

GEORGES RIVER COUNCIL

Contact: C Stuckey
Phone: 9330 6268
File Ref: 15/227, D17/58863

27 April 2017

Meryl Bishop
Director Environment & Planning

Dear Meryl

Voluntary Planning Agreement Offer – 37-41 Treacy Street, Hurstville

This letter constitutes a Voluntary Planning Agreement (VPA) letter of offer to Georges River Council regarding the Planning Proposal (PP) for the Council owned site at 37-41 Treacy Street Hurstville (subject site). The subject site is located within the Hurstville City Centre and is currently used as an at grade public car park, providing for 90 car parking spaces.

1. Background

A Planning Proposal (PP) has been prepared by TPG Town Planning and Urban Design (TPG) on behalf of the Georges River Council to seek an amendment to the Hurstville Local Environmental Plan 2012 (HLEP 2012) as it applies to the Georges River Council owned site at 37-41 Treacy Street (subject site). The PP seeks to amend the HLEP 2012 to enable a future mixed use development to occur on the subject site within the Hurstville City Centre. In particular, the PP seeks amendment to the HLEP 2012:

- a) Land use zoning map 008A to rezone the site to B4 Mixed Use, where no zone currently provided for as the site is listed as a 'Deferred Matter' (DM) under the HLEP 2012;
- b) Maximum floor space ratio map 008A to set a maximum FSR of 7.2:1 under the FSR designation of 'AB', where no maximum FSR limit is currently in effect within HLEP 2012;
- c) Maximum height map 008A to set a maximum height of 53 metres under the height designation of 'Y', where no maximum height limit is currently in effect within HLEP 2012; and
- d) Active street frontage map 008A to include the subject site's Treacy Street frontage as an active street frontage, where no active street frontage is currently in effect within HLEP.

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The above will result in a significant increase in development potential for the subject site, increasing permissible maximum building height (under the DCP) from 15 metres to 53 metres and FSR from 3:1 to 7.2:1.

Correspondence provided by TPG on 10 November 2016 assessed the PP in terms of achieving compliance with Georges River Council Policy on Planning Agreements 2016 (the Policy). This correspondence concluded that, while there is merit in Council entering into a VPA with itself, it was not a necessary factor for Council to realise the public benefit from the sale and future development of the subject site as a Council owned asset. TPG recommended that a VPA should be established at Council's discretion.

Following its consideration of this correspondence and further investigations undertaken with relevant specialists, Council has elected to enter into a VPA.

2. VPA Offer

This letter of offer seeks to enter into a Voluntary Planning Agreement (VPA) under Section 93F of the Environmental Planning and Assessment Act 1979 (EPA Act) to provide key public benefits associated with the future redevelopment of the site. In particular:

- a) Public Car parking to be dedicated to Council in stratum with the redevelopment of the site up to or greater than current number of spaces on the site; and/or
- b) Monetary contributions to be used by Council towards public purposes as described under Section 93F(2) of EPA Act from sale of land resulting from uplift via the LEP amendment - as per VPA policy equation.

The VPA is to provide securities as per Council's VPA Policy and Council's Property Section is to meet all of Council's reasonable costs in preparing the VPA as per Council's VPA Policy.

In association with our PP, this correspondence forms the offering of the VPA we would like to progress as detailed above.

Should you have any queries or require clarification on any matters, please do not hesitate to contact the undersigned on 9925 0444.

Yours sincerely,



Claire Stuckey
Manager, Strategic Property

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