

**REPORT TO GEORGES RIVER COUNCIL
IHAP MEETING OF THURSDAY, 20 JULY 2017**

IHAP Report No	3.3	Application No	PP2015/0001
Site Address & Ward Locality	Planning Proposal 53-75 Forest Road, 108-126 Durham Street and 9 Roberts Lane Hurstville Hurstville Ward		
Proposal	Planning Proposal to amend Hurstville Local Environmental Plan 2012 ("Hurstville LEP 2012") as follows, in respect of the "Hurstville East" site: a. To change of land use zoning from IN2 Light Industrial and part R2 Low Density Residential to B4 Mixed Use, b. To amend the Floor Space Ratio Map to increase the FSR from 0.6 (R2) and 1:1 (IN2) to 2:1 along Roberts Lane and up to 3.5:1 for the remainder of the site (including a minimum commercial FSR of 0.5:1). c. To amend the Height of Buildings Map to increase the maximum building height from 9m (R2) and 10m (IN2) to a range of heights of 12m along Roberts Lane and to 21m, 28m 30m, 40m and 65m for the remainder of the site. d. To amend the Active Street Frontages Map to apply an active street frontage along Forest Road and Durham Street frontages of the site e. To provide a Hotel incentive 0.5:1 for the hotel accommodation land uses for that portion of the site on the corner of Forest Road and Durham Street.		
Report Author/s	Manager Strategic Planning, Catherine McMahon		
Owners	Various - discussed in the report		
Applicant	Dickson Rothschild on behalf of One capital Pty Ltd		
Zoning	IN2 - Light Industrial & R2 Low Density Residential under the Hurstville Local Environmental Plan 2012. The premises at No. 116 Durham Street is a Local Heritage Item.		
Date Of Lodgement	16/06/2015		
Submissions	N/A		
Cost of Works	N/A		
Reason for Referral to IHAP	To seek a recommendation to present the Planning Proposal report to Council		

Recommendation	1. That the Georges River IHAP recommends to the Council that the Planning Proposal to amend Hurstville Local Environmental Plan 2012 ("Hurstville LEP 2012") as follows, in respect of the "Hurstville East" site, be forwarded to the delegate of The Greater Sydney Commission for a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979: a. To change of land use zoning from IN2 Light Industrial and part R2 Low Density Residential to B4 Mixed Use, b. To amend the Floor Space Ratio Map to increase the
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	FSR from 0.6 (R2) and 1:1 (IN2) to 2:1 along Roberts Lane and up to 3.5:1 for the remainder of the site (including a minimum commercial FSR of 0.5:1). c. To amend the Height of Buildings Map to increase the maximum building height from 9m (R2) and 10m (IN2) to a range of heights of 12m along Roberts Lane and to 21m, 28m 30m, 40m and 65m for the remainder of the site. d. To amend the Active Street Frontages Map to apply an active street frontage along Forest Road and Durham Street frontages of the site e. To provide a Hotel incentive 0.5:1 for the hotel accommodation land uses for that portion of the site on the corner of Forest Road and Durham Street. 2. That Council prepare an amendment to the Hurstville DCP to run concurrently with an amendment to the Hurstville LEP 2012 (if Gateway approval is given by the Department of Planning and Environment), to reflect urban design considerations for future development of the site including amount and location of open space, landscaped setbacks, deep soil areas, site access, road widening and through site links and any other relevant issues. The DCP is to be prepared at the proponents cost. 3. That all land owners the subject of the Planning Proposal to amend Hurstville Local Environmental Plan 2012 ("Hurstville LEP 2012") be notified by Council in writing of the planning proposal and the proposed DCP requirements of road widening and site through links.
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Figure 1 - Site Plan



Executive Summary

1. Dickson Rothschild submitted a revised Planning Proposal request (PP2015/0005) on behalf of One Capital Pty Ltd on 2 June 2017 that requests that Council amend the Hurstville Local Environmental Plan 2012 ("LEP 2012") in relation to the site bounded by Forest Road, Durham Street and Roberts Lane, Hurstville (the "Hurstville East" site) to:
 - a. Change of land use zoning from IN2 Light Industrial and part R2 Low Density Residential to B4 Mixed Use,

- b. Amend the Floor Space Ratio Map to increase the FSR from 0.6 (R2) and 1:1 (IN2) to 2:1 along Roberts Lane and up to 3.5:1 for the remainder of the site (including a minimum commercial FSR of 0.5:1).
 - c. Amend the Height of Buildings Map to increase the maximum building height from 9m (R2) and 10m (IN2) to a range of heights of 12m along Roberts Lane and to 21m, 28m 30m, 40m and 65m for the remainder of the site.
 - d. Amend the Active Street Frontages Map to apply an active street frontage along Forest Road and Durham Street frontages of the site.
 - e. Hotel incentive 0.5:1 for the hotel accommodation land uses for that portion of the site on the corner of Forest Road and Durham Street.
2. The Urban Design Presentation (Dickson Rothschild) shows a concept which provides for:
 - a. Between 440 and 480 residential units across the site, which are located within buildings of 3 storeys up to 19-20 storeys. The Traffic Report (Refer to **Attachment 8**) states that 450 residential apartments will be provided comprising of:
 - i. 10 studio units
 - ii. 38 one bedroom units
 - iii. 364 two bedroom units
 - iv. 38 three bedroom units
 - b. Seven (7) level hotel containing between 110-130 rooms (approx. 5,260sqm) located on Ground Level and Levels 1 to 6 within the corner building (Building A).
 - c. Ground level retail uses along Forest Road, Durham Street and internal.
 - d. Central area of communal open space of approximately 3000m².
 - e. Through site connections linking Durham Street and Forest Road.
 - f. Provision of 670 carparking spaces.
 - g. Road widening along the Roberts Lane frontage of 3m.
 - h. Soho units along Roberts Lane in a 3 storey element 18m wide.
3. The Site is currently located just outside the boundary of the Hurstville City Centre and currently accommodates approximately 10,127m² of employment floor space. Council at its Meeting held 3 July 2017 adopted a report and approved Hurstville Section 94 Development Contributions Plan (Amendment No. 2) to include Kempt Field, the Hurstville East Site (bounded by Forest Road, Durham Street and Roberts Lane) and the Bing Lee Site (being 108, 112 and 124 Forest Road) Hurstville into the Hurstville City Centre land application map.
4. The site consists of 19 allotments in various ownerships. The Planning Proposal does not have all owners consent.
5. Council, at its meeting on 3 April 2017 considered a report on the draft Georges River Employment Lands Study (the draft Study) and resolved to publicly exhibit the draft

Study. The draft Study makes the following recommendation for the Hurstville Industrial – Hurstville East Precinct:

- a. Rezone the Precinct from IN2 – Light Industrial and No 53 Forest Road from R2 – Low Density Residential to B4 – Mixed Use zone,
 - b. Implement a minimum non-residential floor space ratio (FSR) of 0.5:1 and ensure that non-residential floor space is provided at the ground floor to encourage street activation which promotes vibrancy in the centre, as well as continued employment opportunities,
 - c. That a further review be undertaken with respect to the height and FSR in the context of the adjoining development.
6. The revised Planning Proposal request lodged in June 2017 has been considered by the St George Design Review Panel ("DRP") on 6 April 2017 and the proposed maximum FSR and the range of building heights included in this revision was generally supported. A copy of the minutes is contained in **Attachment 1**.
 7. The DRP supported the Planning Proposal subject to a detailed design at DA stage which is to be the subject of a further DRP Meeting upon lodgement of a DA.
 8. This report recommends that the IHAP supports the change of land use zoning from IN2 Light Industrial and part R2 Low Density Residential to B4 Mixed Use and the proposed increase in the FSR from 0.6 (R2) and 1:1 (IN2) to 2:1 along Roberts Lane and up to 3.5:1 for the remainder of the site and increases in the maximum building height to a range of heights of 12m along Roberts Lane and to 21m, 28m 30m, 40m and 65m for the remainder of the site. The retention of the amount of employment generating floor space ('non-residential') on the site is also supported, and is proposed to be controlled through the requirement of a minimum 'non-residential' FSR of 0.5:1. The bonus Hotel incentive of 0.5:1 for the hotel accommodation land uses for that portion of the site on the corner of Forest Road and Durham Street should also be supported. An active street frontage will apply across the Forest Road and Durham Street frontages.
 9. This report also recommends an amendment to Development Control Plan No.2 – Hurstville City Centre be prepared, to run concurrently with an amendment to the Hurstville LEP 2012 (if Gateway approval is given by the Department of Planning and Environment), to reflect urban design considerations for future development of the site including amount and location of open space, landscaped setbacks, deep soil areas, site access, road widening and through site links.
 10. The Planning Proposal is accompanied by an Offer to enter into a Planning Agreement. This Offer will be reported separately to the Council.

Report in Full

1. INTRODUCTION

11. The request to prepare a Planning Proposal (PP2015/0001) for the site bounded by Forest Road, Durham Street and Roberts Lane, Hurstville was originally submitted by Dickson Rothschild ("the Applicant") on 16 June 2015.

