellings are proposed to have a maximum permissible height of 9 metres.</p> <p>The proposed upzoning in the HIAs are supported by a Traffic Impact Assessment (TIA). The following traffic measure has been recommended by the TIA to address the impacts of the proposed uplift: - Investigate right turn restrictions from Apsley Street into Forest Road.</p> <p>Further information is detailed in the Housing Investigation Areas Paper (April 2020) and the Traffic Study for the HIAs (March 2020).</p>

Topic Area: Industrial Zone

Key Themes	Key Issues	Response to Key Issues
<p>Objects to changes to IN2 zone</p>	<ul style="list-style-type: none"> • Objects to an increase in height, particularly in the Halstead St, South Hurstville industrial area. • Noise, traffic, parking and general access and safety issues, particularly the impacts of heavy vehicles on surrounding residents, particularly in the Halstead St, South Hurstville industrial area. • Creative Industries clause conflicts with the Industrial Land Review 2018. • Supports creative industries which will have a reduced impact on the surrounding residential area as they are cleaner use in comparison to historic light industrial uses. 	<p>The maximum height in the Halstead St, South Hurstville industrial area is proposed to be increased from 10m to 12m. The existing 10m height control does not allow new developments to achieve an FSR of 1:1. The increase to 12m across the IN2 zone enables an FSR of 1:1 to be achieved. The increased height will improve development viability within the IN2 zone, which in turn will reduce the pressure for rezoning to residential which is often sought to the detriment of the LGA’s employment lands. In addition, the increase in height controls will promote increased industrial floor space to assist with the general undersupply within the South District and encourage more investment within the LGA.</p> <p>The draft LEP proposes to introduce <i>Clause 6.17 Creative Industries in Zone IN2</i> to encourage a diverse range of industries (including creative and innovative industries) that do not compete with commercial centres and do not compromise industrial and urban services within the IN2 zone. The local provision will apply to two industrial areas, Peshurst Lane, Peshurst and Halstead Street, South Hurstville.</p> <p>Council’s <i>Industrial Land Review</i> has identified that these areas are compromised by their location in terms of attracting industrial uses and investment. The types of industrial activities that can be located in these precincts are constrained due to the amenity impacts of traditional industrial land uses on the surrounding low density residential land.</p> <p>The Halstead Street area is surrounded by residential and open space areas with limited links to other industrial areas and infrastructure, restricting the range of industrial activities that can be appropriately located in this precinct.</p>

Topic Area: Land Use Table

Key Themes	Key Issues	Response to Key Issues
Objects to the permissibility of restaurants, cafes and small bars in the R4 zone	<ul style="list-style-type: none"> - Increased noise, anti-social behaviour, parking and traffic issues, impacting on the amenity of residents. - The proposed R4 zones are within walking distance to shopping centres where restaurants, cafes and small bars should be encouraged. - The area is more than adequately serviced by licenced premises. 	<p>The draft LEP permits restaurants, cafes and small bars in the R4 zone to facilitate the creation of active places in areas with high residential density to improve the liveability of apartment living and promote social interactions. These areas are located in accessible locations that encourage walking and have the potential to become localised destinations for shopping, dining and meeting people. Many of these R4 zones adjoin business zones, of which all permit restaurants, cafes and small bars.</p> <p>DAs that propose restaurants, cafes or small bars, including in the R4 zone, are required to include a Statement of Environmental Effects that details and explains the likely <i>impacts</i> of the proposal and how the impacts will be minimised. Each DA will be assessed on its merits with consideration of the likely impacts, and suitability of the proposed location and scale of the proposed development. If the development is considered appropriate, conditions of consent will be imposed to address the likely impacts, such as hours of operation.</p>
Objects to the permissibility of small bars and function centres in the B6 zone	<ul style="list-style-type: none"> - Increased traffic and noise, impacting the amenity of adjoining residents. - The area is more than adequately serviced by licenced premises. - Permitting small bars and function centres does not comply with the objectives of the B6 	<p>Function centres are currently permissible in the B6 zone under the Kogarah LEP 2012. This permissibility has been retained in the draft LEP.</p> <p>In regards to small bars, they are proposed to be permitted in all business zones to activate our commercial areas and promote</p>

Key Themes	Key Issues	Response to Key Issues
	zone.	<p>social interactions.</p> <p>The likely impacts, location and scale of function centres and small bars in the B6 zone will be assessed at the DA stage.</p>

Topic Area: Not Related to the LEP

Key Themes	Key Issues	Response to Key Issues
Not related to the LEP	- The demolition or rebuild of Kogarah War Memorial Pool (also known as the Carss Park Pool) and replacement with a pool at Todd Park.	The future of Kogarah War Memorial Pool (also known as the Carss Park Pool) and its potential replacement at Todd Park is not related to the draft LEP.

