

Amendment of zoning and development controls for 108, 112 and 124 Forest Road and 1 and 3 Wright Street, Hurstville

Proposal Title : Amendment of zoning and development controls for 108, 112 and 124 Forest Road and 1 and 3 Wright Street, Hurstville

Proposal Summary : The planning proposal is seeking to amend the Hurstville Local Environmental Plan (LEP) 2012 in relation to 108, 112 and 124 Forest Road and 1 and 3 Wright Street, Hurstville to:

- rezone 108 and 112 Forest Road Hurstville from B2 Local Centre to B4 Mixed Use;
- rezone 1 and 3 Wright Street, Hurstville from R3 Medium Density Residential to B4 Mixed Use;
- increase the maximum height of buildings for 108 and 112 Forest Road and 1 and 3 Wright Street, Hurstville from 9m and 12m to 34.5m;
- increase the maximum height of buildings for 124 Forest Road, Hurstville from 23m to 46.5m;
- increase the maximum floor space ratio (FSR) for 108 and 112 Forest Road and 1 and 3 Wright Street, Hurstville from 1.5:1 and 1:1 to 4:1;
- remove 1 and 3 Wright Street, Hurstville from the minimum lot size map; and
- require a minimum non-residential floor space of 0.5:1 for the whole subject site.

PP Number : PP_2017_GRIVE_001_00

Dop File No :

17/02/2023

Proposal Details

**Date Planning
Proposal Received :** 15-Feb-2017

LGA covered :

Georges River

Region : Metro(CBD)

RPA :

Georges River Council

State Electorate : OATLEY

Section of the Act :

55 - Planning Proposal

LEP Type : Spot Rezoning

Location Details

Street : 108 Forest Road

Suburb : Hurstville

City : Hurstville

Postcode : 2220

Land Parcel : Lot 1, DP78322

Street : 112 Forest Road

Suburb : Hurstville

City : Hurstville

Postcode : 2220

Land Parcel : Lot 1, DP75572

Street : 124 Forest Road

Suburb : Hursrtville

City : Hurstville

Postcode : 2220

Land Parcel : Lot 531, DP777334

Street : 1 Wright Street

Suburb : Hurstville

City : Hurstville

Postcode : 2220

Land Parcel : Lot 55, DP78322

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Street : **3 Wright Street**

Suburb : **Hurstville**

City : **Hurstville**

Postcode : **2220**

Land Parcel : **Lot 54, DP78322**

DoP Planning Officer Contact Details

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DoP Project Manager Contact Details

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Land Release Data

Growth Centre :

Release Area Name :

Regional / Sub
Regional Strategy :

Consistent with Strategy :

MDP Number :

Date of Release :

Area of Release (Ha)

Type of Release (eg
Residential /
Employment land) :

No. of Lots : **0**

No. of Dwellings **217**
(where relevant) :

Gross Floor Area : **0**

No of Jobs Created : **0**

The NSW Government **Yes**

Lobbyists Code of
Conduct has been
complied with :

If No, comment :

Have there been **No**
meetings or
communications with
registered lobbyists? :

If Yes, comment : **The Department of Planning and Environment is not aware of any meetings or communications with registered lobbyists concerning this planning proposal.**

Supporting notes

Internal Supporting Notes : **There have been six revisions to the planning proposal since it was first lodged with Hurstville City Council in 2014. An assessment based on Revision 6 is being considered for this Gateway request.**

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Pre-Gateway Review

On 28 October 2015 the Department received a Pre-Gateway Review (PGR) request seeking to amend the Hurstville LEP 2012 by rezoning 108 and 112 Forest Road and 1 and 3 Wright Street, Hurstville to B4 Mixed Use. The proposal also sought to allow a maximum building height of 42 metres for 108 and 112 Forest Road and 1 and 3 Wright Street, Hurstville and 60 metres for 124 Forest Road, Hurstville. A maximum floor space ratio of 4.8:1 was proposed across the whole site.

