

Ref No: D16/154339

Planning Proposal

Gateway Request

Amend Hurstville Local Environmental Plan 2012 in relation to 108, 112 and 124 Forest Road and 1, 3 Wright Street, Hurstville by zoning to B4 Mixed Use and increasing the maximum building height to 34.5m and 46.5m and increasing the maximum floor space ratio to 4:1 (including a minimum non-residential floor space of 0.5:1) and removing the minimum lot size.

(PP2014/0004)



December 2016

GEORGES RIVER
COUNCIL

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1. Introduction

A Planning Proposal request (PP2014/0004) was lodged with Hurstville City Council for 108, 112 and 124 Forest Road, Hurstville in December 2014. The Applicant is Tony Polvere. The Planning Proposal request later added 1 and 3 Wright Street, Hurstville to the site (the "Subject Site").

There have been six (6) revisions to the Planning Proposal since it was first lodged in 2014. An assessment based on Revision 6 is being considered for this Gateway request which proposes an amendment to the Hurstville Local Environmental Plan 2012 ("HLEP 2012") for the Subject Site by:

- Rezoning Nos 108 and 112 Forest Road from B2 Local Centre and 1 and 3 Wright Street from R3 - Medium Density Residential zone to **B4 Mixed Use zone**
- Increasing the maximum building height of Nos 108, 112 and 124 Forest Road and 1 and 3 Wright Street from a range of 9m, 12m and 23m to **34.5m** and **46.5m**
- Increasing the maximum floor space ratio from 1:1 (1 and 3 Wright Street) and 1.5:1 (108 and 112 Forest Road) to **4:1**
- Requiring a minimum "non-residential" floor space of **0.5:1** for the whole Subject Site.

No change is proposed to the existing B4 Mixed Use zone and maximum FSR of 4:1 for No 124 Forest Road, Hurstville.

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 (2) dwelling houses (1 and 3 Wright Street).

Hurstville and Kogarah City Councils merged on 12 May 2016 to become Georges River Council. Georges River Independent Hearing and Assessment Panel ("IHAP") (meeting of 24 November 2016) and Georges River Extraordinary Council (meeting of 13 December 2016), as the 'relevant planning authority', both resolved to support the Planning Proposal request. Copies of the IHAP and Council reports are contained in Attachment 1 and provide detailed consideration and background of the Planning Proposal (Revision 6).

2. Background

Council considered PP2014/0004 (Revision 6) on 13 December 2016 and resolved to support the Planning Proposal request to amend the Hurstville Local Environmental Plan 2012 (“HLEP 2012”) as follows:

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 Building 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
- Amend the Height of Buildings map (HOB) to increase the height of buildings for No 124 Forest Road, Hurstville to 46.5m
- Amend 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
- 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
- Amend Clause 4.4A of HLEP 2012 to include the 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.

A copy of the Council report (and IHAP report) is provided in Attachment 1. The IHAP report provides background information, including a summary of the previous versions of the Planning Proposal request. The initial Planning Proposal requested the following:

- Zoning change from B2 Local Centre to **B4 Mixed Use zone**
- Increase in height from 9m and 23m to **42m** and **60m**
- Increase in FSR from 1.5:1 and 4:1 to **6.6:1**.

The Planning Proposal has a long history with a number of revisions, generally as a consequence of a former Hurstville City Council resolution in May 2015 (refer below). On 6 May 2015, the former Hurstville City Council considered a report on the Planning Proposal request where the officer’s recommended that the request for increased height

and FSR not be supported as it represented an over-development of the site and lacked urban design justification. Subsequently, Council at this meeting resolved:

“THAT the matter be deferred for a period of 2 months and for the applicant to work with Officer’s for a mutually acceptable solution.”

In July 2015, the applicant amended the Planning Proposal to include additional two (2) lots to the Planning Proposal (Nos 1 and 3 Wright Street, Hurstville), which are currently zoned R3 Medium Density Residential (known as Revision 2). Since 2015, Council’s Strategic Planning officers have been working with the applicant to resolve the issues identified. A number of revisions to the Planning Proposal have been submitted and this report is the subject of Revision 6 which was submitted to Council on 11 March 2016. A pre-Gateway review has also been lodged by the Applicant with the Department of Planning and Environment.

Revision 6 proposed a mixed-use development (predominantly residential) varying in height from 10 to 14 storeys with approx. 217 residential apartments and 1,150m² (approx. 0.05:1 FSR) of retail space. The applicant’s indicative development concept plans includes two (2) towers (10 storeys and 14 storeys) above a four (4) storey podium. 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. A copy of Revision 6 and the supporting material, including the indicative concept plans is included in the Appendices of the Council report in Attachment 1.

Subject Site

The subject site is located on the eastern edge of the Hurstville City Centre and is a corner site which fronts Forest Road, Wright Street and Hudson Street as shown in Figure 1 below.



Figure 1: Site and Surrounds

The site comprises five lots as listed in Table 1 below and is known as No 108, 112 and 124 Forest Road and No 1 and 3 Wright Street, Hurstville. The site has a total area of approx. 5,407m² with frontages to Forest Road (90.6m), Hudson Street (49.3m) and Wright Street (70.9m).

Property Address and current use	Lot/DP	Site Area (m ²)
108 Forest Road Hurstville (Car mechanical repairs and tyre service)	Lot 1, DP78322	741
112 Forest Road Hurstville (Engineering and tool making)	Lot 1, DP75572	903
124 Forest Road Hurstville (Ground Floor includes a gym, Dick Smith and Bing Lee tenancies. First floor includes coaching schools and other	Lot 531, DP777334	2,771

Property Address and current use	Lot/DP	Site Area (m ²)
commercial offices.)		
1 Wright Street Hurstville (Dwelling house)	Lot 55, DP78322	496
3 Wright Street Hurstville (Dwelling house)	Lot 54, DP78322	496
Total Site Area		5,407m²

Table 1: Site Description



Figure 2: Hudson Street frontage showing 124 Forest Road



Figure 3: Forest Road frontage showing 124 Forest Road and 112 Forest Road



Figure 4: Corner Forest Road and Wright Street 108 Forest Road and 1, 3 Wright Street



Figure 5: Wright Street frontage showing No.1 and No.3 Wright Street

Site Context

No. 124 Forest Road, Hurstville is located within the boundary of the Hurstville City Centre while Nos. 1 and 3 Wright Street and 108 and 112 Forest Road, Hurstville are located just outside the boundary.

The subject site is situated approximately 530m from Allawah Station and 650m from Hurstville Railway Station. The site surrounds are described below:

North: To the north along Hudson Road and Wright Street are 3-4 storey residential flat buildings. A car dealership is located on the corner of Wright Street and Forest Road opposite the site.



Figure 6: View down Wright Street (No. 1 and 3 shown on the left)



Figure 7: View down Hudson Street (entrance to No.124 Forest Road on the right)

South: 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. A Planning Proposal for Stage 3 of the development of the site was supported by the former Hurstville Council at its meeting on 18 March 2015 and received Gateway determination on 22 June 2015. This Planning Proposal requests two towers - 30m (approx. 8 storeys) and 65m (approx. 20 storeys) high, 379 residential units and 4,735m² of commercial floor space on ground level, of which approximately 3600m² has been identified for a supermarket. A report on the community consultation of the Planning Proposal East Quarter Site was presented to the Georges River Council Meeting on 5 December 2016 and the Planning Proposal will be submitted to the Department for finalisation shortly.



Figure 8: View along Forest Road showing East Quarter site.

