



**GEORGES
RIVER
COUNCIL**

14 June 2017

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GeorgesRiverCouncil



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PCU071284

Contact: C McMahon
Phone: 9330 6260
File Reference: D17/88236

Ms Sandy Chappel
Director, Sydney Region East
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Chappel,

Planning Proposal (PP2015/0006), 37-41 Treacy Street, Hurstville (Council Owned Treacy Street Car Park Site)

I am writing to advise you that Council, at its Meeting on 5 June 2017, resolved to prepare a Planning Proposal in relation to the Council owned site known as 37-41 Treacy Street, Hurstville (Treacy Street Car Park Site). The Planning Proposal seeks to amend the Hurstville LEP 2012 to remove the "deferred matter" status from the site and zone the site B4 Mixed Use. The following changes are also proposed:

- Increase the maximum building height to 55m,
- Increase the maximum FSR to 7:1,
- Identify an active street frontage along the Treacy Street boundary of the site,
- Require a minimum 'non-residential' floor space ratio of 1:1 on the site,
- Include provisions for affordable housing,
- Include provision for public car parking on the site.

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 wishes to exercise its Plan making delegation in relation to the Planning Proposal.

The "Information Checklist for Planning Proposals" and "Evaluation criteria for the delegation of plan making functions to Council" are enclosed, in addition to a hard copy of the Georges River Planning Proposal Report (June 2017) which includes as an attachment the Council Report and Minutes and the proposed Hurstville LEP 2012 Maps.

Please do not hesitate to contact the undersigned on 9330 6260 if further information is required.

Yours sincerely

Catherine McMahon
Manager Strategic Planning

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Language Assistance

语言援助

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