On 4 May 2016, the proponent requested that the PGR be put on hold pending Council's consideration of an amended version of the proposal. Following continued work between Council staff and the applicant, in December 2016, Council resolved to support an amended version of the proposal (version 6) and submit it to the Department for a Gateway Determination. Following this decision the proponent formally withdrew their PGR request on 12 January 2017.

The Gateway

The Georges River Independent Hearing and Assessment Panel (IHAP) (meeting of 24 November 2016) and Georges River Council (extraordinary meeting of 13 December 2016), both resolved to support the planning proposal request to rezone and amend the height, FSR and minimum lot size controls applying to 108, 112 and 124 Forest Road and 1 and 3 Wright Street, Hurstville (the subject site).

The concept plan provides for a mixed-use development comprising of two towers, one of 10 and one of 14 storeys, providing for approximately 217 residential apartments and 1,150m² of retail floor space. The development is setback from the adjoining 3-4 storey residential flat buildings to the north and proposes a north facing communal open space. The indicative development concept also provides for a 2m wide road dedication along the Forest Road frontage. It should be noted that the concept plan does not take into consideration the requirement for a minimum non-residential floor space of 0.5:1 across the whole site; this will result in the provision of approximately 2,704m² of non-residential floor space.

Site Context

The 5,407m² corner site has frontages to Forest Road, Hudson Street and Wright Street and currently includes retail and commercial tenancies (124 Forest Road), car mechanic and engineering workshops (108 and 112 Forest Road) and two dwelling houses (1 and 3 Wright Street).

The site is located on the eastern edge of the Hurstville City Centre. 124 Forest Road, Hurstville is located within the boundary of the Hurstville City Centre while 1 and 3 Wright Street and 108 and 112 Forest Road, Hurstville are located just outside the boundary (the Hurstville Section 94 Contributions Plan 2012 and the DCP No.2 Hurstville City Centre will be amended to include the subject site within the boundary of the Hurstville City Centre). The subject site is situated approximately 530m from Allawah Railway Station and 650m from Hurstville Railway Station and Bus Interchange.

Opposite the subject site on the southern side of Forest Road is the East Quarter site. Stages 1 and 2 of this development are complete and include a number of mixed use buildings up to 19 storeys. The planning proposal for Stage 3 of the development is currently with the Department for finalisation and will enable the development of two towers - 30m (approx. 8 storeys) and 65m (approx. 20 storeys), 379 residential units and 4,735m² of commercial floor space on ground level, of which approximately 3,600m² has been identified for a supermarket.

To the east of the subject site are industrial uses which are accommodated in one and two storey buildings between Forest Road and Durham Street. A recent planning proposal requested to rezone the triangular site (referred to as Hurstville East) to B4 Mixed Use and sought a range of heights from 25m to 65m. The planning proposal was returned to Council in August 2016 for further consideration of a number of matters.

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To the west of the site along Forest Road there are two storey shops and commercial offices, and to the North there is 3-4 storey residential flat buildings and a car dealership.

It is considered that in the context of the surrounding development, both existing and proposed, the proposal is consistent with the strategic direction of the area.

The proposal is supported as it will allow for the provision of approximately 217 dwellings in a location that is well serviced and in close proximity to a variety of public transport options.

Council does not wish to exercise its Plan making delegation for the planning proposal.

External Supporting
Notes :

At its meeting of 13 December 2016, Council resolved to support the planning proposal request to change the land use zoning and amend the height, FSR and minimum lot size development standards for 108, 112 and 124 Forest Road and 1 and 3 Wright Street, Hurstville.

The proposal seeks to facilitate a mixed-use development comprising of two towers, 10 and 14 storeys, providing for approximately 217 residential apartments and approximately 2,704m² of non-residential floor space.