East: 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. The Planning Proposal requested to rezone the triangular site (block bounded by Forest Road, Durham Street and Roberts Lane) from part IN2 Light Industrial zone and part R2 Low Density Residential zone to B4 Mixed Use zone and includes a range of heights from 25m to 65m. The Planning Proposal (referred to as Hurstville East) was supported by the former Hurstville Council on 20 April 2016 and was submitted to the Department of

Planning and Environment for Gateway determination. The Planning Proposal was returned to Council on 4 August 2016 to consider a number of matters (including disproportionately distributed density across the site, urban design, demands on road and traffic network) and whether the proposal should be resubmitted for a Gateway determination.



Figure 9: Corner of Forest Road and Durham Street (Hurstville East Planning Proposal Site).

West: To the west of the subject site are two-storey shops and commercial offices along Forest Road and on the corner of Forest Road and Hudson Street.



Figure 10: Corner of Forest Road and Hudson Street looking west to the Hurstville City Centre.

Current Planning Controls

The Site is subject to the provisions of the HLEP 2012; a summary of the key controls is shown in Table 2 below and the extracts of HLEP 2012 maps (Figures 11 – 16).

Property	Current Provisions under HLEP 2012			
	Zoning	Minimum Lot Size	Maximum Height	Maximum FSR
108 Forest Road (Lot 1, DP78322)	B2 Local Centre	No min.	9m	1.5:1
112 Forest Road (Lot 1, DP75572)	B2 Local Centre	No min.	9m	1.5:1
124 Forest Road (Lot 531, DP777334)	B4 Mixed Use	No min.	23m	4:1
1 Wright Street (Lot 55, DP78322)	R3 Medium Density Residential	450m ²	12m	1:1
3 Wright Street (Lot 54, DP78322)	R3 Medium Density Residential	450m ²	12m	1:1

Table 2: Summary of Current Planning Provisions

The following clauses of the HLEP 2012 are also relevant to the Site:

Clause 4.4A Exceptions to floor space ratios for buildings on land in certain zones: This provision currently applies to land in the B1 Neighbourhood Centre zone and B2 Local Centre zone and requires a minimum non-residential floor space ratio of 0.5:1. Council recently considered and endorsed an amendment to Clause 4.4A to reduce non-residential FSR in the B1 and B2 zone to 0.3:1 and this is currently being considered as a separate planning proposal.

Clause 5.10 Heritage: Two heritage items are located in the vicinity of the subject site: No 140-142 Forest Road (shop and residence) and No 144 Forest Road (St George Anglican Church) as shown in Figure 15 below.

Clause 6.6 Active Street Frontage: The subject site has active frontages along Forest Road and Hudson Street as shown in Figure 16 below.

Extracts of the relevant HLEP 2012 maps are provided below:

