



13th April 2020

The General Manager
Georges River Council
McMahon Street
HURSTVILLE NSW 2220

mail@georgesriver.nsw.gov.au

**RE: Planning Proposal (PP.20190004)
Draft Instrument – Georges River LEP'2020**

Dear Madam,

As a community based Progress Association, we would like to express our major concerns on a number of changes proposed in the Draft Instrument – Georges River LEP'2020, particularly in relation to the proposed **permitted use** changes in certain zones.

Council states the objective of the Draft Planning Proposal is to 'harmonise' the existing Hurstville and Kogarah LEP's. However the changes go a lot further than harmonisation, by adding additional 'permitted uses' in the R4, B6 and RE1 zones.

R4 Zones

The Draft LEP 2020 proposes to introduce a hierarchy of residential zones ie: an R2, R3 and R4 zone. We have no objection to the proposed rezoning of the parts of the existing R3 zones where residential flat-buildings are permitted to 12m in height, being rezoned to R4, subject to the existing height and floor space controls of the current R3 zone being maintained, and that the additional permitted uses we outline below are not included into the R4 zone.

Our real concern is the additional '**permitted uses**' being introduced into the R4 zone, namely **restaurants, cafes and small bars**.

We note that Draft LEP 2020 prohibits 'pubs' in the B1 zone, as this zone is surrounded by low-density residential properties and the increased noise and traffic impacts would likely generate significant amenity impacts to the surrounding residences.

Yet the Draft LEP 2020 proposes that in the residential zone R4, it will be permitted to have restaurants, cafes and small bars.

The R4 zones are primarily residential. They may be high-density residential, but they are residential. Places where people live and sleep. To permit noisy restaurants, cafés or small bars in the midst of a residential area is, in our opinion totally unacceptable.

Why are bars prohibited uses in the B1 zone due to proximity to residential properties, yet cafes, restaurants and bars are permitted within the R4 residential zone?

1



The Draft LEP 2020 introduces a new objective for the R4 zone which states 'to enable other land uses that.....contribute to the vibrancy of the neighbourhood'. We do not believe this objective is justification to permit restaurants, cafes and small bars in the residential R4 zone.

The majority of the old R3 (now proposed R4) zone is all within walking distances of shopping centres and it is in these zones where the Draft LEP 2020 should focus on encouraging restaurants, cafes and small bars.

Council could instead introduce new strategies to encourage restaurants, cafes and small bars in the business zones, such as 'fast track approvals, guidelines for change of use to these activities, low rentals for leasing footpath space' and so on.

We instead believe the Draft LEP 2020 should prioritise acquiring more open space in the R4 high-density living zones, which will improve liveability, not the inclusion of restaurants, cafes and small bars where the increase in noise generated by these uses, as stated previously, will have an adverse impact on the amenity of surrounding residences.

B6 Zones – Enterprise Corridor Zone

There are only 14 properties along the Princes Highway within the only B6 Enterprise Zone within the local government area. 12 of these properties directly adjoin the R2 low-density zone and two properties adjoin Carlton South Public School.

The Draft LEP 2020 proposes a change to permitted uses in the B6 Enterprise corridor zone to allow **Function Centres and Small Bars**. The B6-Enterprise Corridor zone directly adjoins the R2 residential zone. We believe this is unacceptable permitted use, which will adversely impact residents in the adjoining R2 zone. This is totally going against the reason why 'pubs' are proposed to be prohibited in the B1 Zone.

A Function Centre or Small Bar does not meet the objectives of the B6 zoning, which is to promote businesses and create a range of employment uses including business, office, retail and light industrial uses.

To incorporate Function Centres and Small Bars in this zone, right opposite St George Leagues Club, which has numerous function rooms that are underutilized is hard to fathom.

RE1 Zones

One of our greatest concerns is the proposed amendment to the permitted use of the RE1 zoning for Jubilee Oval and Kogarah Park, to **permit an Entertainment Facility**.

The Draft LEP 2020 proposes to change the permitted use at Jubilee Oval and Kogarah Park to allow an Entertainment Facility in accordance with the Local Strategic Planning Statement Vision for Jubilee Stadium.

We object to the proposed change to permit an 'Entertainment Facility' at Jubilee Oval and Kogarah Park, which would allow a theatre, cinema, music hall, concert hall, dance hall and the like. Most of these activities would generate



excess noise in an area surrounded by low-density residential dwellings and would put Kogarah Park at risk of being lost as passive open green space.

To date, Councillors and the general public have not seen the Master Plan for Jubilee or Kogarah Park or had a chance to comment on it. Accordingly, no change to the permitted use of the Jubilee Oval or Kogarah Park in the RE1 zone 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.

In conclusion, we would request Council consider the following amendments to the Draft LEP 2020:

- delete restaurants, cafes and small bars from the '*permitted uses*' in the R4 Zone
- delete Function Centres and small bars from the '*permitted uses*' in the B6 – Enterprise Corridor zone
- delete '*Entertainment Facilities*' from Schedule 1 – '*Additional Permitted uses*' for Jubilee Oval and Kogarah Park.

Kind Regards

Jeff Powys – President

Kogarah Bay Progress Association Inc

kogarahbayprogress@gmail.com