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment :

The stated objectives of the planning proposal are to:

- provide an increase in the amount of housing accommodated on the site within the Hurstville City Centre through rezoning to B4 Mixed Use and increasing the maximum building height and maximum FSR development standards; and
- ensure that the future redevelopment of the site will provide for employment related uses through requiring a minimum non-residential FSR for the site.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment :

The proposed objectives will be achieved by amending the Hurstville LEP 2012 as follows:

1. The Land Zoning Map is to be amended to rezone 108 and 112 Forest Road from B2 Local Centre and 1 and 3 Wright Street from R3 Medium Density Residential to B4 Mixed Use zone. The existing B4 Mixed Use zoning of 124 Forest Road is to be retained.
2. The Height of Buildings Map is to be amended to increase the maximum building height applicable to 108 and 112 Forest Road and 1 and 3 Wright Street, Hurstville from 9m and 12m respectively to 34.5m and increase the maximum building height applicable to 124 Forest Road, Hurstville from 23m to 46.5m.
3. The Floor Space Ratio Map is to be amended to increase the maximum floor space ratio applicable to 108 and 112 Forest Road and 1 and 3 Wright Street, Hurstville from 1:1 and 1.5:1 respectively to 4:1. The existing Maximum FSR of 4:1 for 124 Forest Road is to be retained.
4. Clause 4.4A is to be amended to require a minimum non-residential floor space ratio of 0.5:1 on the subject site to ensure that employment floor space is provided within any future redevelopment of the site, consistent with the objectives of the B4 Mixed Use zone.
5. The Minimum Lot Size Map is to be amended to remove the minimum lot size of 450m² from 1 and 3 Wright Street, Hurstville (consistent with B4 Mixed Use zoned land). There is

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currently no minimum lot size for 124, 112 and 108 Forest Road, Hurstville.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

1.1 Business and Industrial Zones

* May need the Director General's agreement

3.1 Residential Zones

3.4 Integrating Land Use and Transport

3.5 Development Near Licensed Aerodromes

6.1 Approval and Referral Requirements

6.3 Site Specific Provisions

7.1 Implementation of A Plan for Growing Sydney

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP No 55—Remediation of Land

SEPP No 64—Advertising and Signage

SEPP No 65—Design Quality of Residential Flat Development

SEPP No 70—Affordable Housing (Revised Schemes)

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (Housing for Seniors or People with a Disability) 2004

SEPP (Infrastructure) 2007

e) List any other matters that need to be considered :

SECTION 117 DIRECTIONS

Direction 1.1 Business and Industrial Zones:

The objectives of this Direction are to encourage employment growth in suitable locations, protect employment land in business and industrial zones, and support the viability of identified strategic centres.

The proposal states that it is consistent with this Direction as no change is proposed to the B4 Mixed Use zoning of the site for 124 Forest Road and the proposed zoning change of the remaining site from R3 Medium Density Housing and B2 Local Centre will increase the amount of business zoned land in the Hurstville City Centre. The FSR includes a minimum non-residential FSR of 0.5:1 to ensure that employment opportunities on the site are maintained.

The IHAP report of 24 November 2016 notes that independent employment generation rates provided by SGS Economics and Planning have been utilised to assess the employment generation of the planning proposal. According to these figures the proposal results in a net reduction of employment floor space as compared to current employment on the subject site (as at December 2014).

According to the planning proposal the existing commercial/retail Gross Floor Area (GFA) on the site is 4,707m² (approx. FSR of 0.9:1) and the proposal's concept plan provides for approx. 1,150m² (approx. 0.2:1 FSR) of retail floor space, however this figure does not take into consideration the proposed minimum non-residential floor space of 0.5:1 that will apply to the entire subject site. This would aim to provide for up to 2,704m² of employment floor space, and depending on the employment generating use, between 77-108 direct jobs. The Economic Impact Assessment (EIA) prepared by Urbis in March 2016 estimates that the current employment floor space is 3,100m² facilitating 43 direct jobs and states that the concept plan will allow for 1,150m² of employment floor space and 63 direct jobs. It is noted that the March 2016 EIA does not include the industrial type floor space (108 and 112 Forest Rd, currently zoned B2 Local Centre) in its calculation of the total employment floor space, although the report does include job numbers for these sites.