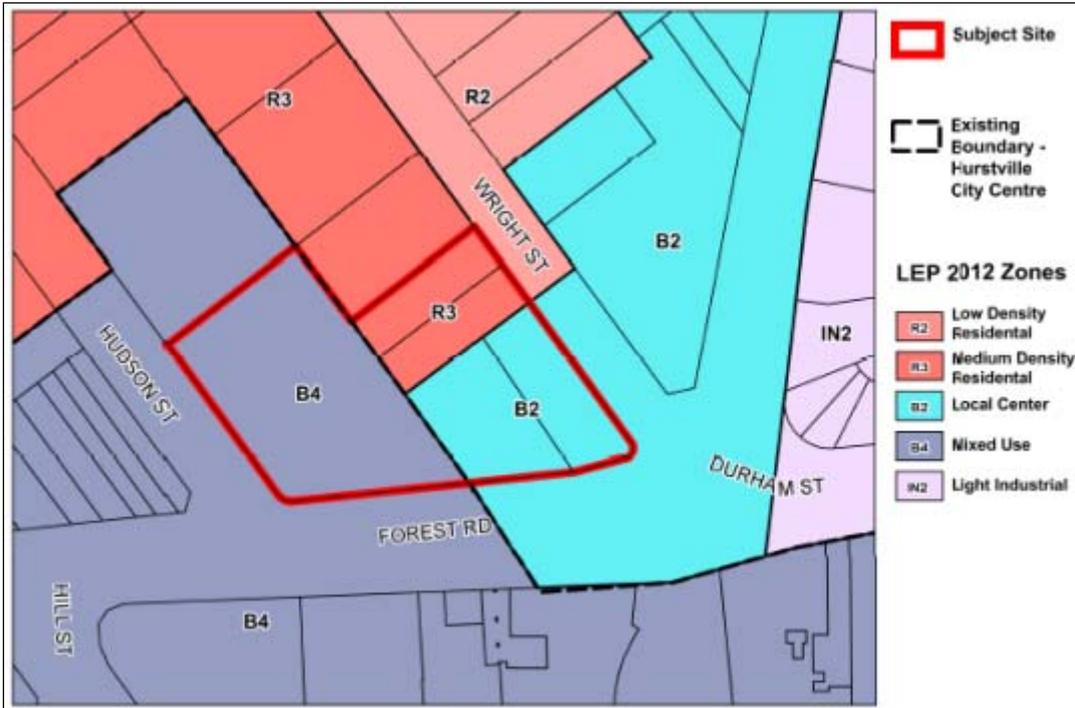


Figure 11: Extract from HLEP 2012 Land Zoning Map

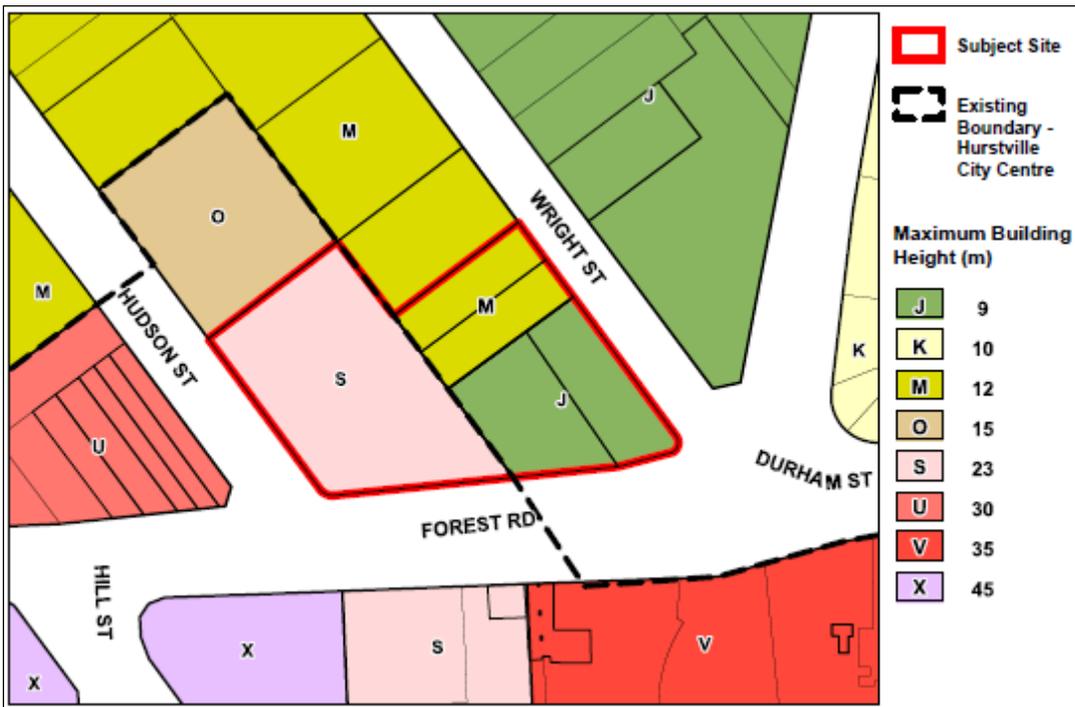


Figure 12: Extract from HLEP 2012 Maximum Building Height Map

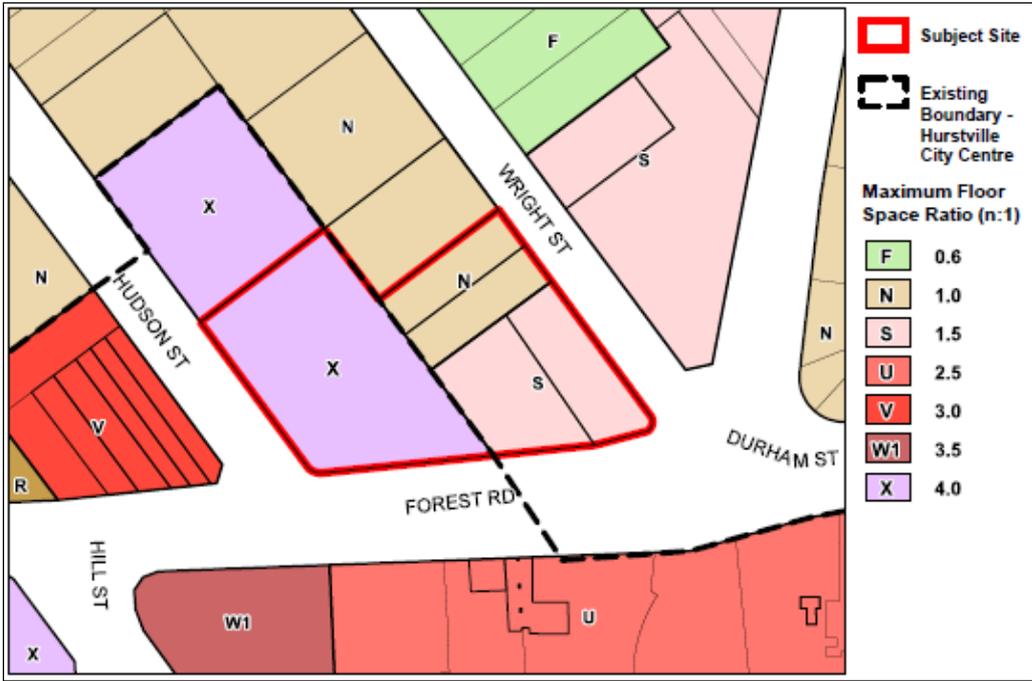


Figure 13: Extract from HLEP 2012 Maximum FSR Map

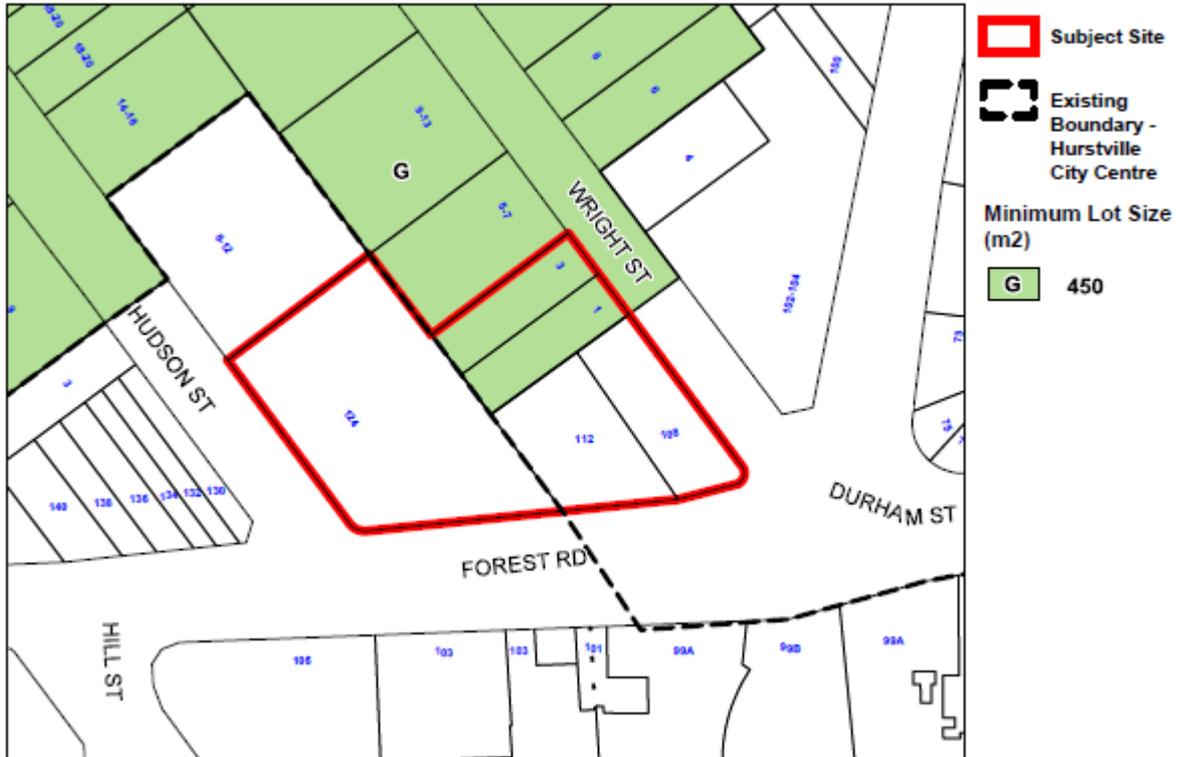


Figure 14: Extract from HLEP 2012 Minimum Lot Size Map

3. Applicant's Planning Proposal Request (Revision 6)

The Planning Proposal request (Revision 6) proposes an amendment to the HLEP 2012 as outlined in Table 3 below.

Property	HLEP 2012	Planning Proposal (Revision 6)
108 & 112 Forest Road (1,644m ²)	B2 Local Centre 9m (approx. 2 storeys) 1.5:1 (approx. 2,466m ²)	B4 Mixed Use 34.5m (approx. 10 storeys) 4:1 (approx. 6,576m ²)
1 and 3 Wright Street (992m ²)	R3 Medium Density Residential 12m (approx. 3 storeys) 1:1 (approx. 992m ²)	B4 Mixed Use 34.5m (approx. 10 storeys) 4:1 (3,968m ²)
124 Forest Road (2,771m ²)	B4 Mixed Use 23m (approx. 6 storeys) 4:1 (approx. 11,084m ²)	B4 Mixed Use (No change) 46.5m (approx. 14 storeys) 4:1 (No change) (11,084m ²)

Table 3: Summary of Current HLEP 2012 Controls and Planning Proposal (Revision 6)

Revision 6 proposes a mixed-use development (predominantly residential) with approx. 21,628m² floor space comprising:

- A four-storey podium and two (2) tower buildings varying in height from 10 to 14 storeys
- 1,150m² retail floor space (5% of total floor space) provided on the ground level fronting the three (3) streets and split in four (4) distinct parts. The nature of the proposed retail use is not clear in the Planning Proposal request
- 20,478m² (95% of floor space) accommodating approx. 217 residential apartments on the upper levels within the two (2) towers.