Topic Area: Open Space Acquisitions

Key Themes	Key Issues	Response to Key Issues
<p>Supports the proposed open space acquisition at Monaro Avenue, Kingsgrove (adjacent to Peter Low Reserve)</p>	<ul style="list-style-type: none"> - Provides additional open space across the LGA, delivering on the LSPS vision and supported by Council's Open Space, Recreation and Community Facilities Strategy 2019-2036. - Aligns with Crime Prevention through Environmental Design (CPTED) principles and improves access, safety direct visual sight lines and passive surveillance. Current layout of the Reserve attracts anti-social behaviour, vandalism and theft. 	<p>These properties have been identified for potential acquisition to enable the expansion of Peter Low Reserve and to increase the supply of open space in the Hurstville Ward which contains the smallest amount of open space available per dwelling in the LGA.</p> <p>The expansion of Peter Lowe Reserve is consistent with the directions of the LSPS and <i>Open Space, Recreation and Community Facilities Strategy 2019 – 2036</i> to:</p> <ul style="list-style-type: none"> - Rectify 76,000sqm shortage in active open space. - Provide additional open space in the north of the LGA, where there is less open space available. <p>The Reserve is currently accessed using three narrow laneways via Monaro Ave, New England Drive and Kinsel Ave. 11-21 Monaro Ave have been identified as the most appropriate for acquisition due to their location being at the end of McGregor Street to promote improved accessibility and physical and visual connectivity to the park to ensure a sufficient level of public surveillance into the Reserve.</p> <p>The acquisition of these properties would improve the quality, function and usability of Peter Low Reserve as it would:</p> <ul style="list-style-type: none"> - Create a larger park and increase the range of recreation activities that could occur. - Enable the design of a park that has a number of activities that are available to the broader community (e.g. adventure playground, inclusive play areas).

Key Themes	Key Issues	Response to Key Issues
		<ul style="list-style-type: none"> - Enable the design of a park that is visibly accessible to the wider community. - Improve public surveillance into the park and encourage use by the wider community. <p>However, as discussed under the ‘Objects to the proposed open space acquisition at Monaro Avenue, Kingsgrove (adjacent to Peter Low Reserve)’ theme, it is recommended to the Local Planning Panel that the proposed acquisition of 11-21 Monaro Avenue, Kingsgrove be removed from the draft LEP in response to submissions and will be considered for inclusion in LEP 2022 as part of accommodating housing and jobs growth in Kingsgrove and Beverly Hills if Council is unable to increase the amount of open space within the Hurstville ward and northern part of the LGA in the next 2-3 years.</p> <p>In the meantime, Council will explore acquiring additional open space in the Hurstville Ward, in particular around Peter Low Reserve, through private sales with landowners seeking to sell their property either on or off-market.</p>
<p>Objects to the proposed open space acquisition at Monaro Avenue, Kingsgrove (adjacent to Peter Low Reserve)</p>	<ul style="list-style-type: none"> - Acquisition for open space is not justified as Peter Low Reserve is not near or proposed high density or new housing. - Acquisition is a poor investment and use of Council funds. Council should invest in open space in an area of proposed 	<p>This is one of three new areas proposed to be acquired for open space in the draft LEP. Council acknowledges that unlike the other two areas, this area is not adjacent to a Housing Investigation Area.</p> <p>However, the subject area is located in the Hurstville Ward which contains the smallest amount of open space available per dwelling in the LGA.</p>