12. **Table 2** of this report provides a chronology of the events leading up to this report on the revised Planning Proposal.
13. Dickson Rothschild has submitted a revised Planning Proposal request (PP2015/0005) on behalf of One Capital Pty Ltd on 2 June 2017 that Council amend the Hurstville Local Environmental Plan 2012 ("LEP 2012") in relation to the site bounded by Forest Road, Durham Street and Roberts Lane, Hurstville (the "Hurstville East" site) to:
 - a. Change of land use zoning from IN2 Light Industrial and part R2 Low Density Residential to B4 Mixed Use,
 - b. Amend the Floor Space Ratio Map to increase the FSR from 0.6 (R2) and 1:1 (IN2) to 2:1 along Roberts Lane and up to 3.5:1 for the remainder of the site (including a minimum commercial FSR of 0.5:1).
 - c. Amend the Height of Buildings Map to increase the maximum building height from 9m (R2) and 10m (IN2) to a range of heights of 12m along Roberts Lane and to 21m, 28m 30m, 40m and 65m for the remainder of the site.
 - d. Amend the Active Street Frontages Map to apply an active street frontage along Forest Road and Durham Street frontages of the site
 - e. Hotel incentive 0.5:1 for the hotel accommodation land uses for that portion of the site on the corner of Forest Road and Durham Street.
14. The site will be referred to as "Hurstville East" in this report.
15. The revised Planning Proposal request was considered at the St George Design Review Panel ("DRP") on 6 April 2017.
16. The revised Planning Proposal (June, 2017) request is detailed in **Section 4** of this report and includes the following proposed amendments to the Hurstville LEP 2012 for the Site:
 - a. Change of land use zoning from IN2 Light Industrial and part R2 Low Density Residential to B4 Mixed Use,
 - b. Amend the Floor Space Ratio Map to increase the FSR from 0.6 (R2) and 1:1 (IN2) to 2:1 along Roberts Lane and up to 3.5:1 for the remainder of the site (including a minimum commercial FSR of 0.5:1).
 - c. Amend the Height of Buildings Map to increase the maximum building height from 9m (R2) and 10m (IN2) to a range of heights of 12m along Roberts Lane and to 21m, 28m 30m, 40m and 65m for the remainder of the site.
 - d. Amend the Active Street Frontages Map to apply an active street frontage along Forest Road and Durham Street frontages of the site
 - e. Hotel incentive 0.5:1 for the hotel accommodation land uses for that portion of the site on the corner of Forest Road and Durham Street.
17. A Planning Agreement has been offered by the Applicant and this is summarised below and will be reported to Council as a separate report.

18. In response to discussions with Council officers, the revised Planning Proposal includes reference to the preparation of site specific provisions in the Hurstville DCP 2 – Hurstville City Centre to reflect design considerations for the site including vehicle access points, building locations and form and the amount and location of open space, landscaped, deep soil areas, road widening and through site links. This draft DCP Amendment would be prepared if Gateway Approval is received from the Department of Planning and Environment.

2. SITE DESCRIPTION

2.1 Overview of the Site

19. The Hurstville East site is a triangular shaped site bounded by Forest Road, Durham Street and Roberts Lane, Hurstville. The site adjoins the area defined as the Hurstville City Centre and within 400m walking distance from Allawah Station and 800m from Hurstville Station. The site is shown in **Figure 2** below.
20. The site has multiple land owners and contains a total of 19 separate lots legally described in **Table 1** below. One Capital Pty Ltd has an interest in 8 of the allotments. **Figure 26** of this report indicates the land that One Capital Pty Ltd has an interest in.

Table 1 – Legal Site Description

Lot/DP & Address	Zone under HELP 2012	Ownership
Lot A DP.372835 53 Forest Road	R2 – Low Density Residential	Mrs K Giacchi
Lot 1 DP. 225302 61-65 Forest Road	IN2 – Light Industrial	Sentumar Pty Ltd One Capital has an interest
Lot 101 DP.776275 67-69 Forest Road	IN2 – Light Industrial	Sentumar Pty Ltd One Capital has an interest
Lot 100 DP.776275 71A Forest Road	IN2 – Light Industrial	Mrs VM and Mr AW Garthon One Capital has an interest
Lot 10 DP.621395 73 Forest Road	IN2 – Light Industrial	South East Automotive Pty Ltd One Capital has an interest
Lot 4 DP.12517 75 Forest Road	IN2 – Light Industrial	South East Automotive Pty Ltd One Capital has an interest
Lot 3 DP.12517 75 Forest Road	IN2 – Light Industrial	South East Automotive Pty Ltd One Capital has an interest
Lot 2 DP.12517 126 Durham Street	IN2 – Light Industrial	South East Automotive Pty Ltd One Capital has an interest
Lot 1 DP.12517 126 Durham Street	IN2 – Light Industrial	South East Automotive Pty Ltd One Capital has an interest
Lot 15 DP.601341 122A Durham Street	IN2 – Light Industrial	A & C Motor Repairs Pty Ltd
Lot 1 DP.337499 120 Durham Street	IN2 – Light Industrial	Mr G & Mrs R Topalidia
Lot 1 DP.213685 118A Durham	IN2 – Light Industrial	Mr H and Mrs W Hage
Lot 2 DP.213685 118 Durham Street	IN2 – Light Industrial	Mr H and Mrs W Hage
Lot 5 DP.171179 116 Durham Street	IN2 – Light Industrial	Boy Scouts Association Trustees (Heritage Item)

Lot/DP & Address	Zone under HELP 2012	Ownership
Lot A DP.391801 114 Durham Street	IN2 - Light Industrial	Bagi Pty Ltd
Lot B DP.391801 112 Durham Street	IN2 – Light Industrial	Bagi Pty Ltd
Lot C DP.391801 110 Durham Street	IN2 – Light Industrial	Bagi Pty Ltd
Lot D DP.391801 108 Durham Street	IN2 – Light Industrial	Bagi Pty Ltd
Lot 1 DP.172819 9 Roberts Lane	IN2 – Light Industrial	Mrs J and Mr I Kordic

21. The site has an area of 14,070m² (approx. 1.4 hectares) and the following boundaries:
- a. Forest Road boundary of 175m,
 - b. Durham Street boundary of 140m,
 - c. Roberts Lane boundary of 207m.
22. The existing buildings on the site are described below:
- a. Self-storage facility
 - b. Automotive services and sales
 - c. Community uses (Hurstville Scout Hall)
 - d. Funeral home
 - e. Two (2) storey residential flat building on the corner of Roberts Lane and Forest Road (land zoned R2 Low Density Residential)
 - f. Dwellings on Durham Street on land zoned IN2 Light Industrial



Figure 2: Hurstville (shown in red outline)
(Source: Exponare, Georges River Council)

2.2 Surrounding Land

23. The Site is currently located just outside the boundary of the Hurstville City Centre. Council at its Meeting held 3 July 2017 adopted a report and approved Hurstville Section 94 Development Contributions Plan (Amendment No. 2) to include Kempt Field, the Hurstville East Site (bounded by Forest Road, Durham Street and Roberts Lane) and the Bing Lee Site (being 108, 112 and 124 Forest Road) Hurstville into the Hurstville City Centre land application map.
24. A summary of the surrounding land is provided below and shown in **Figures 3 to 15**:
 - a. South: To the south, on the opposite side of Durham Street is a large mixed use development known as East Quarter which includes a number of mixed use buildings up to 19 storeys in height. The large open space area of Kempt Field (approx. 3 hectares) is also located opposite the site. Council at its meeting held 5 June 2017 endorsed the draft Kempt Field Plan of Management and accompanying Kempt Field Master Plan for public exhibition.
 - b. West: On the other side of Forest Road is an area of land zoned B2 Local Centre featuring a range of commercial uses including a car dealership at the corner of Forest Road and Wright Street. Residential land on Wright Street and Hudson

- Street is a mix of R2 Low Density and R3 Medium Density Residential and is characterised by 1-2 storey dwelling houses and other low density residential development and 3 storey residential flat buildings respectively.
- c. North: A number of educational facilities are located to the north along Forest Road on land zoned SP2 Infrastructure. These include Hurstville Public School, Georges River College – Hurstville Boys Campus, Bethany College and Sydney Technical High School. There are also sites along Forest Road zoned B2 Local Centre which have recently been redeveloped with shops on the ground floor and generally 2 levels of residential apartments above.
 - d. North/East: Land to the north and east along Lily Street, Cronulla Street and Botany Street is zoned R2 Low Density Residential. This area is predominantly characterised by 1-2 storey dwelling houses, with the rear yards of properties along Lily Street backing onto Roberts Lane.



Figure 3: The site - taken from opposite the site at 99 Forest Street Hurstville



**Figure 4: The site - taken from 99 Forest Street Hurstville –
intersection of Forest Road/Durham Street, Hurstville**



Figure 5: The site - Forest Road, Hurstville



**Figure 6: The site – looking south to East Quarter
Forest Road, Hurstville**



Figure 7: The site – Forest Road, Hurstville



Figure 8: The site – Forest Road, Hurstville



Figure 9: part of the site – 53 Forest Road, Hurstville



**Figure 10: New development to the north of the subject site
– across Roberts Lane, Hurstville**



Figure 11: - Roberts Lane, Hurstville

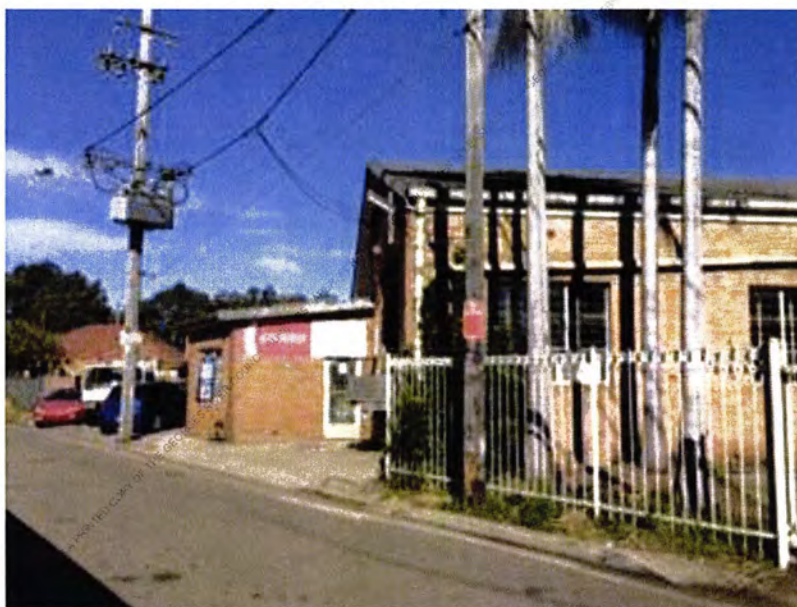


Figure 12: - Part of the site - Industrial development facing Roberts Lane, Hurstville



Figure 13: - Kempt Field opposite the site



Figure 14: - The site – development along Durham Street



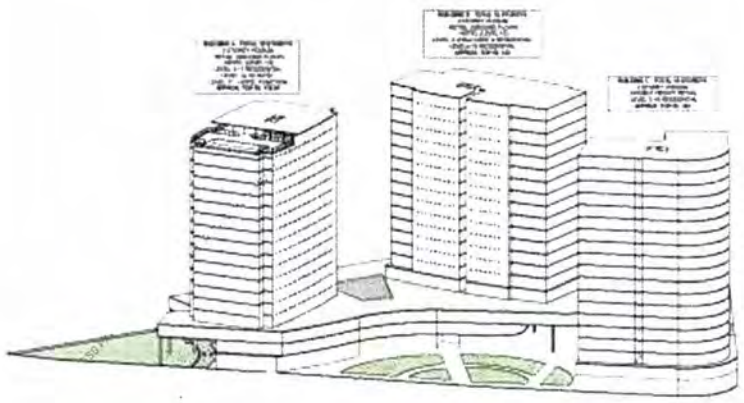
Figure 15: - The Scout Hall

2.3 Site Background

25. The Applicant's Planning Proposal request (PP2015/0001) was lodged with Council on 12 June 2015. An offer to enter into a Voluntary Planning Agreement (VPA) was submitted on 27 November 2015 and subsequently withdrawn on 24 March 2016. A number of revised Planning Proposal documents have been provided since the initial lodgement. The latest revised Planning Proposal was received by Council on 2 June 2017.
26. **Table 2** provides a chronology of the events leading up the revised Planning Proposal which is the subject of this report.