Under the current range of maximum FSR controls (1:1, 1.5:1 and 4:1) the subject site can achieve a total floor space of approx. 14,542m² or an overall aggregated FSR of 2.69:1. Revision 6 proposes a maximum FSR of 4:1 which would generate a maximum floor space of approx. 21,628m².

Revision 6 was supported by the following documents, copies of which are included in Attachment 1:

- Architectural Report, including Architectural Plans and Calculations, Solar Studies and 3D Images (George El Khouri, Revision 6, March 2016)
- Economic Impact Assessment (Urbis, March 2016)
- Hurstville Traffic Modelling Report (GHD, November 2015)
- Traffic Study Confirmation Study (GHD, March 2016)

Detailed consideration in relation to urban design (including independent advice from GMU and the St Georges Design Review Panel), traffic and transport assessment is provided in the Georges River IHAP report of 24 November 2016, a copy of which is included in Attachment 1.

The Planning Proposal (Revision 6) included an amended offer to enter into a Planning Agreement with Council in accordance with section 93F of the *Environmental Planning and Assessment Act 1979*. A Planning Agreement is a mechanism which allows for negotiation and agreement between planning authorities and developers to extract public benefits from the planning process and ensure that development produces targeted benefits over and above measures to address the impact of development on the public domain.

The Planning Agreement offer provides for the following public benefits:

- A monetary contribution, which is consistent with other monetary contributions negotiated within the Hurstville City Centre Precinct
- Land dedication along the Forest Road frontage to provide for road widening and other road works.

4. The Planning Proposal

The Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act, 1979* and *Regulation, 2000* and the following advisory documents prepared by the Department of Planning and Environment:

- “A guide to preparing planning proposals” (August 2016)
- “A guide to preparing local environmental plans” (August 2016)

Section 55 of the *Environmental Planning and Assessment Act 1979* outlines that a Planning Proposal must explain the intended effect and justification for making the proposed instrument and must include the following components:

- A statement of the objectives and intended outcomes of the proposed instrument (Part 1);
- An explanation of the provisions that are to be included in the proposed instrument (Part 2);
- The justification for those objectives, outcomes and the process for their implementation (including whether the proposed instrument will comply with relevant directions under section 117) (Part 3);
- Maps, where relevant, to identify the intent of the Planning Proposal and the area to which it applies (Part 4); and
- Details of community consultation that is to be undertaken before consideration is given to the making of the proposed instrument (Part 5).

Parts 1 – 5 below address the information requirements identified in Section 55 of the Act for the assessment of the Planning Proposal.

Part 1 – Objectives or Intended Outcomes

The 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
- ensure that the future redevelopment of the site will provide for employment related uses through requiring a minimum non-residential FSR for the site.

The intended outcome of the Planning Proposal is to amend the Hurstville LEP 2012 to the following:

- Rezone Nos 108 and 112 Forest Road from B2 Local Centre and 1 and 3 Wright Street from R3 Medium Density Residential zone to **B4 Mixed Use zone**

- Increase the maximum building height of Nos 108, 112 and 124 Forest Road and 1 and 3 Wright Street from a range of 9m, 12m and 23m to **34.5m** and **46.5m**
- Increase the maximum floor space ratio from 1:1 (1 and 3 Wright Street) and 1.5:1 (108 and 112 Forest Road) to **4:1**
- Require a minimum “non-residential” floor space of **0.5:1** for the whole Subject Site.

No change is proposed to the existing B4 Mixed Use zone and maximum FSR of 4:1 for No 124 Forest Road, Hurstville.

Part 2 – Explanation of the Provisions

The proposed intended outcome (refer above) will be achieved by amending the Hurstville LEP 2012 as follows:

Land Use Zone

The Land Zoning Map (Sheet LZN_008B) 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 in accordance with the proposed land zoning maps in Attachment 2 and the extract in Figure 17 below. The existing B4 Mixed Use zoning of 124 Forest Road is to be retained.

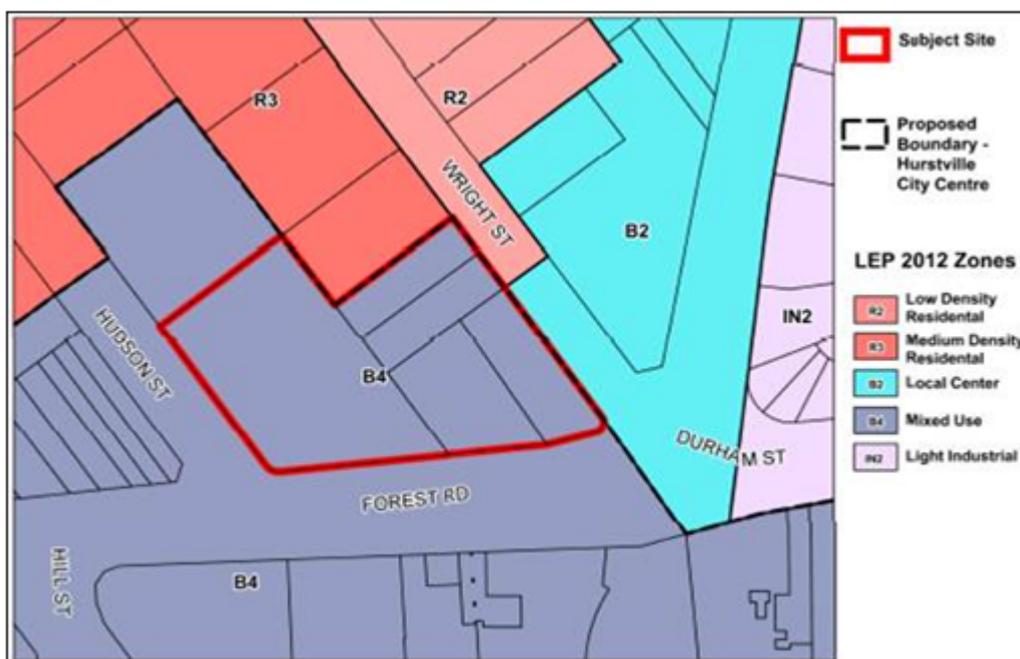


Figure 17: Proposed Hurstville LEP 2012 Land Zoning Map

Height of Buildings (Clause 4.3)

The Height of Buildings Map (Sheet HOB_008B) is to be amended in accordance with the propose height of building maps in Attachment 2 and the extract in Figure 18 below to:

- increase the maximum building height applicable to Nos 108 and 112 Forest Road and No.1 and 3 Wright Street, Hurstville from 9m and 12m to 34.5m
- increase the maximum building height applicable to 124 Forest Road, Hurstville from 23m to 46.5m