The proposal states that due to the location of the site within the City Centre the loss of employment floor space is not critical and the requirement for a minimum non-residential FSR of 0.5:1 will help ensure that some employment generating floor

space is provided.

Direction 1.1 states that a planning proposal must not reduce the total potential floor space area for employment uses and related public services in business zones. The proposal is inconsistent with this Direction as it would result in a reduction in the total floor space zoned for employment purposes. Prior to exhibition the planning proposal is to be updated to clearly justify the proposal's inconsistency with 117 Direction 1.1. Additionally the EIA is to be updated to take into consideration the minimum non-residential floor space requirements and the planning proposal is to be updated to reflect the revised report.

Direction 3.4 Integrating Land Use and Transport:

The objectives of this Direction are to ensure the built form improves access to housing, jobs and services by walking, cycling or public transport use, further it seeks to reduce car dependency and provide for the efficient movement of freight.

The planning proposal states that it is partly consistent with this Direction as it would allow for additional housing in a location with good access to the facilities within the Hurstville City Centre, in particular public transport. It also notes that additional housing in this location may ease traffic demand on the Sydney road network generally when compared with additional housing in a less accessible location.

The Traffic Study Confirmation provided with the proposal identifies a 2 metre dedication to be provided along the frontage of Forest Road between Hudson Road and Wright Street, to allow Council to implement a potential future widening of this section of Forest Road. This dedication forms part of a VPA and Council has advised it is satisfactory for widening purposes.

In this regard the planning proposal is considered consistent with Direction 3.4 as it provides for a mixed use development in a location well serviced by existing public transport infrastructure.

The Transport Management and Accessibility Plan (TMAP)

TMAP was adopted by Council in June 2013 and informed the finalisation of planning controls for the Hurstville City Centre in July 2015. The TMAP recommended a potential to develop 363,000m² additional GFA resulting in a total of approximately 861,354m² in the City Centre by 2036. It has been noted that there is a level of inconsistency with Direction 3.4 as the total GFA allowed for by planning controls and adopted in the City Centre exceed the recommendation in the TMAP.

Hurstville City Centre Action Plan included in the TMAP provides a list of road network and intersection improvements along with other transport and land use works and actions required in the short, medium and long term to support the future planning of the City Centre and to provide an efficient road network.

The IHAP report of 24 November 2016 provides a detailed consideration of the traffic implications of the proposal and various traffic assessments relating to various versions of the proposal. Council commissioned GHD to conduct traffic modelling analysis of the proposal (version 3) in 2015, this analysis assessed the cumulative impacts on the local road network in response to the planning proposal along with a number of other approvals and planning proposal in the vicinity. The modelling found that as a direct consequence of the cumulative impacts a number of intersections will require additional upgrades above those previously included in the TMAP.

The IHAP report states that although the proposal is inconsistent with the TMAP modelling assumptions, it is not considered that the modified configuration of the proposed development will result in any significant additional impacts to the road network. Therefore, no further intersection analysis is required to assess the traffic impacts of the final revision of the proposal.

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It is noted that as part of their current review of the Hurstville City Centre planning controls, Council is reviewing the Hurstville City Centre TMAP. Specifically they will assess existing approvals and planning proposals to identify key works required. It is recommended that Transport for NSW and Roads and Maritime Services are consulted during exhibition of the proposal.

Direction 3.5 Development Near Licensed Aerodromes
Consultation with Airport authorities is required.

The planning proposal is consistent with all other relevant 117 Directions.

STATE ENVIRONMENTAL PLANNING POLICIES

SEPP 55 – Remediation of Land

The relevant planning authority that is proposing a change of use of land that is potentially contaminated is required to obtain, and have regard to, a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines. The planning proposal is inconsistent with the SEPP as the site has a known history of potentially contaminating uses, such as car mechanic and engineering workshops, and the proponent has not demonstrated that the land is, or can be made, suitable for the proposed residential use. Prior to exhibition a preliminary investigation of the land is to be carried out in accordance with the contaminated land planning guidelines in order to meet the requirements under SEPP 55.