Key Themes	Key Issues	Response to Key Issues
	<p>higher density development, such as Kingsgrove Village/Road or Beverly Hills near King Georges Road.</p> <ul style="list-style-type: none"> - Stress placed on owners of properties proposed for acquisition with regards to being displaced, impact on property prices and concerns regarding compensation. - Result in traffic and parking issues on surrounding streets, including McGregor Street which is unsuitable for on-street parking. - Result in increased risk of crime and anti-social behaviour (eg. vandalism, theft and loitering), resulting in an increase in insurance premiums, fear and distress to residents. - No plans for the park are available to indicate how the park will be used. - Lack of communication between residents and Council regarding the rezoning and requests a community meeting. 	<p>In response to submissions but with consideration of the known deficiency in open space, it is recommended to the Local Planning Panel that the proposed acquisition of 11-21 Monaro Avenue, Kingsgrove be removed from the draft LEP and will be considered for inclusion in LEP 2022 as part of accommodating housing and jobs growth in Kingsgrove and Beverly Hills if Council is unable to increase the amount of open space within the Hurstville ward and northern part of the LGA in the next 2-3 years.</p> <p>In the meantime, Council will explore acquiring additional open space in the Hurstville Ward, in particular around Peter Low Reserve, through private sales with landowners seeking to sell their property either on or off-market.</p>
<p>Objects to the proposed open space acquisition at Culwulla Street, South Hurstville</p>	<ul style="list-style-type: none"> - Questions the justification for investing in the acquisitions due to a lack of need to expand the park given its proximity to other parks. 	<p>The proposed acquisitions are located within the HIA of Culwulla Street, South Hurstville which is proposed to be rezoned from R2 Low Density Residential to R3 Medium Density Residential. This area also immediately adjoins the existing high density residential areas fronting</p>

Key Themes	Key Issues	Response to Key Issues
	<ul style="list-style-type: none"> - Increase in population density and more people visiting the park, impacting on schools and the quality of education, and increasing noise, waste, pollution, and traffic and parking issues causing safety risks for pedestrians and motorists. - Impact on development potential as property owner had planned to build townhouses. - Financial and emotional stress. 	<p>King Georges Road. The acquisition of these properties will enable the creation of a larger pocket park that offers improved access between Culwulla and Joffre Streets. This is considered to be consistent with the LSPS 2040 Criteria to guide growth which requires growth to be supported by green open space, social and physical infrastructure.</p> <p>When acquisition is required, negotiation between Council and the property owner will be conducted in accordance with the <i>Land Acquisition (Just Terms Compensation) Act 1991</i> which includes compensation and hardship provisions. If owners can show that they will suffer hardship if Council does not purchase their property without delay, Council will be obliged to purchase their property or remove the designation to purchase the property within 90 days. Alternatively, property owners may approach Council at any time and request Council to purchase the property.</p>
<p>Objects to the proposed open space acquisition at Hedley Street and Keith Street, Peakhurst (adjacent to Peakhurst Park)</p>	<ul style="list-style-type: none"> - Questions the justification for investing in the acquisitions as this is not a high density area. 	<p>The proposed acquisitions are located at the eastern boundary of the North and West of Peakhurst Park – Peakhurst HIA which is proposed to be rezoned from R2 Low Density Residential to R3 Medium Density Residential. The subject sites have been selected for acquisition for the purpose of expanding Peakhurst Park, which will enable additional activities to be provided in the existing park and improve access to the park, particularly for the residents living to the east of Peakhurst Park. This is considered to be consistent with the LSPS 2040 Criteria to guide growth which requires growth to be supported by green open space, social and physical infrastructure.</p>