Table 2 – Chronology of events with Planning Proposal PP2015/0001

Date	Details
15 May 2015	Meeting between Applicant and Council staff to discuss potential Planning Proposal.
9 June 2015	Letter sent to Applicant setting out areas to be further addressed prior to the lodgement of any Planning Proposal.
12 June 2015	Planning Proposal lodged (PP2015/001) The Site was divided into Site A and Site B by the Applicant (generally based on land ownership) as shown in Figure 16 below. The Planning Proposal (supported by Council 20/04/16) proposed: • B4 Mixed Use • increasing height from 9m and 10m to 60m (Site A) and 25m (Site B) • increasing FSR from 0.6:1 and 1:1 to 3.5:1 (Site A) and 1.5:1 (Site B) and a bonus FSR of 1.5:1 for "hotel or motel accommodation" on Site A.

Date	Details
	 Figure 16 – Sites A and B  Massing Diagram: Bird's eye view from Forest Road frontage Figure 17: Original Massing Diagram (Site A) provided by the Applicant showing Building A (18 storey – approx. 55m) and Buildings B and C both (19 storeys – approx. 60m) (Source: Urban Design Report, Dickson Rothschild, 29/02/16)
1 July 2015	Letter of acknowledgment sent to Applicant including details of further information required.
7 July 2015	Referral to Sydney Airport Authority.
16 July 2015	St George Design Review Panel (1st Meeting)
13 August 2015	Comments received from internal traffic referral
31 August 2015	Further information submitted by Applicant
22 September 2015	Independent consultants engaged to undertake traffic modelling for the subject Planning Proposal and other proposals in the Eastern Bookend precinct of the Hurstville City Centre

Date	Details
16 November 2015	Response provided from Sydney Airport Authority
19 November 2015	St George Design Review Panel (2nd Meeting) to consider further material provided in response to the 16 July 2015 meeting
26 November 2015	Offer to enter into Voluntary Planning Agreement submitted
8 December 2015	Independent Traffic Modelling work provided to the Applicant
8 January 2016	Meeting between Applicant and Council staff to discuss intention to provide revised plans
12 January 2016	Revised Urban Design Report submitted
19 January 2016	St George Design Review Panel (3 rd Meeting)
21/01/2016	GMU provided advice on the Hurstville East site ("Indicative Concept Plan", design principles and height and FSR recommendations) (refer Attachment 2). The design principles and recommendations in the GMU advice include: • FSR 2.3:1 based on GFA (with 75% efficiency) and floor areas and heights identified in the Indicative Concept Plan below. Distribution of heights can deliver an FSR of 2.3:1 to 2.5:1, depending on efficiency and uses within the development. • Recommended massing for the site includes maximum height of 13 storeys which equates to 41m (plus plant and roof features). • Tallest building form should be marking the corner of Durham Street and Forest Road. • Street to be addressed with a three (3) storey podium to relate to the existing podiums and lower scale surrounding the site. • Scale to the streets can be approx. seven (7) storeys with transition to lower scale through five (5) storeys on the eastern ends. • Eastern edge of the site is to be reopened to the existing low scale built form along Roberts Lane, therefore three (3) storeys is proposed. • Site has opportunity for through site links and a plaza that can be publicly accessible or partially closed to a private courtyard for residents and hotel visitors. It is to increase permeability of the site and link north (including school) with the open space and the station. • Recommended to provide retail and active uses on the ground level.
1 March 2016	Meeting between Applicant and Council staff - Revised Planning Proposal material submitted
3 March 2016	VPA Offer of 26 November 2015 re-submitted to Council
24 March 2016	VPA Offer withdrawn
20 April 2016	Council considered the Planning Proposal PP2015/0001 at its 20 April 2016

Date	Details
	meeting. <u>Report Recommendation:</u> subject to an appropriate mechanism being available to assist in addressing the road and traffic infrastructure demands and improvements within the City Centre generated by the future development of the site (ie Planning Agreement or s94 Contributions Plan amendment): • rezoning the site to B4 Mixed Use • increasing maximum building height to part 18m and part 40m and introduce a bonus height of 25m for development for "hotel or motel accommodation" • increasing FSR to 2.5:1 and introduce a bonus FSR of 1.5:1 for "hotel or motel accommodation" • introduce a minimum non-residential FSR of 0.5:1 for the site The Report also recommended: • Prior to any post Gateway Public Exhibition, the Applicant prepare a contamination assessment report for the Site (in accordance with SEPP 55) • an amendment to the Hurstville s94 Plan to acknowledge the new B4 Mixed Use Zoning of the Site and the Site be included in the Hurstville City Centre boundary • An amendment to the Hurstville DCP No.2 – Hurstville City Centre to include the site within the City Centre boundary and include site specific provisions including (but not limited to) vehicle access points, building locations and form, landscaped areas, through site connections, active street frontages and building setbacks <u>Council Resolution:</u> • support the recommended rezoning to B4 Mixed Use. • Increase the maximum height to 60m (Site A) and 25m (Site B) • Increase the maximum FSR to 3.5:1 (Site A) and 1.5:1 (Site B) • Introduce a bonus FSR of 1.5:1 for "hotel or motel accommodation" on Site A (8 lots identified) • Introduce a minimum non-residential FSR of 0.5:1 for the site The Council also resolved: • Prior to any post Gateway Public Exhibition, the Applicant prepare a contamination assessment report for Site A (only) (in accordance with SEPP 55) • an amendment to the Hurstville s94 Plan to acknowledge the new B4 Mixed Use Zoning of the Site and the Site be included in the Hurstville City Centre boundary • That Council acknowledges that the floor space ratio of 3.5:1 is consistent with other developments in the immediate area. Council also commissioned a report by GMU Consultants on land across the road from this site (bounded by Hudson Street, Forest Road and Wright Street) recommending a floor space ratio of 3.6:1.
19 May 2016	Planning Proposal as amended by Council referred to the Department of Planning & Environment on 19 May 2016 requesting a Gateway Determination.
4 August 2016	Department of Planning & Environment returned the Planning Proposal to Council to consider density, contributions and road/traffic network matters and whether the proposal should be resubmitted for a Gateway determination.

Date	Details
	The letter from the Department also states that: <i>the Department's assessment shows that the proposed density increases are disproportionately distributed across the site. I would appreciate Council's advice as to the reasons for this recommended approach and why the urban design advice, which appears to better reflect the sites potential, was not followed.</i> <i>In addition, there are concerns that the proposed planning controls would not allow Council to fully incorporate the development potential of the site into its development contributions framework. This approach would make it difficult to address additional demands particularly on the road and traffic network in the City Centre that would be generated by the proposed development.</i>
24 August 2016	Council officers met with representatives of the Applicant on 24 August 2016 to discuss the Department's letter and the way forward. At this meeting it was agreed that the Applicant would provide a response to the matters raised by the Department (refer above) and that this response would be included in a future report to both the Georges River Independent Hearing and Assessment Panel ("IHAP") and Council.
30 August 2016	Council letter to applicant advising of the actions from the meeting held 24 August 2016.
28 September 2016	Response from Applicant providing a revised scheme and requesting a meeting.
17 October 2016	A response was received from the Applicant's representatives on 28/09/16 which included an email response (D16/117379) and accompanying maps which showed: • B4 Mixed Use zone • Increase height to 60m (majority of the site) and 18m (Roberts Lane edge) • Increase FSR to 3.5:1 across the site with a bonus 1.5:1 for "hotel or motel accommodation" on the majority of the site and corresponding with the area with 60m height maximum The Applicant noted that the response included new "design principles" based on Council's assessment report and the GMU design and: • Tested the potential built form massing and scale on the site in relation to building separations, initial analysis of overshadowing with respect to surrounding development • Adopted new design principles for the site and reviewed potential building form mass and scale with surrounding development in the Hurstville City Centre (including East Quarter, Bing Lee site and recent approvals) • Reviewed the potential yield on the site as a result of potential built form massing and scale on the site in relation to building separations, initial analysis of overshadowing • Prepare urban design principles plan, amendment proposed height and FSR maps.
10 November 2016	Meeting held with Applicant and council Officers. The applicant is preparing a revised urban design response for the site - which is likely to result in an amended PP with an FSR and height somewhere between what the council

Date	Details
2017	design - there is no clear stepping of the design along Forest Street and no distinct elegant building at the corner of Forest & Durham. The interface with the residential areas along the laneway and to the north of the site is also important.
6 April 2017	St George Design Review Panel (5th Meeting). In response to all the issues raised the applicant presented a revised design showing the following: • Locates the tallest building on corner of Durham Street and Forest Road (65m height limit). • Three (3) storey scale built form to be located on Roberts Lane as a transition to adjacent lower scale development. • Lower scale development to be located along Forest Road and Durham Street stepping down from tallest tower (65m stepping to 40m and 21m and 12m at Roberts Lane). • Create through site links to allow for pedestrian connectivity to surrounding land uses while activating internal areas of site/proposed development. • Provide street activation through retail/ commercial uses around site to street on ground level. •
21/04/2017	draft VPA Heads of Agreement and offer for the Landmark Square Project lodged by applicant
2 June 2017 to 9 June 2017	Revised Planning Proposal and associated documentation lodged which is the subject of this report.

