

16 December 2016

Ms Karen Armstrong
Regional Director (Sydney East)
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Armstrong

Planning Proposal – 108, 112 & 124 Forest Road and 1, 3 Wright Street, Hurstville

I am writing to advise you that Council, at its meeting on 13 December 2016, resolved to support a Planning Proposal for 108, 112 and 124 Forest Road and 1, 3 Wright Street, Hurstville to change the Land Use Zoning and amend the Height, FSR and Minimum Lot Size development standards as follows:

- (a) *That Council endorse the forwarding of the Planning Proposal to the NSW Department of Planning and Environment to request a Gateway Approval for an amendment to the Hurstville Local Environmental Plan 2012 in relation to Nos. 108, 112 and 124 Forest Road and Nos 1 and 3 Wright Street, Hurstville to:*
- *Amend the Land Zoning Map (LZM) to rezone Nos 108 and 112 Forest Road Hurstville from B2 – Local Centre Zone to B4 – Mixed Use Zone;*
 - *Amend the Land Zoning Map (LZM) to rezone Nos 1 – 3 Wright Street, Hurstville from R3 – Medium Density Residential Zone to B4 – Mixed Use Zone*
 - *Amend the Height of Buildings map (HOB) to increase the height of buildings for Nos 108 and 112 Forest Road and 1 and 3 Wright Street, Hurstville to 34.5m;*
 - *Amendment the Height of Buildings Map (HOB) to increase the height of buildings for No 124 Forest Road, Hurstville to 46.5m;*
 - *Amendment the Floor Space Ratio Map (FSR) to increase the maximum floor space ratio for Nos 108 and 112 Forest Road and Nos 1 and 3 Wright Street, Hurstville to 4:1; and*

HURSTVILLE CIVIC CENTRE MacMahon and Dora Streets, Hurstville | KOGARAH CIVIC CENTRE 2 Belgrave Street, Kogarah

Postal address: PO Box 205, Hurstville NSW 1481

Contact: 9330 6400 | mail@georgesriver.nsw.gov.au | www.georgesriver.nsw.gov.au



- *Amend the Lot Size Map (Sheet LSZ_008) to remove Nos 1 and 3 Wright Street Hurstville from its application and consistent with the B4 – Mixed Use zone; and*
- *Amend Clause 4.4A of the HLEP 2012 to include a provision relating to the subject site stating that development consent must not be granted for development unless the non-residential floor space is at least 0.5:1.*

Council also 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 specific provisions including (but not limited to) setbacks, street activation, vehicle access points, building massing and form, public domain, landscaping and through site connections.

A Planning Agreement offer is also being considered which provides for public benefits including a monetary contribution and land dedication along the Forest Road frontage of the site to provide for road widening and other road works.

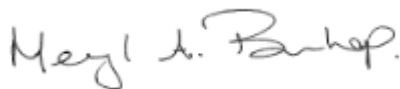
A Planning Proposal is enclosed together with the following supporting documents: Planning Proposal Information Checklist; Council Report (13 December 2016) and IHAP Reports (24 November 2016) and Minutes.

The Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979 (the Act)*, and the Department's guidelines titled, "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Council requests a Gateway Determination in accordance with Section 56 of the Act and does not wish to exercise its Plan making delegation in relation to the Planning Proposal.

Please do not hesitate to contact Rita Vella, Co-ordinator Strategic Planning on 9330 6070 or the undersigned on 9330 6137 if you have any questions regarding the Planning Proposal or require further information.

Yours sincerely



Meryl Bishop

Director Environment and Planning

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