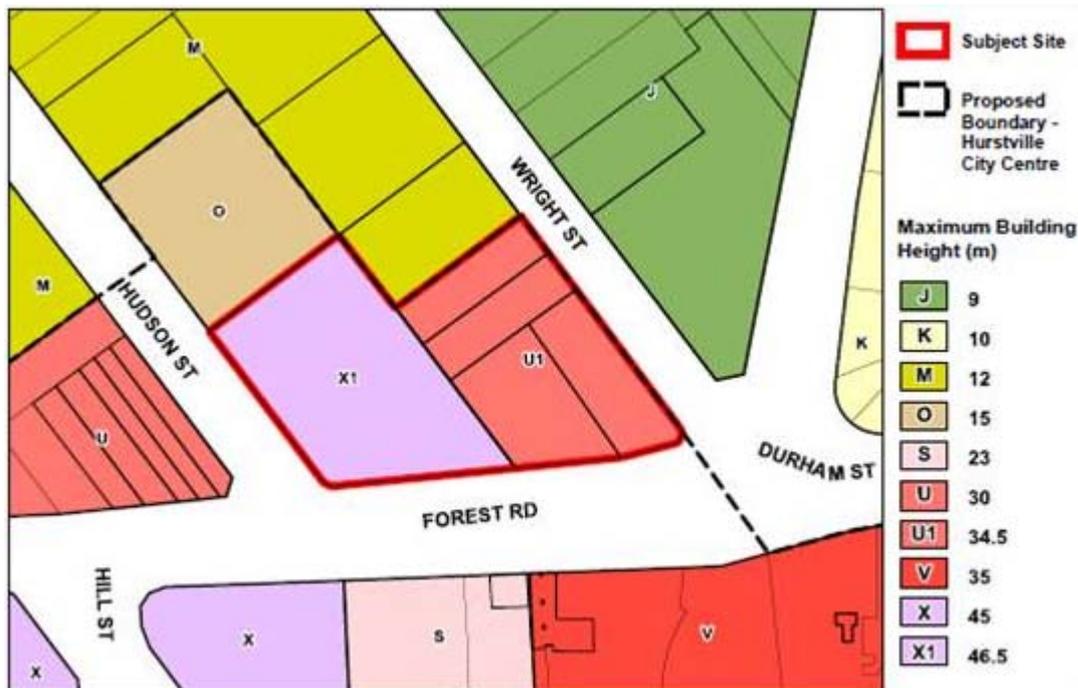


Figure 18: Proposed Hurstville LEP 2012 Height of Buildings Map

Floor Space Ratio (Clause 4.4 and Clause 4.4A)

The Floor Space Ratio Map (Sheet FSR_008B) is to be amended to increase the maximum floor space ratio applicable to Nos 108 and 112 Forest Road and Nos 1 and 3 Wright Street, Hurstville from 1:1 and 1.5:1 respectively to 4:1 in accordance with the proposed Floor Space Ratio Map in Attachment 2 and the extract in Figure 19 below. The existing Maximum FSR of 4:1 for No 124 Forest Road is to be retained.

Clause 4.4A is also 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 B4 Mixed Use zone objectives.



Figure 19: Proposed Hurstville LEP 2012 Maximum Floor Space Ratio Map

Lot size map (Clause 4.2)

The Minimum Lot Size Map (Sheet LSZ_008) is to be amended to remove the minimum lot size of 450m² from Nos 1 and 3 Wright Street, Hurstville consistent with B4 Mixed Use zoned land and in accordance with the proposed Minimum Lot Size Map in Attachment 2 and the extract in Figure 20 below. There is no minimum lot size currently for No.124, 112 and 108 Forest Road, Hurstville.



Figure 20: Proposed Hurstville LEP 2012 Minimum Lot Size Map

Part 3 – Justification

Section A – Need for the planning proposal

Q.1 Is the planning proposal a result of any strategic study or report?

No. The Planning Proposal (PP2014/0004) has been initiated by a request from the Applicant (Tony Polvere). Council considered the Planning Proposal (Revision 6) at its meeting on 13 December 2016 and resolved to support the proposed zoning change, increases in building height and FSR development standards.

Q.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The increase in the maximum building height and maximum floor space ratio development standards will allow additional development on the site, including both residential and non-residential purposes and is the best means of achieving the intended outcomes. It is noted that Council resolved to prepare an amendment to the Hurstville Section 94 Contributions Plan 2012 to include the site within the Hurstville City Centre. The DCP No.2 Hurstville City Centre will also be amended to include the subject site within the boundary of the Hurstville City Centre and include site specific provisions including (but not limited to) setbacks to adjoining residential development, street activation provisions and vehicular access points, building massing and form as well as provisions to upgrade public domain, provide deep soil landscaped areas and through-site connections and linkages.

Section B – Relationship to Strategic Planning Framework

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

A Plan for Growing Sydney (Metropolitan Strategy)

The Planning Proposal is broadly consistent with the aims of A Plan for Growing Sydney (Metropolitan Strategy). A Plan for Growing Sydney sets out 664,000 new homes and 689,000 jobs will be required in the Sydney Metropolitan Region by 2031. The Planning Proposal (Revision 6) will contribute toward housing and jobs in an area close to existing transport infrastructure and services.

As noted in the Metropolitan Strategy “Locating jobs in around 30 to 40 large centres will provide greater benefits to the overall productivity of Sydney. Strategic centres are areas of intense, mixed economic and social activity that are built around the transport network and feature major public investment in services such as hospitals and education and sports facilities. Together, these centres form a network of transport-connected hubs that help to make Sydney a networked and multi-centred city”.

The proposal will also contribute to reinforcing the status of Hurstville as a Strategic Centre. The proposal achieves the following relevant Goals and Directions of the Metropolitan Strategy:

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

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

The existing B4 Mixed Use zoned land in the Hurstville City Centre contributes towards achieving this Direction through providing employment and residential floorspace within the Hurstville Strategic Centre, on a site which benefits from its proximity to the commercial, retail and services within the Hurstville City Centre.

The Planning Proposal will further contribute to achieving this Direction by providing an increase in the amount of employment and residential floorspace. It is recommended that a minimum non-residential floorspace of 0.5:1 be required on the site to ensure employment is provided on the site in accordance with A Plan for Growing Sydney, the objectives of the B4 Mixed Use zone and recommendations of Council's draft Employment Lands Study. The incorporation of the minimum no-residential floor space requirement will contribute towards achieving this Direction through providing employment floor space within the Hurstville Strategic Centre, on a site which benefits from its proximity to the commercial, retail and services within the Hurstville City Centre. This will also assist in delivering more investment and business activity and increased productivity.

It is noted that the site is located approximately 70m walking distance from the Hurstville Bus Interchange and 180m walking distance from the Hurstville Railway Station, well within the walkable catchments.

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

The Planning Proposal (Revision 6) will provide approximately 217 new dwellings in the form of a mix of apartments. The site is suitable for this increase in dwellings as it is located within the Hurstville Strategic Centre, close to jobs and public transport services (Illawarra Railway line and bus interchange) with frequent services.

Housing choice to suit the varying needs of residents will be provided through the development of the anticipated 217 new dwellings on the site, with a range of sizes provided to satisfy SEPP 65 – Principle 8 Housing diversity and social interaction.

Goal 3: Sydney's great places to live

- Direction 3.3: Create healthy built environments

The Planning Proposal assists in encouraging health communities by creating mixed-use development that provides a convenient focus for daily activities and benefits from its proximity to the retail and services within the Hurstville City Centre. It is also in close proximity to Kemp Field, which provides a recreation area for the local community.

Sydney South Subregion

In relation to the priorities of the South Subregion, the site currently provides housing supply and choice in a suitable location for housing intensification and urban renewal within the established Hurstville City Centre serviced by a key public transport corridor (Illawarra Line). The Planning Proposal addresses the Hurstville Strategic Centres

priorities of providing capacity for additional mixed use development in Hurstville including offices, retail, services and housing.

The Planning Proposal is also consistent with the “Planning Principles” for growth identified in the Metropolitan Strategy, including:

- Principle 1: Increasing housing choice around all centres through urban renewal in established areas

Currently, housing opportunities within Hurstville City Centre are being satisfactorily met based on its being the established Strategic Centre serviced by a key public transport corridor. The Proposal (increase in maximum building height and FSR) will increase housing opportunities within Hurstville City Centre, within walking distance from the Hurstville Station and bus interchange, is accessible to shops or services. Increasing the variety of housing available will provide housing choice to suit different lifestyles, household sizes and affordability.