SEPP 65 – Design Quality of Residential Apartment Development

The aim of the State Environmental Planning Policy No.65 is to improve the design quality of residential apartment development.

The St George Design Review Panel (DRP) was established in accordance with SEPP No.65 to provide design advice on major development in the Georges River area. Various versions of the planning proposal have been considered by the DRP on three occasions as detailed in the IHAP report.

The final version of the proposal is seeking to have the greater height of 46.5m on the site fronting Forest Road and Hudson Street stepping down to 34.5m on the sites fronting Wright Street and Forest Road. At its meeting of 24 November 2016, the IHAP noted that in the context of the surrounding development, both existing and proposed, a maximum height limit of 46.5m (14 storeys) on the western side of the site would not be out of context with the surrounding development. It was further noted that design details around scale and massing can be developed through specific Development Control Plan (DCP) controls for the subject site. The IHAP report notes that the development of these specific provisions will take into account the provisions of the ADG as well as identifying detailed controls for setbacks to the adjoining residential development, street activation provisions and vehicular access points, building massing and form and provisions to upgrade the public domain.

It is noted that Council intends to amend DCP No.2 Hurstville City Centre to include the subject site within the boundary of the Hurstville City Centre and include a number of site specific provisions.

Housing choice to suit the varying needs of residents will be provided through the proposed provision of 217 apartments with a range of sizes (1, 2 and 3 bedroom).

The planning proposal is consistent with all other relevant SEPPS.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

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Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **The mapping provided clearly illustrates existing and proposed planning controls. The maps are considered sufficient for community consultation purposes.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Public consultation will be undertaken in accordance with the Gateway determination. An exhibition period of 28 days is considered acceptable.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment : **The proposal is considered adequate and sufficient detail has been provided.**

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **Hurstville LEP 2012 was notified on 7 December 2012.**

Assessment Criteria

Need for planning proposal :

Need for planning proposal

The planning proposal seeks to rezone and amend the building height, FSR, and minimum lot size controls for the subject site. The proposal will allow for additional development on a site that is located in good proximity to a major commercial centre and a variety of public transport options. Specifically, the proposal will enable a mixed-use development varying in height from 10 to 14 storeys facilitating the provision of approximately 217 residential apartments and approximately 2,704m² of non-residential floor space.

Amendment of zoning and development controls for 108, 112 and 124 Forest Road and 1 and 3 Wright Street, Hurstville

Consistency with strategic planning framework :

The planning proposal is generally consistent with key strategic State and local policies.

A Plan for Growing Sydney

The proposal is considered to be generally consistent with the goals and guiding principles relating to the growth and development of strategic centres outlined in A Plan for Growing Sydney. Specifically, the planning proposal is consistent with the following objectives of the plan:

Goal 1 – A competitive economy with world-class services and transport

Direction 1.7: Grow strategic centres – providing more jobs closer to home

The proposal will assist in facilitating the growth of Hurstville. It will help strengthen its role as a Strategic Centre by encouraging higher density redevelopment and accelerating housing choice.

Goal 2 – A city of housing choice, with homes that meet our needs and lifestyles

Direction 2.1: Accelerate housing supply across Sydney

Direction 2.2: Accelerate urban renewal across Sydney – providing homes closer to jobs

Direction 2.3: Improve housing choice to suit different needs and lifestyles

By providing a mix of one, two and three bedroom apartments the proposal will increase the local housing supply and choice in close proximity to jobs and public transport. It will facilitate urban infill and increase housing production around a local centre, transport corridors and public transport access point.

Goal 3 – A great place to live with communities that are strong, healthy and well connected

Direction 3.1: Revitalise existing suburbs

Direction 3.3: Create healthy built environments

The proposal will help to revitalise the existing suburb of Hurstville. It provides potential for a mixed-use development within the City Centre that benefits from its close proximity to transport, services and retail.