3. PLANNING STRATEGIES, POLICIES AND CONTROLS

3.1 Existing Planning Controls

27. The Hurstville LEP 2012 applies to the Site and the following provisions are relevant to the Planning Proposal:
28. Land Zoning: The Site is zoned IN2 Light Industrial and part R2 Low Density Residential (one lot on the northern side of the Subject Site) as shown on the extract of the Land Zoning Map – Sheet LZN_008B below (**Figure 19**).

Date	Details
	officers previously recommended and what the Council resolved to adopt. The applicant has also been advised that a VPA will now be required (pursuant to new Council Policy).
21 November 2016	Additional information lodged by applicant.  Figure 18: Extract from Landmark Square Massing Study (Dickson Rothschild, 17/10/16) received 21/11/16)
9 February 2017	St George Design Review Panel (4 th Meeting)
1 March 2017	Meeting held with applicant. The meeting discussed the issues raised by DRP and they were advised: was advised that they need to demonstrate the following in the revised drawings which will be resubmitted to the DRP for comment: • How the tower building form is addressed in the proposed development standards • Hotel floorspace of 1:1 (how this will be used, viability of hotel) • Restrict bonus FSR to the corner/tower location • Include both bonus height and FSR controls for the hotel (only) • Concept within 1 week (ie 8-10 March) to go back to DRP • Provide example of 3.5:1 FSR (ie all mixed use/residential and no hotel) Applicant noted contamination report coming
20 March 2017	Revised masterplan lodged for site.
23 March	Meeting held with applicant to discuss the concerns with the amended

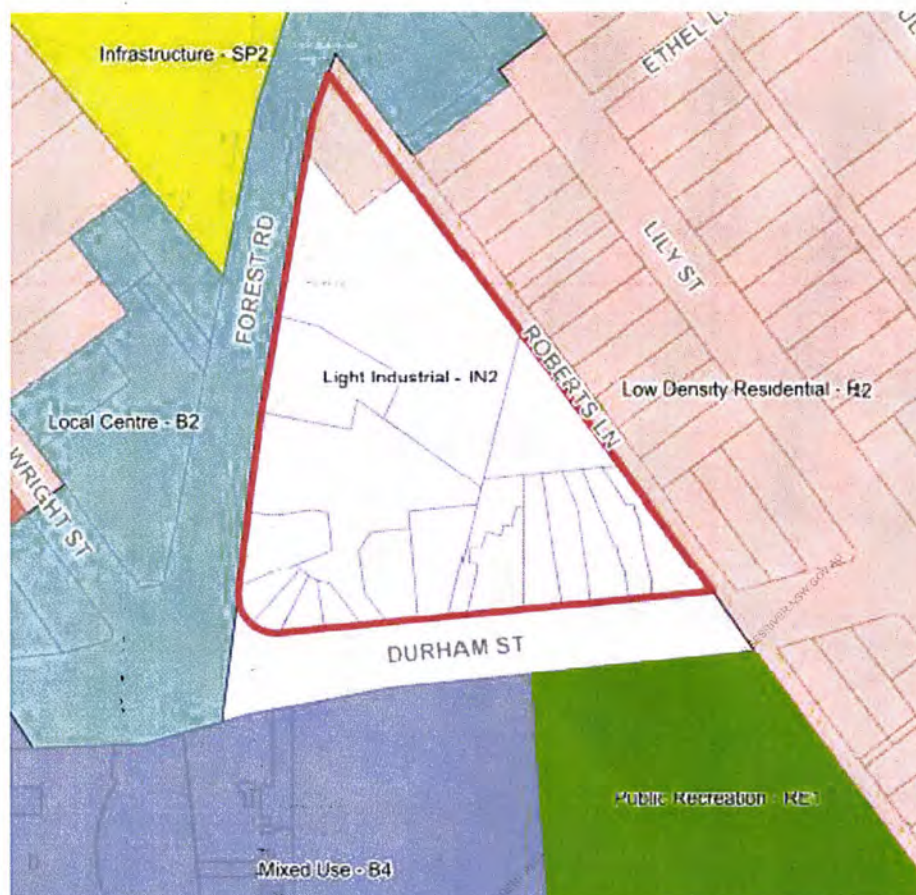


Figure 19: Extract of Hurstville LEP 2012 – Land Zoning Map

29. Height of Buildings: the Site has a maximum building height of 9m and 10m as shown on the extract of the Height of Buildings Map – Sheet HOB_008B below (**Figure 20**).
30. The adjacent and surrounding land has a range of maximum building heights:
 - a. 9m west and north.
 - b. 9m to the east.
 - c. 30, 35 60 & 65m to the south.



Figure 20: Extract of Hurstville LEP 2012 – Height of Buildings Map

31. Floor Space Ratio: the Site has a maximum floor space ratio of 0.6:1 and 1:1 as shown on the extract of the Floor Space Ratio Map – Sheet FSR_008B below (**Figure 21**). The adjacent and surrounding land has a range of maximum floor space ratios:
- 1.5:1 to the west and north.
 - 0.6:1 to the east.
 - 3.5:1 to the south.

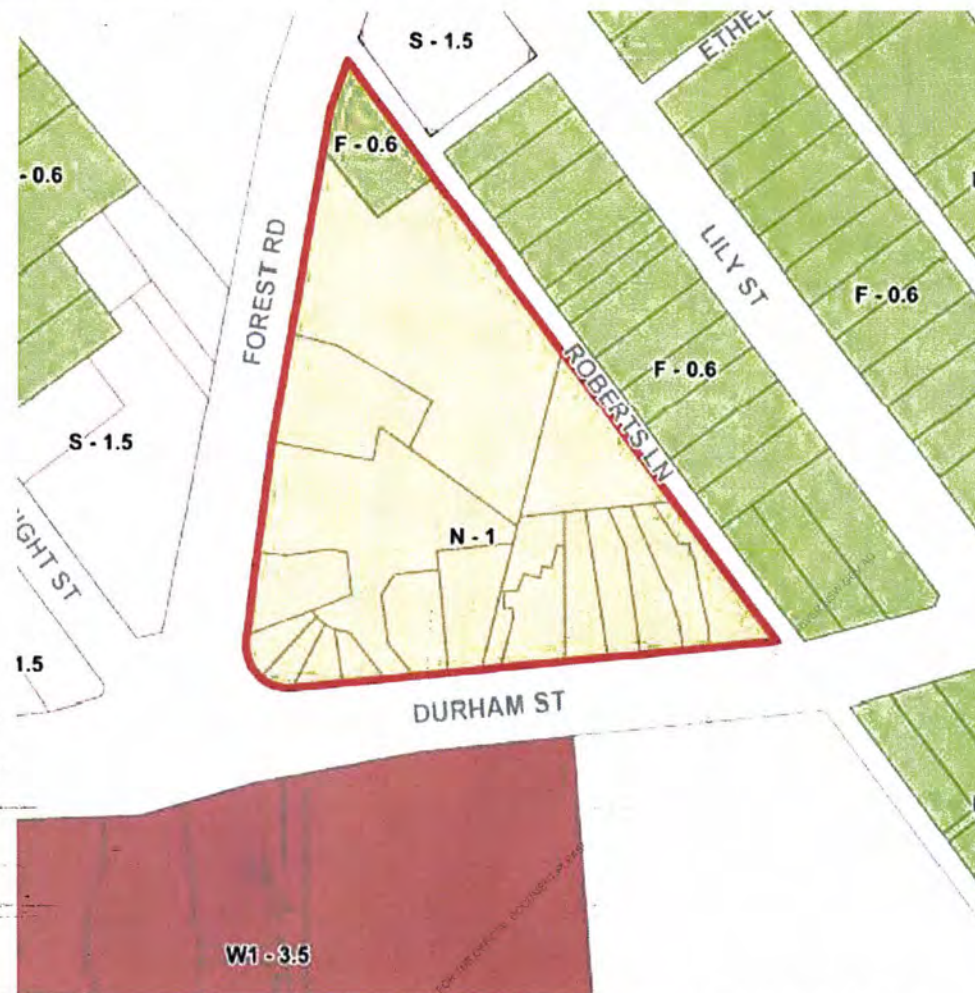


Figure 21: Extract of Hurstville LEP 2012 – Floor Space Ratio Map

32. Active Street Frontage: part of the Forest Road frontage of the site is identified as Active Street Frontage as shown on the extract of the Active Street Frontage Map – Sheet ASF_008B below (Figure 22).



Figure 22: Extract of Hurstville LEP 2012 – Active Street Frontages Map

33. Heritage: One heritage item is located within the site boundary, Hurstville Scout Hall (116 Durham Street), as shown on the extract of the Heritage Map – Sheet HER_008B below (**Figure 23**). Heritage items located in the vicinity of the site include the following:
- a. Item I36 – 76 Lily Street, Hurstville – California bungalow, and
 - b. Item I28 – Hurstville Public School – 80 Forest Road Hurstville.



Figure 23: Extract of Hurstville LEP 2012 – Heritage Map

3.2 Strategic Planning Context

34. The draft South District Plan (November 2016) and Towards our Greater Sydney 2056 (which will amend A Plan for Growing Sydney) were recently on public exhibition (ending 31 March 2017) and will apply to the Georges River Council area.
35. Consideration of the Planning Proposal request in relation to the current plans and strategies (A Plan for Growing Sydney (Metropolitan Strategy) and draft South Subregional Strategy (2007) and the draft plans Towards our Greater Sydney 2056 and draft South District Plan is provided below.

A Plan for Growing Sydney (Metropolitan Strategy)

36. The Planning Proposal is consistent with the aims of A Plan for Growing Sydney (Metropolitan Strategy) and achieves the following relevant Goals and Directions:

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

 - *Direction 1.7: Grow strategic centres – providing more jobs closer to home.*
37. The Planning Proposal, specifically the minimum non-residential floor space requirement, will contribute towards achieving this Direction through providing updated employment 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. This will also assist in delivering more investment and business activity, increase productivity and address the trend in the Hurstville City Centre of the dominance of residential development in the land use mix. It is noted that the site is located approximately 800m walking distance from the Hurstville Bus Interchange (Woodville Street) and 800m walking distance from the Hurstville Railway Station and 400m from the Allawah Railway Station, well within the walkable catchments.

