



KOGARAH BAY PROGRESS ASSOCIATION

13th February, 2019

The General Manager
Georges River Council
McMahon Street
HURSTVILLE NSW 2220

RE: DEVELOPMENT CONTROL PLANS FOR HIGH RISE RESIDENTIAL FLAT BUILDINGS

Our Association is writing to you to express our dismay at Council's lack of Development Control Plans (DCP) for high rise residential flat development, especially in the Kogarah Bay area following Council's increased densities in the new City Plan with a 21.0 metre height limit and a floor space ratio of 2:1, in the precinct bounded by Princes Highway, Park Road, John Street, Wyuna Street and Stubbs Street. The New City Plan was gazetted on 26 May, 2017.

The Association is aware that prior to the forced amalgamation, the former Kogarah City Council submitted an amended draft LEP to the State Government, which would have seen building heights and floor space ratios dramatically reduced in the Wyuna and John Street precinct. The changes were made at a Council meeting in June 2016. It would appear that due diligence was lacking by the newly formed Georges River Council in not following up with the State Government to have the Amended Draft LEP accepted and allowed the State Government to act on the original Draft LEP which was subsequently Gazetted. Council should accept responsibility for this inaction, as we believe there was at least 6 months to act and which now sees the community around the Wyuna and John Street precinct greatly impacted by this over development with 21.0 metre high buildings.

Since the gazettal Council has had nearly two years to prepare a DCP to guide good development for this area.

There are a number of current Development Applications in this precinct awaiting determination and the lack of a Development Control Plan to guide good design in this precinct is quite obvious.

The sheer scale and bulk of the proposed buildings subject to these Development Applications does not relate to the adjoining single storey dwellings in the R2 Low Residential density zonings. Due to Council's inaction on this matter, the desired future character of the precinct is being set by developers with a total lack of respect to adjoining residential areas and is not set by the Council with community input.

For Council to rely solely on the State Environmental Planning Policy No. 65 and the State Government's Design Guide with its generic principles are totally unacceptable.

Council has totally failed the community with its lack of a DCP following the rezoning of this area.



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It should urgently draft a DCP specifically for this precinct, which creates outcomes that are sympathetic to the residential dwellings especially those opposite in Wyuna Street and in John Street and set the theme for the future character of the streetscape for the whole area.

I look forward to your urgent response in this matter.

Kind Regards



Jeff Powys – Secretary

Kogarah Bay Progress Association Inc