Sydney Subregions – South Subregion

The subject site falls within the Sydney South Subregion. The proposal will facilitate housing intensification around an established centre and along a key public transport corridor. It will provide additional capacity for mixed-use development in Hurstville, and offer housing close to jobs and near the commercial core of Hurstville's City Centre.

Draft South District Plan

The draft South District Plan (the Plan) identifies Hurstville as a generally population-serving District Centre which also plays an important role in supporting the District's productivity. The draft Plan identifies a number of priorities for the District, which should be considered in strategic planning proposals.

Productivity Priorities and Actions

Key relevant priorities include:

- Planning for job target ranges for strategic and district centres
- Growing economic activity in centres

As noted, the draft Plan has identified the Hurstville Centre as a District Centre and has identified both a baseline and higher job target for the Centre to 2036. The 2016 job estimate for the Hurstville Centre is 11,600 and future jobs growth targets for 2036 are 15,000 (baseline target), and 20,000 (higher target). This equates to a baseline target of 3,400 additional jobs and a higher target of 8,400 additional jobs by 2036.

It is considered that any future development must include some commercial/retail floor space to ensure that services can be provided to both current and future residents, on and around the site and also to ensure ground floor activation of street frontages. The proposed minimum non-residential FSR of 0.5:1 will allow for the provision of up to 2,704m² of employment floor space and depending on the employment generating use, between 77 - 108 jobs going some way to meet the projected target in the draft District

Plan.

Productivity Priority 1: Manage growth and change in strategic and district centres and, as relevant, local centres

- The need to reinforce the suitability of centres for retail and commercial uses whilst encouraging a competitive market

The proposal will include up to 2,704m² of employment floor space. The proposal states that due to the location of the site within the context of the City Centre, it is likely that this employment floor space will be commercial, rather than retail. However the current concept plan provides for 1,150m² of retail space at ground level. It is noted that some retail will be encouraged as part of any future Development Application to ensure activation of the street frontages and opportunities for the provision of local services.

The EIA submitted with the planning proposal (March 2016) notes that the proposal will not have an adverse economic impact on the Hurstville Centre or its capacity to achieve employment targets despite resulting in a net reduction in employment floor space. As discussed above, in order to ensure that the proposal meets the priority of the draft Plan, a minimum non-residential FSR of 0.5:1 is to be provided.

Livability Priorities and Actions

Livability Priority 1: Deliver South District's five-year housing target

The stated five year housing target (2016-2021) for Georges River is 4,800 dwellings.

The planning proposal will provide for approximately 217 new dwellings in the form of a mix of 1, 2 and 3 bedroom apartments.

The planning proposal is considered to be generally consistent with the objectives of the draft Plan.

TMAP

See discussion above (s.117 Direction 3.4).

DCP No. 2 - Hurstville City Centre

124 Forest Road, Hurstville is located within the boundary of the Hurstville City Centre while 1 and 3 Wright Street and 108 and 112 Forest Road, Hurstville are located just outside the boundary.

As noted, Council has resolved to amend the Hurstville Section 94 Development Contributions Plan 2012 to identify the site within the Hurstville City Centre and prepare an amendment to the Hurstville DCP No.2 – Hurstville City Centre to include site within the boundary of the City Centre and apply specific provisions including (but not limited to) setbacks, street activation, vehicle access points, building massing and form, public domain, landscaping and through site connections.

Hurstville City Centre Concept Masterplan (2004)

The Hurstville City Centre Concept Masterplan prepared in 2004 includes the following key objectives relevant to the planning proposal:

- Consolidating Hurstville's regional role
- Improving pedestrian movement
- Providing a framework by which improvements to infrastructure may be facilitated
- Introducing a balanced approach to height and density.

The Masterplan divides the Hurstville City Centre area into six precincts defined geographically and by land use function. The subject site is located in the City Centre Eastern Bookend precinct. The Masterplan notes that this precinct has the potential to form the eastern gateway to the City. It is considered that the planning proposal is consistent with the key principles in the Masterplan.