38. 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.”*

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.*

39. The Planning Proposal will provide approximately 440-480 new apartment dwellings based on the Planning Proposal request. The site is suitable for this increase in dwellings as it is located within the Hurstville Strategic Centre, close to jobs and service by public transport (Hurstville railway and bus interchange) with frequent services capable of moving large numbers of people. Housing choice to suit different needs and lifestyles will be provided with a range of apartment sizes to satisfy the apartment mix, objectives and design guidance of the Apartment Design Guide and SEPP 65 and the apartment size mix in the Hurstville DCP No.2 (Hurstville City Centre).

Goal 3: Sydney's great places to live

- *Direction 3.3: Create healthy built environments.*

40. The Planning Proposal assists in encouraging healthy 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. The location of the site in relation to public open space and recreation facilities (including Kempt Field) will also benefit future residents.

Sydney South Subregion

41. In relation to the priorities of the South Subregion, the Planning Proposal 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.
42. 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.

43. The Proposal (increase in maximum building height and FSR) will increase housing opportunities within Hurstville City Centre (with an estimated 440-480 new residential apartments) and within walking distance from the Hurstville Station and Allawah Station and bus interchange and access to shops or services, travel to work or other centres and consequently will reduce car dependency. 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.

44. The proposal includes a minimum "non-residential" FSR of 0.5:1 which will equate to approximately 7023sqm of employment floor space and 5,260sqm hotel floor space. This could provide for approximately 400 jobs and based on the estimates provided in the Economic Impact Assessment submitted with the Planning Proposal request, addressing 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' (refer consideration in **Section 4.4**).

Draft South Subregional Strategy (2007)

45. 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.
46. In relation to economy and employment, the key relevant directions include:
- Retain strategic employment lands including those required for utilities and local services.
 - Strengthen the commercial centre of Hurstville.
47. In relation to centres and corridors, the key relevant directions include:
- Increase densities in centres whilst improving liveability.
 - Ensure sufficient commercial office sites in strategic centres.
48. In relation to housing, the key relevant directions include:
- Focus residential development around centres, town centres, villages and neighbourhood centres.

Draft Towards Our Greater Sydney 2056

49. In relation to the draft Plan Towards Our Greater Sydney 2056, the draft Plan includes the following vision and Metropolitan priorities:

Vision	Metropolitan Priority
A productive Greater Sydney	A growing city A city with smart jobs A 30 minute city

Vision	Metropolitan Priority
A liveable Greater Sydney	An equitable, polycentric city A city of housing choice and diversity A collaborative city.
A sustainable Greater Sydney	A city in its landscape An efficient city A resilient city

50. The Planning Proposal is not inconsistent with the Visions and Metropolitan Priorities of the draft Plan.

Draft South District Plan

51. In relation to the draft South District Plan (November 2016) which proposes a 20-year vision for the South District, the following priorities and actions relevant to the Planning Proposal:

	Priorities Relevant to the Planning Proposal
A Productive City	Planning for job target ranges for strategic and district centres Growing economic activity in centres Manage employment and urban services land across the District Access to a greater number of jobs and services within 30 minutes
A Liveable City	Improve housing choice Improve housing diversity and affordability Create great places Respond to people's need for services
A Sustainable City	Creating an efficient South District Integrate land use and transport planning to consider emergency evacuation needs

52. The proposed height and FSR increases for the site in the Planning Proposal will increase housing availability and choice in the Hurstville City Centre, addressing a number of the priorities in relation to "A Liveable City", information was provide with the Planning Proposal in relation to the economic, social, services and transport impacts to address the Proposal's consistency with the three (3) visions and associated priorities in both the draft Plan Towards Our Greater Sydney 2056 and draft South District Plan.

Hurstville City Centre Master Plan (2004)

53. The Hurstville City Centre Concept Master Plan (2004) includes the following key objectives relevant to the Planning Proposal:

- a. Consolidating Hurstville's regional role.
 - b. Improving pedestrian movement.
 - c. Providing a framework by which improvements to infrastructure may be facilitated.
 - d. Introducing a balanced approach to height and density.
54. This site is adjacent to the Study Area and should be considered as Council at its Meeting held 3 July 2017 adopted a report and approved Hurstville Section 94 Development Contributions Plan (Amendment No. 2) to include Kempt Field, the Hurstville East Site (bounded by Forest Road, Durham Street and Roberts Lane) and the Bing Lee Site (being 108, 112 and 124 Forest Road) Hurstville into the Hurstville City Centre land application map.
55. The Master Plan identifies the potential to provide more commercial and other job opportunities for its surrounding catchment population and the imbalance between new residential development and employment floorspace. It also identifies the advantages that the Hurstville CBD has in relation to commercial development:
- a. High rate of train usage on a well patronised line.
 - b. 1000 bus movements per day in the CBD.
 - c. Strong retail, restaurant and food sectors.
 - d. Excellent proximity to Sydney Airport, M5 and Port Botany.
 - e. Large skilled workforce catchment in southern Sydney and the Illawarra.
56. The Master Plan also identified the need to:
- a. Examine the viability of increased commercial development.
 - b. Attract commercial development.
 - c. Ensure employment opportunities are maximised.
 - d. Ensure commercial development complements the new public infrastructure and facilities.
57. These issues are still relevant for planning within the Hurstville City Centre.

Draft Employment Lands Study

58. Council, at its meeting on 3 April 2017 considered a report on the draft Georges River Employment Lands Study (the draft Study) and resolved to publicly exhibit the draft Study.
59. The subject site is known as the *Hurstville Industrial – Hurstville East Precinct* and comprises approximately 1.3 hectares. The Precinct provides employment for approximately 43 people within the 10,127m² of gross floor area. The Precinct is located along Forest Road, Durham Street and Roberts Lane and is on the boundary of the Hurstville City Centre. Key land uses in the zone are car sales and auto related services, dry cleaners, funeral home, scout hall, storage facility, furniture and home improvements and a number of residential properties. Surrounding land uses include

low and medium density residential, large open space area of Kempt Field and retail and office uses along Forest Road within the Hurstville City Centre.

60. The area is well serviced by transport, walking distance from both Allawah and Hurstville railway stations (350 and 900 metres respectively).
61. The draft Study identified low-medium demand for office uses, noting that the potential exists for a small amount of office space to support the industrial uses. Retail demand was also identified in that the site offers good exposure from Forest Road. Industrial use was also identified as low-medium in the draft Study, noting that the potential exists for intensification of the industrial uses however demand is most likely to come from services that satisfy the local community.
62. The Study considers it likely that regional level industrial and logistics users will continue to locate primarily in northwest and southwest Sydney. Also considering its proximity to the CBD it would likely be costly for continued use as industrial opposed to an alternate use. The draft Study identified residential use as medium-high, noting that the Precinct shares characteristics with Hurstville East Forest Road including proximity to the railway station and the CBD. However, the Precinct also has greater potential due to larger landholdings, which would prove more viable. It is noted that there has already been significant supply of residential in the immediate vicinity which may lessen demand to a degree.
63. The draft Study considered the strengths of the Area to include:
 - a. Relatively high employment land efficiency (0.83:1)
 - b. Proximity to Hurstville and Allawah railway stations
 - c. Proximity to Hurstville City Centre
 - d. Accessibility via Forest Road
64. The draft Study considered the opportunities of the Area to include the potential redevelopment for more employment intensive uses, benefiting from proximity to the Hurstville City Centre.
65. The draft Study makes the following draft recommendation for the Hurstville Industrial – Hurstville East Precinct:
 - a. Rezone the Precinct from IN2 – Light Industrial and No 53 Forest Road from R2 – Low Density Residential to B4 – Mixed Use zone
 - b. Implement a minimum non-residential floor space ratio (FSR) of 0.5:1 and ensure that non-residential floor space is provided at the ground floor to encourage street activation which promotes vibrancy in the centre, as well as continued employment opportunities
 - c. That a further review be undertaken with respect to the height and FSR in the context of the adjoining development

66. During the development of planning controls for the Hurstville City Centre, Council was required to 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.
67. 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.
68. 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.
69. 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).
70. 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.
71. 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..". Consideration of the consistency of the Planning Proposal with the TMAP is provided in **Section 4.3** below.
72. Planning Agreements are the key mechanism available to Council to ensure developments assist in contributing towards road and traffic infrastructure upgrades in the City Centre.
- Hurstville Development Control Plan No.2 (Hurstville City Centre)
73. The revised Planning Proposal includes reference to the preparation of site specific provisions in the Hurstville DCP 2 – Hurstville City Centre to reflect design considerations for the site including vehicle access points, building locations and form and the amount and location of open space, landscaped, deep soil areas, road widening and through site links. This draft DCP Amendment would be prepared if Gateway Approval is received from the Department of Planning and Environment.

Hurstville Section 94 Development Contributions Plan 2012

74. 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.

Offer to Enter into a Planning Agreement

75. Heads of Agreement to enter into a voluntary planning agreement have been signed by the Director of One Capital on Friday 7 July 2017. The offer includes:
- a. A monetary contribution to be used at Council's discretion for public works, including any public utilities, public domain and public road infrastructure in the amount of \$7,375,878.00.
 - b. The Developer will construct and dedicate at no cost to Council a 3m strip of land dedication land adjoining the Developers Land and Robert's Lane prior to the earlier of the issue of the first subdivision certificate or the issue of the first occupation certificate for building C as referenced in the Planning Proposal. The widened Robert's Lane shall be constructed in accordance with Council's Standards and requirements. The estimated value of the land being dedicated and the road widening works is \$514,122.00.
 - c. The Developer will register an easement to Council to enable public access through the site upon prior to the issue of an occupation certificate which authorises the occupation and use of 75% or more of the development on the Developer's land.
76. These contributions and public benefits are over and above the section 94 contributions that would be payable for the proposed development.
77. The Offer to enter into a Planning Agreement will be considered in a separate report to Georges River Council. The report will assess the Offer in relation to the legislation and Council's Policy on Planning Agreements.

