

ENV008-24 OUTCOMES OF COMMUNITY CONSULTATION AND PREPARATION OF BIODIVERSITY AND CHARACTER PLANNING PROPOSAL
(Report by Principal Strategic Planner)

- (a) That Council notes the outcomes of the pre-exhibition community consultation conducted for the proposed implementation of the *Biodiversity Study* and *Foreshore Scenic Character Study*.
- (b) That Council endorses the preparation of the Biodiversity and Character Planning Proposal to amend the *Georges River Local Environmental Plan 2021*, comprising of the following components:
- (i) Introduce new biodiversity planning provision and mapping overlay to preserve and protect areas of moderate and high terrestrial biodiversity values,
 - (ii) Introduce new local character planning provision and mapping overlay to provide statutory protection to Unique Character Areas (UCA),
 - (iii) Amend the existing Foreshore Scenic Protection Area (FSPA) planning provision and mapped extent to ensure the role of the FSPA focuses on foreshore scenic character,
 - (iv) Retain existing lot size requirements within areas removed from the existing FSPA as follows:
 - A. Subdivision lot size: 700sqm
 - B. Dual occupancy lot size: 1,000sqm
 - (v) Increase lot size requirements for areas proposed to be added to the proposed FSPA and/or UCA as follows:
 - A. Increase subdivision lot size from 450sqm to 700sqm
 - B. Increase dual occupancy lot size from 650sqm to 1,000sqm
 - (vi) Reduce the maximum permissible FSR for R2-zoned land located within the existing FSPA, proposed FSPA and the proposed UCA from 0.55:1 for dwelling houses and 0.6:1 for dual occupancies to 0.5:1 for all development typologies,
 - (vii) Amend the landscaped area planning provision to:
 - A. Protect, maintain and improve the diversity and condition of native vegetation and habitats across the Local Government Area (LGA),
 - B. Encourage the recovery of threatened species and their communities, populations and habitats across the LGA, and
 - C. Retain and strengthen the green and leafy character of the LGA, including trees in the private domain that contribute to local character and visual amenity,
 - (viii) Increase the minimum landscaped area requirement for dwelling houses and dual occupancies by 5% to 30% and 35% respectively for R2-zoned land located within the existing FSPA, proposed FSPA and the proposed UCA,
 - (ix) Introduce minimum 20% landscaped area requirement for multi dwelling house, terraces and manor houses in response to the NSW Government's Low and Mid-Rise Housing Reform, and
 - (x) Request Department of Planning, Housing and Infrastructure to exclude the application of the *Low-Rise Housing Diversity Code* from the proposed FSPA and proposed UCA to ensure dual occupancies, manor houses, multi dwelling housing and terraces are only permitted through the Development Application process.
 - (xi) That all persons who made a submission be advised of Council's decision.