Draft Employment Lands Study

Council is currently in the process of finalising a draft Hurstville Employment Lands Study to consider all land zoned industrial (IN2 Light Industrial) and business (B1 Neighbourhood Centre and B2 Local Centre) in the Hurstville LEP 2012.

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Environmental social
economic impacts :

Environment

There is no likelihood that critical habitat or threatened species, populations or ecological communities, or their habitat will be adversely affected as a result of the proposal. The site is located within the existing developed area of Hurstville.

Heritage

The site does not include a heritage item and is not located within a Heritage Conservation Area, however two heritage items are located in the vicinity of the subject site: 140-142 Forest Road (shop and residence) and 144 Forest Road (St George Anglican Church).

Traffic and Parking

Discussed above (s.117 Direction 3.4).

Social

The site is in close proximity to a range of open space and community facilities. The revised proposal includes a mixed use development including a variety of one, two and three bedroom apartments.

Economic

Discussed above (s.117 Direction 1.1).

It is not anticipated that the proposal will give rise to any unforeseen environmental, social or economic effects.

Assessment Process

Proposal type :	Routine	Community Consultation Period :	28 Days
Timeframe to make LEP :	12 months	Delegation :	DG
Public Authority Consultation - 56(2)(d) :	Department of Education and Communities Transport for NSW Transport for NSW		

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

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Documents

Document File Name	DocumentType Name	Is Public
Letter Department of Planning Gateway Determination Request PP2014 0004.pdf	Proposal Covering Letter	Yes
Planning Proposal PP2014 0004 Gateway Request Dec16.pdf	Proposal	Yes
Attachment 1 - Council Report (containing IHAP Report) CCL127-16 - Planning Proposal to amend HLEP 2012 - Nos 108 112 and 124 Forest Road and 1 and 3 Wright Street Hurstville (reduced size).pdf	Proposal	Yes
Attachment 2 - Proposed Hurstville LEP 2012 Map Amendments.pdf	Proposal	Yes
Attachment 3 - State Environmental Planning Policies - Checklist table.pdf	Proposal	Yes
Attachment 4 - Section 117 Ministerial Directions - Checklist table.pdf	Proposal	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 1.1 Business and Industrial Zones
- 3.1 Residential Zones
- 3.4 Integrating Land Use and Transport
- 3.5 Development Near Licensed Aerodromes
- 6.1 Approval and Referral Requirements
- 6.3 Site Specific Provisions
- 7.1 Implementation of A Plan for Growing Sydney

Additional Information : It is recommended that the planning proposal proceed subject to the following:

1. Prior to community consultation, the planning proposal is to be updated to include:

- (a) justification of the proposal's inconsistency with Section 117 Direction 1.1;
- (b) a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines, to meet the requirements under SEPP 55;
- (c) a revised Urban Design report; and
- (d) a revised Economic Impact Assessment.

2. Community consultation is required for a minimum of 28 days.

3. Consultation is required with the following public authorities:

- Transport for NSW,
- Roads and Maritime Services,
- NSW Department of Education,
- Sydney Airport Authority,
- Civil Aviation Safety Authority and
- Commonwealth Department of Infrastructure and Regional Development.

4. A public hearing is not required to be held into the matter.

5. The timeframe for completing the LEP is to be 12 months.

Supporting Reasons : The planning proposal is supported as it:

- satisfies State and draft district plan objectives, which encourage developments that will facilitate increased housing provision in locations well serviced by public transport and in close proximity to jobs;
- contributes to the delivery of Georges River five-year housing target of 4800 additional dwellings by the allowing for the delivery of approximately 217 new dwellings; and
- ensures the provision of employment generating floor space by requiring a minimum

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non-residential FSR of 0.5:1.

Signature:

Karen Armstrong

Printed Name:

KAREN ARMSTRONG

Date:

24/2/17