SJB Urban design study for Hurstville City Centre

78. The site is outside the Study Area of the SJB's Urban Design Study for the Hurstville City Centre.

4. APPLICANT'S PLANNING PROPOSAL REQUEST**4.1 Summary of Planning Proposal Request**

79. A revised Planning Proposal request was submitted on 2 June 2017 and included the following amended documents which form the basis of the Planning Proposal request being considered in this report:

- a. Planning Proposal Report (**refer to Attachment 3**)
- b. Appendix 1 – Urban Design report (**refer to Attachment 4**)
- c. Appendix 2 – Economic Report (**refer to Attachment 5**)
- d. Appendix 3 – Social Impact Assessment (**refer to Attachment 6**)
- e. Appendix 4 – Hotel demand assessment (**refer to Attachment 7**)
- f. Appendix 5 – Traffic Transport Impact Assessment (**refer to Attachment 8**)
- g. Appendix 6 – Heritage Impact assessment (**refer to Attachment 9**)
- h. Appendix 7 – Stage 1 Contamination (**refer to Attachment 10**)
- i. Appendix 8 – Detailed Site Investigation (**refer to Attachment 11**)

80. The revised Planning Proposal request proposes the following amendments to the Hurstville LEP 2012 in relation to the Site:

- a. Amend Land Zoning Map – Sheet LZN_008B to rezone the site from IN2 Light Industrial and part R2 Low Density Residential to B4 Mixed Use,
- b. Amend the Floor Space ratio Map – Sheet FSR_008B to increase the FSR from 0.6 (R2) and 1:1 (IN2) to 2:1 along Roberts Lane and up to 3.5:1 for the remainder of the site.
- c. Include a FSR requirement of 0.5:1 for non-residential uses.
- d. Amend the Height of Buildings Map – Sheet HOB_008B to increase the maximum building height from 9m (R2) and 10m (IN2) to a range of heights of 12m along Roberts Lane and to 21m, 28m 30m, 40m and 65m for the remainder of the site.
- e. Amend the Active Street Frontages Map - Sheet ASF_008B to show an active street frontage along the Forest Road and Durham Street edges.
- f. Amend the instrument to include a hotel incentive 0.5:1 for the hotel accommodation land uses for that portion of the site on the corner of Forest Road and Durham Street.

81. The revised Planning Proposal request still breaks the site into two parts – A and B (**refer to Figure 24**).



Figure 24: Extract of Planning Proposal Request (June 2017)

82. The development has the following statistics:

Table 3 – Development Statistics

Site A – 10,520m ²		
Landuse	FSR	GFA (sqm)
Hotel	0.5	5,260
Residential	3.0	31,560
Retail	0.5	5,260
Total	4:1	42,080
Site B – 3,526m ²		
Landuse	FSR	GFA
Hotel	0	0
Residential	1.5	5,289
Retail	0.5	1763
Total	2:1	7052
Combined Site		
Total	Site Area	14,046
	Hotel	5,260
	Residential	36,849
	retail	7023
	FSR	3.5:1

83. Figure 25 indicates the proposed building and their heights as set out on the site.

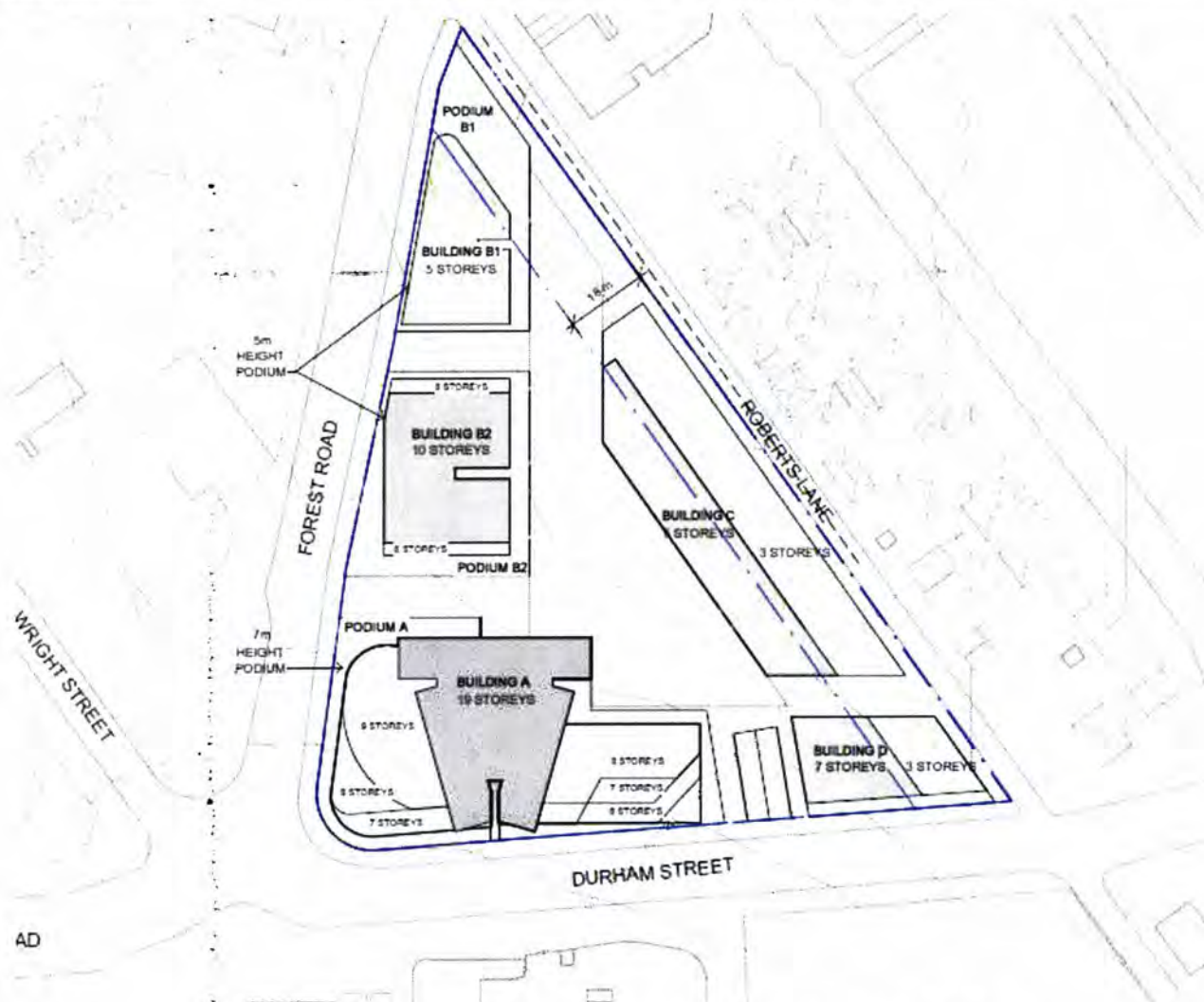


Figure 25: Extract of Planning Proposal Request (June 2017)

84. In summary, the revised Planning Proposal request anticipates that the development resulting from the changes to the maximum building height (range of heights of 12m along Roberts Lane and to 21m, 28m 30m, 40m and 65m for the remainder of the site) and maximum floor space ratio of 3.1 (including a 'non-residential' minimum FSR of 0.5:1) and bonus 0.5:1 for hotel accommodation would yield:
- 440-480 residential apartments (approx.) with a mix of 1, 2 and 3 bedroom dwellings.
 - 7023m² commercial offices and ground floor retail
 - 110-130 room hotel
 - Publicly accessible open space (approx. 3000m²).
 - Public through site link.
 - Public domain improvements.
 - Basement parking (670 car spaces) associated with the development.
 - Road widening along the Roberts Lane frontage of 3m.
 - Soho units along Roberts Lane in a 3 storey element 18m wide.

85. One Capital Pty Ltd have an interest in the following allotments (refer to **Figure 26** below):

- Lot 1 in DP.225302,
- Lot 100 & 101 in DP.776275,
- Lot 10 in DP.621395, and
- Lot 1, 2, 3 & 4 in DP.12517.

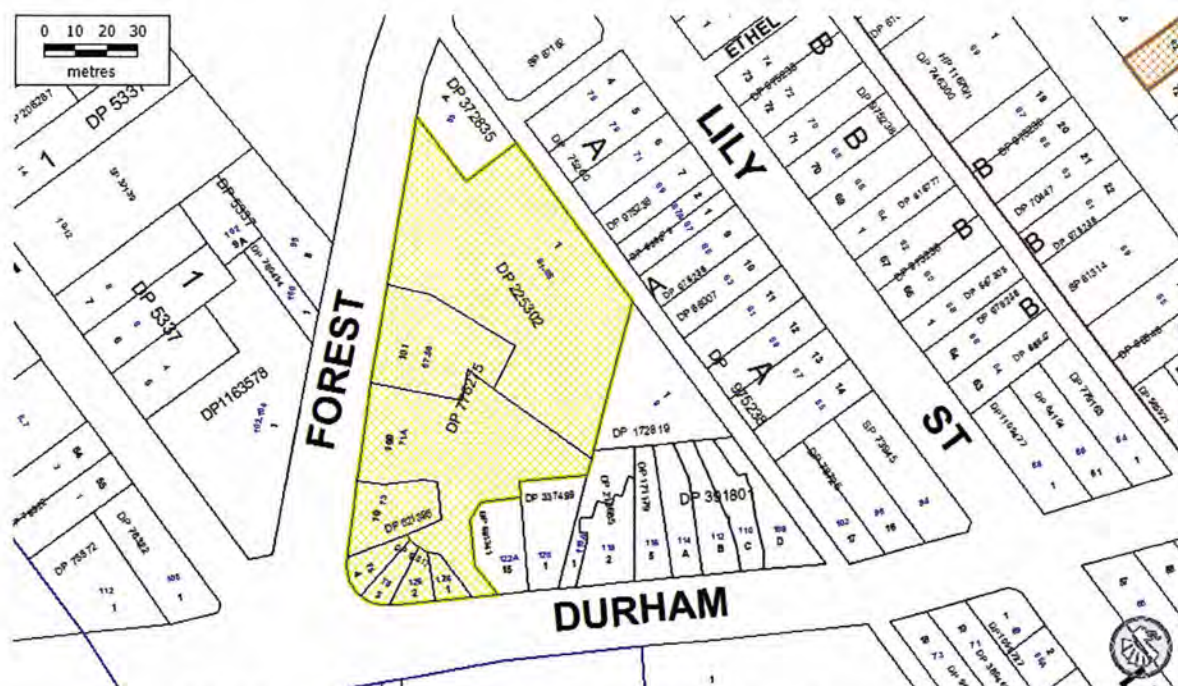


Figure 26: Allotments highlighted in yellow under One Capital Pty Ltd interest

86. Given the that the land is not in one ownership and the offer that has finally been agreed to by Council and the proponent only relates to the land that is under the interest of One Capital (refer to **Figure 26** above) the DCP for the site will need to address:
- a. The road widening along Robert's Lane (3m in width for the length of the laneway).
 - b. The provision of all of the site through links.
87. A development control plan (DCP) is required to be prepared at the proponents costs for the whole site. This DCP will need to address site through links and the road widening of land not under the control of One Capital.

