

----- Forwarded message -----

From: **Kathleen McDowell** <[kmcdowell@dicksonrothschild.com.au](mailto:kmcdowell@dicksonrothschild.com.au)>  
Date: Wed, 23 Mar 2016 at 2:50 pm  
Subject: RE: Draft LEP Outcome - 3 Hillcrest Avenue, South Hurstville  
To: [sydneyrealtyonline@gmail.com](mailto:sydneyrealtyonline@gmail.com) <[sydneyrealtyonline@gmail.com](mailto:sydneyrealtyonline@gmail.com)>  
Cc: Nigel Dickson <[ndickson@dicksonrothschild.com.au](mailto:ndickson@dicksonrothschild.com.au)>, Stacy Zhang <[szhang@dicksonrothschild.com.au](mailto:szhang@dicksonrothschild.com.au)>

I just left you a voicemail.

I apologise for my critical mistake. In my rush to get information to you I overlooked the change in topic within the report.

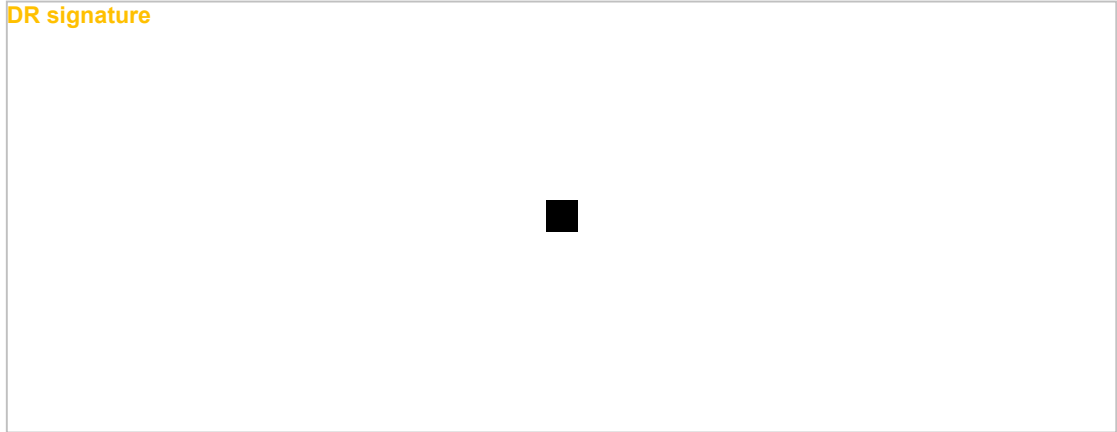
I have looked at the report more closely now and please refer to Page 90. The Officers recommendation is that the change to the zoning on Hillcrest is to be deferred to a further investigation by Council or alternatively a planning proposal initiated by the land owner. This means that Council is willing to consider a rezoning but they did not put it into the draft LEP at this time. While it doesn't say this in the report, it is likely that this was a legal decision where they were not comfortable putting the requested changes into the draft LEP because it could have triggered a further re-exhibition of the draft LEP, further delaying its processing. There have been a few instances of LEPs being invalidated because late changes were not exhibited and the public not allowed to make further comment.

Regards,

**Kathleen McDowell** Associate Planner & Urban Designer

**D.R. Design (NSW) Pty Ltd**, ABN 35 134 237 540  
12 Argyle Place, Millers Point, NSW 2000  
Tel: 02 8540 8720 Mob: [REDACTED] 2 086  
[www.dicksonrothschild.com.au](http://www.dicksonrothschild.com.au)

**DR signature**



D.R. Design (NSW) Pty Ltd retains copyright in all documents and drawings prepared by us and in any works created from those documents and drawings. If you receive this communication by mistake we prohibit you from using it in any way. Please notify us, delete the communication (and any attachments) and destroy all copies. This notice should not be deleted or altered.

---

**From:** Kathleen McDowell

**Sent:** Wednesday, 23 March 2016 1:14 PM

**To:** 'sydneyrealtynonline@gmail.com' <[sydneyrealtynonline@gmail.com](mailto:sydneyrealtynonline@gmail.com)>

**Cc:** Nigel Dickson <[ndickson@dicksonrothschild.com.au](mailto:ndickson@dicksonrothschild.com.au)>; Stacy Zhang <[szhang@dicksonrothschild.com.au](mailto:szhang@dicksonrothschild.com.au)>

**Subject:** Draft LEP Outcome - 3 Hillcrest Avenue, South Hurstville

Dear Mrs. Hindi,

The final Hillcrest submission went directly to Rod Logan at Kogarah Council regarding 3 Hillcrest Avenue on 4 November 2015.

See the email below.

The Council report before the Council at their Extraordinary Council meeting scheduled for 4 April is recommending a rezoning of 3 Hillcrest Avenue from R2 low density to R4 high density and recommended for a height of 21 m (6-7 storeys) and an FSR of 2.5:1. The justification is that sites within 400 m of the railway station should be upzoned. This was the central argument in our submission last year.

The difference to our recommendation is instead of rezoning to B4 and putting the site within the commercial core they have nominated to make it a R4 transition zone and have split the FSR from the 4.5:1 permitted in the B4 zone and the 0.55:1 permitted in the low density zone. The 2.5:1 FSR is however about 3.5 times more floor space than what is permitted in the existing condition which is quite positive.