Increasing the variety of housing available will provide housing choice to suit different lifestyles household sizes and affordability.

- Principle 2: Stronger economic development in strategic centres and transport gateways

A minimum non-residential FSR of 0.5:1 is recommended, equating to approximately 2,704m² of employment floor space, as compared with the 4,707m² of existing commercial/retail floor space on the site. It is anticipated that this floor space will provide for jobs and addresses Principle 2 through locating jobs within the strategic centre of Hurstville, an important hub for business and employment and one of Sydney’s ‘transport gateways’.

Draft South Subregional Strategy

The draft South Subregional Strategy (2007) includes key directions and strategies for economy and employment, centres and corridors, housing and transport and sets dwelling and employment targets for the South Subregion to 2031 which are relevant to this Planning Proposal.

The Strategy identifies the Hurstville City Centre as a “Major Centre”. The dwelling target for the Hurstville LGA to 2031 is 4,100 additional new dwellings and the employment target is 3,000 additional new jobs.

The draft South Subregional Strategy (2007) includes key directions and strategies for economy and employment, centres and corridors and housing which are relevant to this Planning Proposal.

In relation to economy and employment, the key directions include:

- Retain strategic employment lands including those required for utilities and local services.
- Strengthen the commercial centre of Hurstville.

In relation to centres and corridors, the key relevant directions include:

- Increasing densities in centres whilst improving liveability

- Ensure sufficient commercial office sites in strategic centres

In relation to housing, the key relevant directions include:

- Focus residential development around centres, town centres, villages and neighbourhood centres.

The Planning Proposal will enable the provision of additional dwellings and employment generation which will contribute towards meeting targets set in the Strategy.

Draft South District Plan

The draft South District Plan identifies the Hurstville Town Centre as a District Centre, and is identified as being a generally population-serving centre which also plays an important role in supporting the District’s productivity. The draft South District Plan identifies priorities for the District, which should be considered in strategic planning proposals. In this regard, the following is provided with respect to the Planning Proposal.

Draft South District Plan Priority	
<i>3.2 Planning for job target ranges for strategic and district centres</i>	
<i>3.2.1 Plan for the growth of centres</i>	<p>The draft District Plan has identified the Hurstville Centre as a District centre and has identified a job target for the Centre to 2036.</p> <p>The current estimate in the draft South District Plan for the Hurstville Centre (2016) is 11,600. Targets for job growth have been included, with the baseline target for the Hurstville Centre to 2036 being 15,000.</p> <p>The previous sub-regional Strategy which identified the Hurstville City Centre as a ‘Major Centre’ and included an employment target of 3,000 additional new jobs to 2031.</p> <p>The new target of 3,400 additional jobs is a slight increase, however it is considered to be achievable within the context of the City Centre.</p> <p>Although Revision 6 proposes a loss of jobs, it is considered that due to the location of the site within the City Centre, that this is not critical, however 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 all of the street frontages.</p> <p>To ensure that this does occur, it is proposed to amend Clause 4.4A of HLEP 2012 to include a minimum non-residential FSR of 0.5:1.</p>

	<p>This would aim to provide for 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.</p>
<p>3.3 Growing economic activity in centres</p>	
<p><i>Productivity Priority 1: Manage growth and change in strategic and district centres and, as relevant, local centres</i></p>	<p>As outlined in the body of the report, it is considered that the Planning Proposal will provide for a future development that will:</p> <ul style="list-style-type: none"> ▪ Deliver on the district centre job targets; ▪ Meet the retail and service needs of the community ▪ Provide opportunities for the creation of urban spaces , including through site links and active street frontages; ▪ Provide opportunities for community, arts and cultural activities; and ▪ Manage the transition between higher intensity activity and lower intensity development.
<p><i>Opportunities for existing centres to grow and new centres to be planned to meet forecast demand across a range of retail types</i></p>	<p>As outlined above, the proposal will include up to 2,704m² of employment floor space.</p> <p>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 floor space.</p> <p>Some retail may be proposed and will be encouraged as part of any future Development Application to ensure activation of the street frontages and provide opportunities for the provision of local services.</p>
<p><i>The need to reinforce the suitability of centres for retail and commercial uses whilst encouraging a competitive market.</i></p>	<p>As outlined in the report, the Economic Impact Assessment 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 the previous 2031 employment targets.</p> <p>It has been recommended to ensure that the proposal meets the priority of the draft District Plan, that a minimum non-residential FSR of 0.5:1 be included to ensure that there is opportunity for future retail and commercial uses.</p>
<p><i>The commercial requirements of retailers and commercial operators such as servicing, location, viability and accessibility</i></p>	<p>This issue will be considered in further detail with the assessment of any future development application on the subject site.</p>

<p><i>The use of the B3 Commercial Core zones in strategic centres and , where appropriate in district centres to reinforce and support the operation and viability of non-residential uses including local office market.</i></p>	<p>The subject site is currently zoned part R3 - Medium Density Residential zone (1 and 3 Wright Road), B2 - Local Centre zone (108 and 112 Forest Road) and B4 - Mixed Use zone (124 Forest Road) and is proposed to be rezoned to B4 – Mixed Use zone, consistent with the adjoining sites within this section of the Hurstville City Centre</p> <p>The B3 – Commercial Core zone is not considered appropriate for the subject site with respect to its context within the City Centre and as such has not been proposed as part of this Planning Proposal</p>
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Assessment Criteria:

Assessment Criteria have been established to assist in the justification of a planning proposal. These criteria form the basis of the strategic merit and site-specific merit assessment. As a minimum, the justification component of a planning proposal is to address the following Assessment Criteria (where no Sustainability Criteria applies to the land).

Assessment Criteria	
<p>a) Does the proposal have strategic merit? Is it:</p>	
<ul style="list-style-type: none"> • Consistent with the relevant district plan, corridor/precinct plans applying to the site 	<p>Yes, refer consideration above.</p>
<ul style="list-style-type: none"> • Consistent with a relevant local council strategy that has been endorsed by the Department 	<p>No relevant local council strategy has been endorsed by the Department. A draft Employment Lands Study is currently being prepared.</p>
<ul style="list-style-type: none"> • Responding to a change in circumstances, which as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls. 	<p>No, there has been no change in circumstances.</p>
<p>There is presumption against a Rezoning Review request that seeks to amend LEP controls that are less than 5 years old, unless the proposal can clearly justify that it meets the Strategic Merit Test.</p>	<p>The Hurstville LEP 2012 (Amendment No.3) which came into effect on 10 July 2015 introduced the zoning and development standards for the Hurstville City Centre. This Planning Proposal therefore seeks to amend an LEP which is less than 5 years old. The Strategic Merit Test is considered above.</p>

b) Does the proposal have site-specific merit, having regard to the following:	
<ul style="list-style-type: none"> The natural environment (including know significant environmental values, resources or hazards) 	N/A The site is within an established urban area of the Hurstville City Centre.
<ul style="list-style-type: none"> Existing uses, approved uses, and likely future uses of land in the vicinity of the proposal 	The proposed B4 Mixed Use zone is consistent with the zoning of the surrounding land within the Hurstville City Centre.
<ul style="list-style-type: none"> Services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision. 	An amendment to the Hurstville S94 contributions Plan (boundary of the Hurstville City Centre) is proposed to include the site with the boundary of the Hurstville City Centre. A Planning Agreement with the Applicant is currently being considered as detailed below.

Q.4 Is the planning proposal consistent with a council’s local strategy or other local strategic plan?

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 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 principles in the Masterplan.