Topic Area: Places of Public Worship

Key Themes	Key Issues	Response to Key Issues
Supports the prohibition of places of public worship in the R2 zone	<ul style="list-style-type: none"> - Supports places of public worship on sites that can suitably accommodate the demand of traffic generated by the use and result in minimal residential amenity impacts including noise. 	<p>The draft LEP proposes to prohibit places of public worship in the R2 zone due to the adverse amenity impacts considered to be generated by these uses. However, the existing places of public worship will retain their use through the inclusion of these sites in Schedule 1 Additional permitted uses.</p>
Objects to the prohibition of places of public worship in the R2 zone	<ul style="list-style-type: none"> - Inadequate assessment, evidence or justification for the prohibition of places of public worship in the R2 zone. - No evidence that places of public worship cause an unacceptable risk to safety, security and privacy. - Potential amenity issues, such as parking, can be managed at the DA stage and mitigated by plans of management and CPTED in design. - Results in an inflexible framework with restrictions to develop new churches in the R2 zone or the ability to redevelop/expand existing ones. - Places of public worship are generally low impact uses as the majority operate for short periods during a limited part of the week at off peak times (eg. Sundays) and are therefore unlikely to affect peak traffic, and potential for adverse privacy and overlooking impacts is limited. 	<p>All existing venues of places of public worship in the LGA are proposed to be included in Schedule 1 of the LEP to enable the continued permissibility of the subject land use. The inclusion of these properties within Schedule 1 will not restrict future expansions or redevelopments on the specified land. If a place of public worship purchases land zoned R2 to expand their facility, a planning proposal to include this site in Schedule 1 would be required to be lodged with Council for consideration and determination.</p> <p>The intent of the proposed prohibition is to prevent the establishment of new venues of places of public worship in existing low density residential areas. However, places of public worship will continue to be permitted in the R3 Medium Density Residential and R4 High Density Residential zones and all business zones where there is more infrastructure available to better accommodate the establishment of new places of public worship.</p>

	<ul style="list-style-type: none"> - Places of public worship are an important social infrastructure that supports the community. They need to be located near where residents live. 	
Requests additional sites containing places of public worship be included in Schedule 1	<ul style="list-style-type: none"> - Requests sites in the R2 zone that contain existing places of public worship that have been omitted from Schedule 1. 	Amendment is recommended to include two existing places of public worship venues (the Lugarno Anglican Church and the Oatley Gospel Chapel) in Schedule 1 of the LEP to enable the continued permissibility of the land use 'place of public worship' on the subject site.

Topic Area: Requests for rezoning (non-Housing Investigation Areas)

Key Themes	Key Issues	Response to Key Issues
Requests a spot rezoning (zone specific)	<ul style="list-style-type: none"> - Suggests converting all R3 zones to R4 and amending the FSR in R4 zones to 1.25:1. 	<p>The draft LEP 2020 is the first in a four stage planning approach to implementing a comprehensive planning scheme for our LGA. LEP 2020 focuses on housing and harmonisation to ensure a single, consistent approach is applied to planning and development across the LGA. The zone and development standards of the R4 zone will be reviewed in the following stages of the LEP Program.</p>
Requests a spot rezoning (site specific)	<ul style="list-style-type: none"> - Requests for spot rezonings. 	<p>The draft LEP 2020 is the first in a four stage planning approach to implementing a comprehensive planning scheme for our LGA. LEP 2020 focuses on housing and harmonisation to ensure a single, consistent approach is applied to planning and development across the LGA.</p> <p>In accordance with the housing investigation program specified by the LSPS 2040, this Planning Proposal includes the upzoning of the five HIAs to deliver additional housing. Future housing investigation will be conducted in LEP 2025 and beyond in the locations identified by the LSPS 2030 Structure Plan.</p> <p>Any spot rezoning requests outside of the LSPS 2040 housing growth areas should follow the formal planning proposal process.</p>

Topic Area: Rezoning resulting from creating a hierarchy of residential zones

Key Themes	Key Issues	Response to Key Issues
<p>Objects to the rezoning of land from R3 to R4 to create a hierarchy of residential zones</p>	<ul style="list-style-type: none"> - Increased traffic congestion. - Pressure on infrastructure, including on the drainage system and open space. - Objects to more R4 zones and apartments. 	<p>Existing R3 Medium Density Residential zoned areas with permissible heights of 12 metres or greater are proposed to be translated to the R4 High Density Residential zone in accordance with the principle of creating a hierarchy of residential zones. This approach is not an up-zoning and does not increase the height and FSR to any of these areas.</p> <p>Residential flat buildings are currently permitted as the prevailing type of development in the R3 Medium Density zones under the existing LEPs due to the generous building height and FSR applied. This is often misleading and confusing for the community as residential flat buildings are not considered to be medium density development. Introducing this hierarchy will ensure a true R3 Medium Density zone to allow developments like townhouses and villas.</p> <p>It should be noted that this principle of creating a hierarchy of residential zones consistently across the LGA was supported by the community throughout the LSPS consultation and has been endorsed in the LSPS as a Planning Priority (Action 47) and as part of the development of the draft LEP.</p>