

10 August 2016

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

Dear Ms Armstrong

Planning Proposal - PP2014/0003 - 29-31 MacMahon Street, Hurstville

I am writing in response to the Department advice that the pre-Gateway Review application for 29-31 MacMahon Street, Hurstville (PGR_2015_HURST_001_00) should proceed to Gateway determination stage. Council has previously advised that it accepts the role of the Relevant Planning Authority for the Planning Proposal. The Planning Proposal has been updated to reflect the following recommendations of the Sydney East Joint Regional Planning Panel ("JRPP") by:

- Reducing the proposed maximum building height to 50m
- Reducing the proposed maximum floor space ratio to 5.5:1
- Removing the site specific 1:1 floor space ratio bonus for a community facility.

Council is also proposing that a minimum non-residential FSR of 0.5:1 be required on the site to ensure employment is provided in accordance with *A Plan for Growing Sydney* and the objectives of the B4 Mixed Use zone.

A Planning Proposal prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department's guidelines titled, "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*" is attached. This document also provides a background and history of the Planning Proposal request, reasons for Council's initial refusal and the recommendations of the Sydney East JRPP on the Pre-Gateway Review.

A Gateway Determination is being requested in accordance with Section 56 of the Act. Georges River Council does not wish to exercise its Plan making delegation in relation to the Planning Proposal. Please do not hesitate to contact Harkirat Singh on 9330 6259 or myself on 9330 6257 if you have any questions regarding the attached information.

Yours sincerely



Carina Gregory
Manager Strategic Planning