Hurstville Transport Management and Accessibility Plan, 2013 (TMAP)

During the development of planning controls for the Hurstville City Centre, the Department of Planning advised in its letter of 20 October 2010, that Council should undertake a Transport Management and Accessibility Plan (TMAP) exercise in response to the amount of floor space (1,141,000m²) contained in the draft City Centre LEP, the potential accessibility and infrastructure implications and inconsistency with s.117 Direction 3.4 Integrating Land Use and Transport. The purpose of the TMAP was to recommend the amount of additional GFA which can be developed in the Hurstville City Centre while giving consideration to potential accessibility and infrastructure implications.

The TMAP adopted by Council in June 2013 recommended a potential to develop 363,000m² additional GFA resulting in a total of approximately 861,354m² in the City Centre by 2036. A level of inconsistency with s.117 Direction 3.4 currently exists because the total GFA allowed for by the planning controls adopted in the City Centre is 1,091,000m² which is 229,646m² more than recommended in the TMAP. The TMAP was adopted by Council in June 2013 and informed the finalisation of planning controls for the Hurstville City Centre which were incorporated into Hurstville LEP 2012 on 10 July 2015.

The Site is within the boundaries of the Hurstville City Centre, and was included in the area considered by the TMAP, and located within the City Centre Eastern Bookend Precinct the attributes of which are listed in the section on DCP 2 - Hurstville City Centre.

Since the finalisation of the TMAP, a number of Planning Proposal requests and development approvals have exceeded the development standards (height and FSR) in the Hurstville LEP 2012. The cumulative impact of these exceedances in the development standards must be considered when all Planning Proposal requests are being assessed.

The TMAP provides a number of key recommendations for road and traffic infrastructure in the City Centre. In particular it recommends policies with “road infrastructure improvements which are targeted at increasing road capacity on rail crossing and network reliability on both regional roads and city centre access routes” (RN1).

Hurstville City Centre Action Plan (Table 52) in the TMAP report 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 impact of all future development (including Planning Proposals) must be analysed as part of further modelling to ensure that impacts and necessary road network and intersection issues are identified.

The TMAP states that the road and traffic works will need to be funded by a mix of sources including State Government funding, Section 94 and VPAs. It states that “private sector funding for land use development will play a critical role in delivering the bulk of the Action Plan in partnership with” local Councils. “Developers will contribute to the cost of transport infrastructure provision through value or cost-sharing mechanisms...”

Hurstville DCP No.1 – LGA Wide

Hurstville Development Control Plan no.1 – LGA Wide (DCP No.1) applies to all land in the Peakhurst, Mortdale and Hurstville Wards of the Georges River LGA outside the Hurstville City Centre, and includes No. 108 and 112 Forest Road, Hurstville (zoned B2 Local Centre) and Nos. 1 and 3 Wright Street, Hurstville (zoned R3 Medium Density Housing). Should the subject site be rezoned to B4 Mixed Use, it is recommended that the Hurstville City Centre boundary be amended to include Nos.108 and 112 Forest Road and Nos. 1 and 3 Wright Street, Hurstville. In this regard, the provisions of DCP No.1 would no longer apply.

Hurstville DCP No.2 – Hurstville City Centre

As detailed above, parts of the site zoned B2 Local Centre (Nos 108 and 112 Forest Road) and R3 Medium Density Housing (Nos 1 and 3 Wright Street) are situated outside the boundaries of the Hurstville City Centre which mean that the provisions of DCP No.2 do not currently apply. If the site is rezoned to B4 Mixed Use, it will be necessary to amend DCP No.2 by inserting a new Hurstville City Centre Land Application Map in Appendix 1 of the DCP to include the subject site within the boundaries of the Hurstville City Centre.

DCP No.2 applies to No.124 Forest Road and this site is located in the Eastern Bookend Precinct of the Hurstville City Centre. It is recommended that the DCP be amended to include specific development controls related to the site. Such provisions would include, but not be limited to, identifying detailed controls for setbacks to adjoining residential development, street activation provisions and vehicular access points, building massing and form as well as provisions to upgrade the public domain, the provision of deep soil landscaped areas and through site connections and linkages.

The Eastern Bookend Precinct which has the following attributes:

Characteristics

- The area forms the eastern gateway to the City.
- The precinct is dominated by the East Quarter buildings, transforming it into a mixed-use gateway to the City Centre with its prominent position on the axis of Forest Road.
- Regional traffic corridor function offers access to the City Centre via Forest Road and across the rail line to the east via Durham and Lily Streets.
- The precinct (outside the City Centre boundary) has a concentration of smaller industrial/retail businesses and a number of education facilities situated along the northern side of Forest Road between Durham and Lily Street.

Desired future character

The Eastern Bookend is to define, and create a sense of entry. This will be achieved through strong built form statements and feature public domain treatment. Residential use will dominate upper levels of development and optimise commanding views.

Key Land Use Principles

- Defining entry to the City Centre: the Eastern Bookend Precinct will be characterised by a higher intensity of built form, allowing for taller buildings on designated sites to define the eastern entry to the City Centre. Buildings situated along sites identified with significant frontages are to respond to their gateway context. Buildings and public domain will delineate entry to the City through innovative design. Landmark architecture will define points of interest, especially its prominent position on the axis of Forest Road. All new development is to respond to the public realm, requiring building scale and form to retain a pedestrian scale at street level.
- High Density Residential Land Uses: mixed-use development will be promoted. This Precinct is to provide a transition between the City Centre and surrounding

residential areas. Where land adjoins established residential areas, controls require that new development be suitably designed to maintain the amenity of adjoining residential and recreational land uses.

Hurstville Section 94 Development Contributions Plan 2012

The Hurstville Section 94 Development Contributions Plan 2012 (Section 94 Plan) applies to all land in the Hurstville LGA and includes specific provisions which levy development in the Hurstville City Centre for non-residential floor space (public domain improvements in the City Centre) and deficient car parking spaces. These provisions will apply to development on the Site which is located within the boundaries of the Hurstville City Centre. The Section 94 Plan also includes levies for residential development.

Planning Agreements

Planning Agreements are the key mechanism available to Council to ensure developments assist in contributing towards road and traffic infrastructure upgrades in the Hurstville City Centre. Council has a policy on Planning Agreements which assists in managing discussion and negotiation required with regard to proposed contributions. Consideration on the Planning Agreement offer is provided in Section 3 above.

Draft Employment Lands Study

In 2014 the former Hurstville Council commissioned independent consultants to prepare a draft Employment Lands Study to review all land zoned IN2 Light Industrial and the commercial centres (land zoned B1 Neighbourhood Centre and B2 Local Centre) under the Hurstville LEP 2012. The objectives of the draft Employment Lands Study include:

- A detailed land use survey and analysis of the strengths, weaknesses and opportunities of the employment lands
- A market assessment
- A review of the NSW State Government's employment targets
- A review of the effectiveness of the existing planning controls.

The part of the site zoned B2 Local Centre is being considered in the draft Employment Lands Study.

Q.5 Is the planning proposal consistent with applicable State Environmental Planning Policies?

A checklist of all State Environmental Planning Policies ("SEPPs") relevant for this Planning Proposal is provided in **Attachment 3**. The provisions of SEPP 65 are considered below:

SEPP 65 – Design Quality of Residential Apartment Development

The aim of the *State Environmental Planning Policy No.65* (SEPP 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 Hurstville, Kogarah and

Rockdale Council Areas. The Planning Proposal was considered by the DRP on three (3) occasions as detailed in the IHAP report (Attachment 1).