4.3 Traffic and Transport Analysis

88. The Traffic Transport Assessment (refer to **Attachment 8**) lodged by the applicant concludes:

- a. The proposed rezoning of the aligns with relevant planning principles set by the Hurstville City Centre TMAP and includes:
 - i. Does not impact on the potential future growth of the city centre commercial core, which is reserved to accommodate the majority of planned increases in employment within Hurstville LGA
 - ii. Promotes and supports use of public and active transport modes for travel and helps the city centre achieve the recommended mode share targets
 - iii. Aligns and is able to adopt travel demand measures via reduced parking provision and the inclusion of cycling facilities, which will help manage car generated travel demand from the site and its impact on the surrounding city centre road network.
- b. The site is located on the edge of the Hurstville City Centre and offers good levels of access to retail, community facilities, educational services, public transport and recreation facilities, including Kempt Field and Allawah Railway Station.
- c. Traffic generation is minimised through the adoption of a high density mixed use (predominantly residential) development in proximity of Hurstville City Centre and strategic high quality transport nodes.
- d. The site is located within the Eastern Bookend Precinct and supports the adoption of new lower parking provision rates set within the draft DCP No.2.
- e. Based on the parking rates specified within Draft DCP No. 2, parking should comprise of 764 off street car parking spaces. Off-street parking design – All off-street car parking will be designed in accordance with Council DCP and Australian Standards at the DA stage. The bicycle parking rates specified in the Draft DCP No. 2 have been adopted with a proposed bicycle parking allocation of 150 resident bicycle spaces and 19 retail bicycle spaces. The location of a secure accessible area together with end of trip facilities will be provided at the DA stage.
- f. Development access – Development access is proposed via Roberts Lane and Durham Street. Access points will be designed to minimise conflict, improve safety and legibility, and maximise internal circulation. Development access design – All access points will be designed in accordance with Australian Standards and the final location of access points will be determined at the DA stage.
- g. The consolidation of access points along both Durham Street and Roberts Lane will provide for the inclusion of additional time controlled on-street parking provision. It will also formalise access to the precinct and ensure that access points are controlled and legible for all users of the surrounding transport network. The consolidation of access points will also help to reduce the number of existing conflict points for pedestrians and cyclists.
- h. The estimated traffic generation for the proposed rezoning of the site for the Landmark Square Precinct consists of:
 - i. 174 trips (80 inbound and 94 outbound) in the AM peak

- ii. 273 trips (178 inbound and 95 outbound) in the PM peak
- i. The SIDRA assessment confirms the findings of the previous Traffic and Transport Impact Assessment. All intersections performed satisfactorily in all scenarios, assuming that:
 - i. On-street parking arrangement restrictions at the Lily Street / Durham Street intersection are implemented during peak hours.
 - ii. The existing intersection of Forest Road / Durham Street / Wright Street is signalised as per an RMS upgrade proposal.
 - iii. A roundabout is provided at the Durham Street / Landmark Square Access / East Quarter intersection as per an RMS proposal.
- j. The assessment indicates that all proposed future developments in the eastern section of Hurstville CBD, including Landmark Square can be accommodated.
- k. It is anticipated that all future developments should contribute to road network upgrades surrounding the Hurstville CBD.

4.4 Economic Analysis

89. The revised Planning Proposal is accompanied by two economic assessments as follows:
- a. Hotel demand assessment prepared by HillPDA dated 23 May 2017 (refer to **Attachment 7**) which concludes that the potential for a hotel on the subject site is strong reflecting the following factors:
 - i. Modest growth in domestic tourism;
 - ii. Strong growth in international tourism, particularly from China;
 - iii. Declining Australian dollar which makes Australia more price competitive for international tourists;
 - iv. Strong growth in the number of tourists staying in hotels and hotel night stays across Sydney;
 - v. Strong hotel performance as measured by occupancy rates;
 - vi. A rise in room rates and an overall improvement in the feasibility of hotels; and
 - vii. Recognition of Hurstville as a viable and more price competitive option to Sydney CBD, but with strong locational attributes including express train services, a major regional Westfield shopping centre and an established Chinatown.
 - b. Economic Report prepared by HillPDA dated June 2015 (refer to **Attachment 5**). The assessment concludes (at page 35) that *the Planning Proposal would generate additional economic activity (+\$791m) and jobs (+2,219 job years directly and indirectly) during the period of construction and stimulate investment in the locality.*

On page 37 it concludes: *There are considerable economic benefits from amending the zoning on the Subject Site. The Planning Proposal would help to meet very strong demand for housing in the area and provide additional employment generating uses. The prevalent market conditions support the proposal and it would be consistent with current development activity in Hurstville.*

There are some long term impacts of continuing this trend in development especially in regards to the contraction of the Hurstville industrial market. However give the Subject Site's proximity to the transport hub, schools and amenities, a mixed use development would be more appropriate for that location than industrial uses. Moreover the mixed use development and hotel would create additional demand for retail and business services which would help to support the viability of the identified major centre. The capture of tourism expenditure will benefit the locality considerably.

4.5 Urban Design Analysis & the St George Design Review Panel

90. The concept plan that supports the revised Planning Proposal request lodged in June 2017 was considered by the St George Design Review Panel ("DRP") on 6 April 2017 and the proposed maximum FSR and the range of building heights included in this revision was generally supported. A copy of the Minutes of the St George Review panel is attachment – Refer to **Attachment 1**.
91. The DRP supported the Planning Proposal subject to a detailed design at DA stage which is to be the subject of a further DRP Meeting upon lodgement of a DA.
92. A summary of the comments and issues raised by the DRP in relation to the nine (9) Design Quality Principles, as detailed in the St George DRP Minutes along with Council's comments in response to the issues is included in **Attachment 12**.

5. THE PLANNING PROPOSAL

93. The Planning Proposal has been assessed under the relevant sections of the Environmental Planning and Assessment Act 1979 and Regulation 2000 and against the following advisory documents prepared by the Department of Planning and Environment:
 - a. 'A guide to preparing planning proposals' (August 2016)
 - b. "A guide to preparing local environmental plans" (August 2016).
94. The assessment report in accordance with the Department of Planning and Environment "Guides" is included as **Attachment 13**
95. The objective of the Planning Proposal is to amend the Hurstville LEP 2012 by:
 - a. Changing of land use zoning from IN2 Light Industrial and part R2 Low Density Residential to B4 Mixed Use,
 - b. Amending the Floor Space Ratio Map to increase the FSR from 0.6 (R2) and 1:1 (IN2) to 2:1 along Roberts Lane and up to 3.5:1 for the remainder of the site (including a minimum commercial FSR of 0.5:1).

- c. Amending the Height of Buildings Map to increase the maximum building height from 9m (R2) and 10m (IN2) to a range of heights of 12m along Roberts Lane and to 21m, 28m 30m, 40m and 65m for the remainder of the site.
 - d. Amending the Active Street Frontages Map to apply an active street frontage along Forest Road and Durham Street frontages of the site.
 - e. Providing for a Hotel incentive 0.5:1 for the hotel accommodation land uses for that portion of the site on the corner of Forest Road and Durham Street.
96. The intended outcomes of the Planning Proposal are to permit a mixed use development on the site which provides for:
- a. Between 440 and 480 residential units across the site, which are located within buildings of 3 storeys up to 19-20 storeys.
 - b. Seven (7) level hotel containing between 110-130 rooms (approx. 5,260sqm) located on Ground Level and Levels 1 to 6 within the corner building (Building A).
 - c. Ground level retail uses along Forest Road, Durham Street and internal.
 - d. Central area of communal open space of approximately 3000m².
 - e. Through site connections linking Durham Street and Forest Road.
 - f. Provision of 670 carparking spaces.

Justification for Hotel/Motel Accommodation

97. The Planning Proposal seeks a bonus FSR of 0.5:1 on Area 1 for hotel or motel accommodation. Refer to **Figure 29** below for the location of Area 1 on the site.
98. The hotel/motel bonus FSR has been included in the Planning Proposal since its lodgement. It was originally proposed at a FSR Bonus of 1.5:1. This bonus was supported by the previous Council at its meeting held 20 April 2016.
99. The proponent was requested to justify the FSR bonus and this was consequently settled at a FSR of 0.5:1. This allows for seven (7) level hotel containing between 110-130 rooms. Please refer to **Section 4.4** of this report for the economic justification.
100. The hotel/motel bonus of 0.5:1 along with the required minimum non-residential FSR of 0.5:1 will ensure that there is a minimum FSR of 1:1 for employment related uses on the site.