I have attached the meeting agenda to this email. Refer to Page 21.

Regards,

**Kathleen McDowell** Associate Planner & Urban Designer

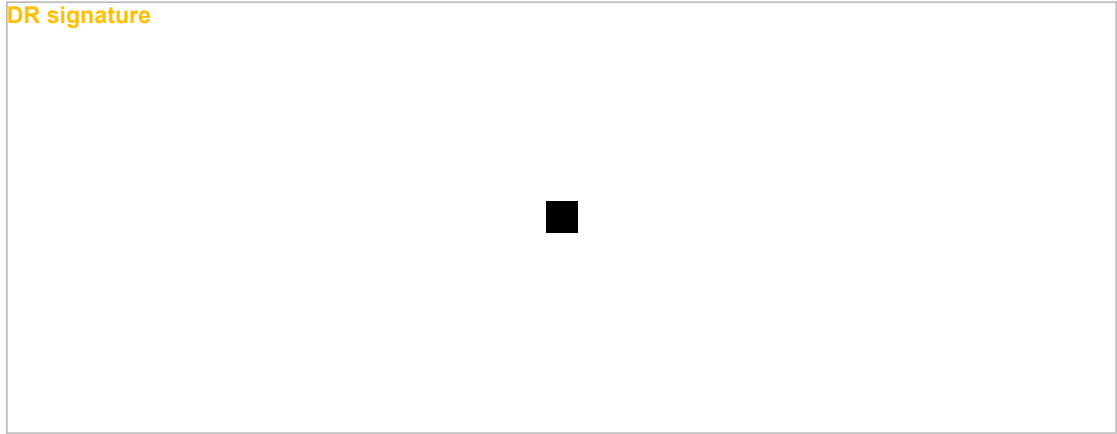
**D.R. Design (NSW) Pty Ltd**, ABN 35 134 237 540

12 Argyle Place, Millers Point, NSW 2000

Tel: 02 8540 8720 Mob: [REDACTED] 2 086

[www.dicksonrothschild.com.au](http://www.dicksonrothschild.com.au)

**DR signature**



D.R. Design (NSW) Pty Ltd retains copyright in all documents and drawings prepared by us and in any works created from those documents and drawings. If you receive this communication by mistake we prohibit you from using it in any way. Please notify us, delete the communication (and any attachments) and destroy all copies. This notice should not be deleted or altered.

---

**From:** Kathleen McDowell

**Sent:** Wednesday, 4 November 2015 5:41 PM

**To:** 'rod.logan@kogarah.nsw.gov.au' <[rod.logan@kogarah.nsw.gov.au](mailto:rod.logan@kogarah.nsw.gov.au)>

**Cc:** Nigel Dickson <[ndickson@dicksonrothschild.com.au](mailto:ndickson@dicksonrothschild.com.au)>

**Subject:** Corrected Submission to Draft Kogarah LEP - 3 Hillcrest Avenue, South Hurstville

Mr. Logan,

Following from our short discussion last week, please accept our apology for the error in our submission during the LEP exhibition period. Due to an oversight the address of the site in question was erroneously stated as 31 Hillcrest Avenue, when the correct address is 3 Hillcrest, Avenue.

We would appreciate if you could accept the corrected submission as part of your deliberations on the Draft LEP.

Many thanks.

Regards,

**Kathleen McDowell** Urban Planner and Urban Designer

PIA

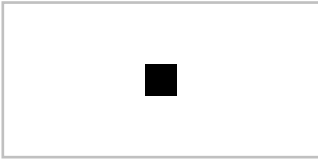
MPlan, MUDD

**D.R Design (NSW) Pty Ltd**, ABN 35 134 237 540

9 Argyle Place, Millers Point NSW 2000

Tel: 02 8540 8720, Mob: [REDACTED] 2 086

Email: [kmcdowell@dicksonrothschild.com.au](mailto:kmcdowell@dicksonrothschild.com.au)



**INSPIRATIONAL URBAN SOLUTIONS**  
[www.dicksonrothschild.com.au](http://www.dicksonrothschild.com.au)

DR Design (NSW) Pty Ltd retains copyright in all documents and drawings prepared by us and in any works created from those documents and drawings. However, DR agrees to grant the client a license to use the documents and drawings subject to DR completing the particular stage or stages of the architectural services for which we have been commissioned and subject to full payment of fees due to DR Design (NSW) Pty Ltd



Nigel Architect >

Text Message  
23 Mar 2016, 11:17 am

[Sydneyrealtyonline@gmail.com](mailto:Sydneyrealtyonline@gmail.com)

Thanks

18 Jan 2018, 11:59 am

Do you still wish to catch up today?  
Please let me know  
Regards  
Nigel

Sorry Nigel, Con is stuck at work and can't make it. We're going away tomorrow and back on the 28th Jan. I will call you then to arrange a meeting.  
Thanks  
Miray

Thanks Miray  
Call me when you get back from holiday

iMessage  
30 Jan 2018, 2:21 pm

Are you able to meet Thursday or Friday after 10.30 this week?



iMessage