Q.6 Is the planning proposal consistent with applicable Ministerial Directions (s.117 Directions)?

A checklist of the Planning Proposal's consistency with the full set of Section 117 Ministerial Directions is included in **Attachment 4** and key relevant Directions are considered below:

S.117 Direction 1.1 – Business and Industrial Zones

The objectives of Direction 1.1 – Business and Industrial Zones are:

- Encourage employment growth in suitable locations
- Protect employment land in business and industrial zones
- Support the viability of identified strategic centres.

The Planning Proposal included an Economic Assessment. Details of the proposed loss of employment floor space are considered in the IHAP report (Attachment 1). The proposed B4 Mixed Use zoning of the site will allow for the redevelopment for a mix of compatible uses including business, office, residential, retail and recreational uses. In addition, it is proposed that a minimum non-residential floorspace of 0.5:1 is to be provided on the site for employment related use.

S.117 Direction 3.1 – Residential Zones

The objectives of Direction 3.1 – Residential Zones are:

- To encourage a variety and choice of housing types to provide for existing and future housing needs,
- To make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and
- To minimise the impact of residential development on the environment and resource lands.

While not proposing the rezoning of the Site to a residential zone, the introduction of the B4 Mixed Use Zone and the proposed increase in the maximum height and FSR controls will allow a greater provision of housing in an existing urban area, improve housing choice, and make efficient use of existing infrastructure, services and amenities.

S.117 Direction 3.4 – Integrating Land Use and Transport

The objectives of Direction 3.4 – Integrating Land Use and Transport is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:

- Improving access to housing, jobs and services by walking, cycling and public transport, and
- Increasing the choice of available transport and reducing dependence on cars, and
- Reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and
- Supporting the efficient and viable operation of public transport services, and
- Providing for the efficient movement of freight.

The Planning Proposal is partly consistent with Direction 3.4 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. 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 IHAP report (Attachment 1) provides consideration of the traffic implications of the Planning Proposal.

Direction 7.1 – Implementation of A Plan for Growing Sydney

Currently, the Hurstville City Centre, specifically the B4 Mixed Use zoning of the site allows for a mix of uses on a site, complemented by the good access to services and transport. The proposal is generally consistent with Direction 7.1 as it will support the role of the Hurstville Strategic Centre as detailed in Section B above.

Section C – Environmental, Social and Economic Impact

Q.7 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. There is no likelihood that critical habitat or threatened species, population or ecological communities, or their habitat will be adversely affected. The site is located within the existing developed area of the Hurstville City Centre.

Q.8 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The Planning Proposal does not have major identifiable environmental impacts. In relation to compliance with SEPP 55 – Remediation of Land, the Planning Proposal notes that the site history indicates it is likely to be suitable for community, commercial and residential uses.

Q.9 Has the planning proposal adequately addressed any social and economic effects?

Social

The Planning Proposal request does not include a Social Impact Assessment. The proposal will provide for additional housing within close proximity to the services, retail and transport of Hurstville City Centre. Consultation with the Department of Education and other relevant public authorities would occur during the public exhibition period.

Economic

An Economic Impact Assessment was provided with the Planning Proposal request (refer Attachment 1).

As noted above, Council is in the process of finalising the 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.

The draft Study provides a draft Industrial Lands Strategy (Stage 1) and draft Commercial Lands Strategy (Stage 2) which recommends planning controls for the employment lands. Stage 1: Industrial Lands preliminary planning control recommendations were presented to the Council Meeting of 9 December 2015.

The draft Study recommends a minimum FSR of 0.5:1 of non-residential floor space in the B4 Mixed Use zone. The requirement for the HLEP 2012 to specify a minimum non-residential FSR of 0.5:1 be required on the site for employment related use is therefore recommended.

Section D – State and Commonwealth Interests

Q.10 Is there adequate public infrastructure for the planning proposal?

Public authorities will be consulted as part of any future public exhibition. This includes Airport authorities, Transport for NSW, Department of Education (and any others authorities identified in any future Gateway determination).

Q.11 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

State and Commonwealth public authorities will be consulted following the outcomes, and in line with any recommendations of the Gateway Determination.

Part 4 – Mapping

The following maps have been prepared, consistent with the “Standard Technical Requirements for LEP Maps” and identify the Subject Site and the proposed development standards, including:

- Land subject to the Planning Proposal
- Proposed Land Zoning Map
- Proposed Height of Buildings Map
- Proposed Floor Space Ratio Map
- Proposed Minimum Lot Size Map.

The full set of Maps showing the proposed changes is included in Attachment 2.

The current land use zone and principal development standards (minimum lot size, maximum building height and maximum floor space ratio) maps are provided in Section 1 above.

Part 5 – Community Consultation

It is anticipated that the Planning Proposal will be exhibited for a period of twenty eight (28) days in accordance with the provisions of the *Environmental Planning and Assessment Act, 1979* and *Regulation, 2000* and any requirements of the Gateway Determination.

Exhibition material, including explanatory information, land to which the Planning Proposal applies, description of the objectives and intended outcomes, copy of the Planning Proposal and relevant maps will be available for viewing during the exhibition period on Council’s website and hard copies available at Council offices and libraries.

Notification of the public exhibition will be through:

- Newspaper advertisement in The St George and Sutherland Shire Leader;
- Exhibition notice on Council's website
- Notices in Council offices and libraries
- Letters to State and Commonwealth Government agencies identified in the Gateway Determination
- Letters to all landowners in the subject site
- Letters to adjoining landowners (in accordance with Council's Notification Procedures)
- Drop in sessions, manned by Strategic Planning staff. This will allow the community the opportunity to discuss the Planning Proposal with staff and make comments/feedback.

Part 6 – Project Timeline

The anticipated project timeline for completion of the Planning Proposal is shown below:

Task	Anticipated Timeframe
Submission of revised Planning Proposal (subject of this assessment)	11 March 2016
Reporting to IHAP on Planning Proposal	24 November 2016
Reporting to Council on Planning Proposal	13 December 2016
Forwarding to Department for Gateway determination	December 2016
Anticipated commencement date (date of Gateway determination)	February 2017
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	March 2017
Commencement and completion dates for public exhibition period (twenty eight (28) days)	Completed early May 2017
Dates for public hearing (if required)	N/A
Timeframe for consideration of submissions	June 2017
Timeframe for the consideration by Council of a proposal post exhibition	August 2017
Date of submission to the Department to finalise the LEP	August 2017

It is noted that the anticipated project timeline may be amended by the Gateway Determination.

3. Conclusion

Council considered PP2014/0004 (Revision 6) on 13 December 2016 and resolved to support the Planning Proposal request to amend the Hurstville Local Environmental Plan 2012 (“HLEP 2012”) as follows:

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 Building 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
- Amend the Height of Buildings map (HOB) to increase the height of buildings for No 124 Forest Road, Hurstville to 46.5m
- Amend 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
- 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
- Amend Clause 4.4A of HLEP 2012 to include the 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.

A minimum non-residential floorspace of 0.5:1 is required on the site to ensure employment is provided on the site in accordance with A Plan for Growing Sydney, the objectives of the B4 Mixed Use zone and recommendations of the draft Employment Lands Study. Consultation with the appropriate authorities in relation to the proposed maximum building height and the obstacle limitation surface is also required.

Attachment 1: Georges River Council and IHAP Reports

Attachment 2: Proposed Hurstville LEP 2012 Map Amendments

Attachment 3: State Environmental Planning Policies Table

Attachment 4: Section 117 Ministerial Directions Table