

No Restaurants, Cafes and Small Bars in R4 high-density residential zones

Georges River Council, in their Draft Local Environmental Plan (LEP) 2020, are proposing to change the permitted use to the R4 residential zone to **permit restaurants, cafes and small bars**.

In addition, the Draft LEP 2020 proposes to change the zoning of the majority of the existing R3 residential-flat zones. Any residential-flat building in an R3 zone that is 3-storeys (12m) or higher is now proposed to be zoned R4. The existing height and floor space ratios of these zones will be retained.

However, the proposed change to permitted use in the R4 zone to allow restaurants, cafes and small bars will apply to the whole of the new R4 zone.

The Kogarah Bay Progress Association objects to the proposed change as these uses would generate excess noise in an area of high-density residential living. We believe Council should instead introduce new strategies to encourage restaurants, cafes and small bars in the business zones, such as *'fast track approvals, guidelines for changes of use to these activities, low rentals for leasing footpath space'* etc.

If you oppose the proposed change to the permitted use in the R4 zone, we encourage you to write a submission to Georges River Council, outlining your concerns and requesting Council **delete 'restaurants, cafes and small bars from the permitted uses in the R4 Zone**.

Submissions should be sent before Fri 15 May to
mail@georgesriver.nsw.gov.au (quote reference SF20/881)