Changes Proposed

101. The changes to the LEP maps are outlined in the following **Figures 27 to 30**.

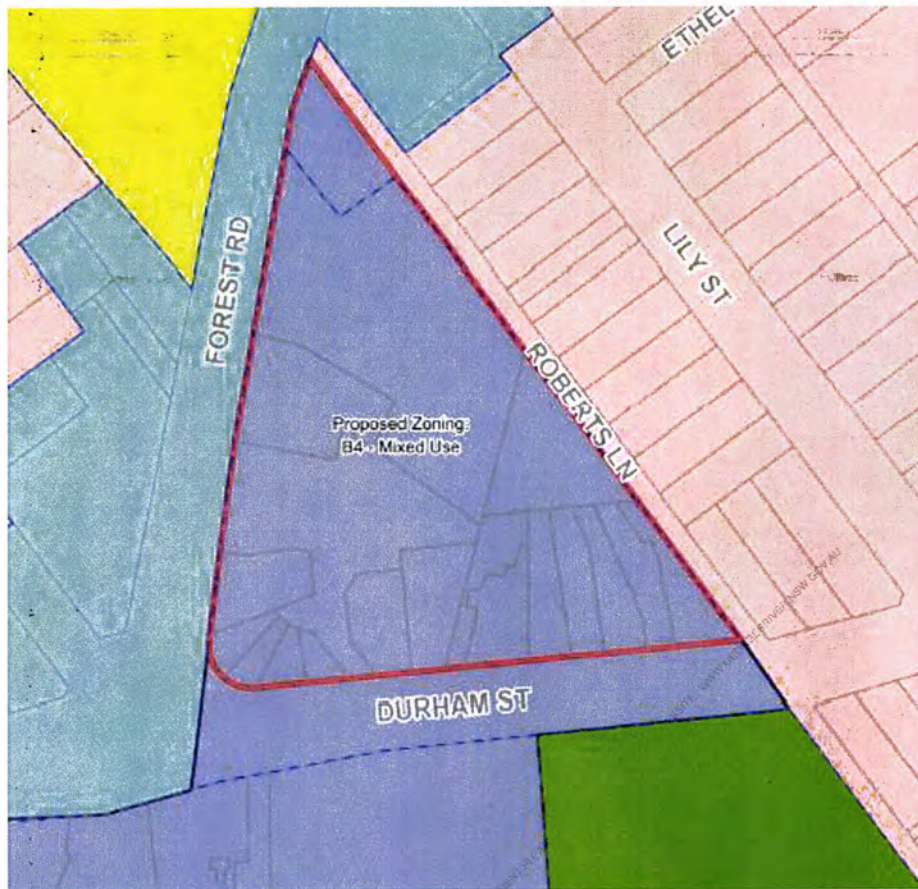


Figure 27 – Proposed B4 Mixed Use



Figure 28 – Proposed Height Map - heights of 12m along Roberts Lane and to 21m, 28m 30m, 40m and 65m

102. The following table – **Table 4** – indicates that the heights in the Masterplan lodged with the revised Planning Proposal correspond with the proposed heights in the amended LEP maps.

Table 4 – Explanation of heights and Storeys

	Storeys	Proposed LEP height	DCP No. 2 – Hurstville City Centre – Section 5.3	Proposed height acceptable in terms of storey component
Building A	Up to 19 storeys	65m	17 storeys	Yes
Building B1	5 storeys	12m & 21m	5.6 storeys	Yes
Building B2	10 storeys	40m	10.6 storeys	Yes
Building C	3 storeys along Roberts land 5 Storeys behind	12m & 21m	5.6 storeys	yes

	Storeys	Proposed LEP height	DCP No. 2 – Hurstville City Centre – Section 5.3	Proposed height acceptable in terms of storey component
Building D	3 storeys along Roberts lane & at corner with Durham Street 7 storeys behind	12m & 28m	7.5	Yes

Note – based on Scenario 2 (1 retail plus remaining residential) 15m is equal to 4 storeys from Page 65 of DCP No. 2 Hurstville City centre (Amendment No. 6) effective 24/7/2015



Figure 29 - FSR from 0.6 (R2) and 1:1 (IN2) to 2:1 along Roberts Lane and up to 3.5:1 for the remainder of the site (including a minimum commercial FSR of 0.5:1)



Figure 30 – Proposed Active Street Frontage Map

Community Consultation

103. Should the Planning Proposal be supported it will be forwarded to the NSW Department of Planning and Environment requesting a Gateway Determination.
104. If a Gateway Determination (Approval) is issued, and subject to its conditions, it is anticipated that the Planning Proposal will be exhibited for a period of 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.
105. 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.
106. 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; and
 - Letters to adjoining landowners (in accordance with Council's Notification Procedures).

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

Task	Anticipated Timeframe
Lodgement of Planning Proposal request	12/06/2015
Lodgement of Revised Planning Proposal request	2/6/2017
Reporting to Georges River IHAP on Planning Proposal	20/07/2017
Reporting to Council on Planning Proposal	06/08/2017
Anticipated commencement date (date of Gateway determination)	01/11/2017
Anticipated timeframe for the completion of technical information (if required)	31/03/2018
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	30/04/2018
Commencement and completion dates for community consultation period	July to August 2018
Dates for public hearing (if required)	TBA
Timeframe for consideration of submissions	August/September 2018
Reporting to Georges River IHAP on community consultation	October 2018
Reporting to Council on community consultation and finalisation	November 2018
Submission to the Department to finalise the LEP	December 2018
Anticipated date for notification.	January 2019

108. It is noted that the project timeline will be assessed by the Department of Planning and Environment and may be amended by the Gateway Determination.

SUMMARY OF ASSESSMENT / CONCLUSION

109. In summary, the Planning Proposal seeks to amend the Hurstville Local Environmental Plan 2012 ("LEP 2012") in relation to the site bounded by Forest Road, Durham Street and Roberts Lane, Hurstville (the "Hurstville East" site) to:

- a. Change of land use zoning from IN2 Light Industrial and part R2 Low Density Residential to B4 Mixed Use,
- b. Amend the Floor Space Ratio Map to increase the FSR from 0.6 (R2) and 1:1 (IN2) to 2:1 along Roberts Lane and up to 3.5:1 for the remainder of the site (including a minimum commercial FSR of 0.5:1).
- c. Amend the Height of Buildings Map to increase the maximum building height from 9m (R2) and 10m (IN2) to a range of heights of 12m along Roberts Lane and to 21m, 28m 30m, 40m and 65m for the remainder of the site.

- d. Amend the Active Street Frontages Map to apply an active street frontage along Forest Road and Durham Street frontages of the site
- e. Hotel incentive 0.5:1 for the hotel accommodation land uses for that portion of the site on the corner of Forest Road and Durham Street.

110. It is recommended that the IHAP support the request.

111. The key reasons for support include that the proposed increases to the development standards will facilitate future development of the highly accessible site within the Hurstville City Centre, including:

- a. Residential accommodation (440-480 approximately apartments) within close proximity to the retail and other facilities within the Hurstville City Centre and excellent public transport options;
- b. Non-residential floorspace of approximately 7023m² sqm which will provide for employment opportunities within the Hurstville City Centre, equating to approximately 400 jobs;
- c. Urban design analysis and requirements through an amendment to the Hurstville (City Centre) DCP No.2 which will address a range of issues identified by the St George DRP in relation to future development's consistency with SEPP 65 – Design Quality of Residential Apartment Development.

NEXT STEPS

112. The Planning Proposal, along with a report on the Planning Agreement for the site, will be considered at a future Georges River Council meeting ("the relevant planning authority") for consideration, including the IHAP recommendations. If the Planning Proposal is endorsed by Council it will be forwarded to the delegate of The Greater Sydney Commission for a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979.

113. If Council resolves not to support the Planning Proposal, the Applicant has the opportunity to request a pre-Gateway Review by the Greater Sydney Commission. An applicant has 40 days from the date of notification of Council's decision to request a review.

TRIM FILE

15/793

ATTACHMENTS

- | | |
|-----------------------|--|
| Attachment | Design Review Panel Minutes dated 6 April 2017 - 53-75 Forest Road, 108-126 |
| View1 | Durham Street and 9 Roberts Lane Hurstville |
| Attachment | Appendix 4.2 - Extract - Independent Urban Design Analysis - GM Urban Design |
| View2 | and Architecture (GMU) |
| Attachment | Planning Proposal Report Hurstville East (Landmark) June 2017 |

3.2 9 Mashman Avenue Kingsgrove

Speaker:

- Azzam Yousef (on behalf of Applicant)

Voting of the Panel Members:

The decision of the Panel was unanimous.

Determination

Approval:

The Georges River Council IHAP as the delegate of the Georges River Council determines Development Application No. DA2016/0309 for demolition of existing and construction of two storey boarding house at 9 Mashman Avenue, Kingsgrove, by granting consent to the application subject to the conditions recommended in the report submitted to the IHAP meeting of 20 July 2017 except:

1. Delete paragraph (c) of Condition CC2004.
2. Add the following to Condition CC2004:
 - (f) The storeroom in the garage is to be changed to a laundry and laundry facilities are to be provided within that room for the use of all lodgers.
 - (g) Kitchen facilities are to be provided in the common room for the use of all lodgers.
 - (h) A screened bin storage area is to be provided on the eastern side behind the open car parking area.
 - (i) A minimum 1m wide landscape strip is to be provided between the entry path and the concrete apron to the garage.

Adam Seton
Chairperson

3.3 Planning Proposal 53-75 Forest Road, 108-126 Durham Street and 9 Roberts Lane Hurstville

Speaker:

- No speakers registered

Voting of the Panel Members:

Gabrielle Morrish declared an interest and took no part in the decision making. The decision of the remaining Panel was unanimous.

Determination

That the Georges River IHAP recommends to the Council that the Planning Proposal to amend Hurstville Local Environmental Plan 2012 ("Hurstville LEP 2012") in respect of the "Hurstville East" site be deferred so that:

1. A provision is included for affordable housing to be incorporated in any development on the site equivalent to not less than 5% of the gross floor area of the development.
2. A revised urban design analysis is undertaken to assess the inter-relationship between the proposed height and floor space ratio, considering provision of ground level communal open space, street setbacks, road widening, as well as compliance with all aspects of the Apartment Design Guide.
3. Provisions are developed that require amalgamation in order to develop to the maximum heights and floor space ratios as outlined in the proposal.

Adam Seton
Chairperson

~~3.4 Results of Public Exhibition of Planning Proposal to vary Clause 4.4A and Clause 6.6 of Hurstville LEP 2012~~

Speaker:

- No speakers registered

Voting of the Panel Members:

The decision of the Panel was unanimous.

Determination

1. That the Georges River IHAP note the exhibition of the Planning Proposal No. PP2015/0002 and the submission received from SSP Services on behalf of the owners of 279 and 281 Belmore Road Riverwood.
2. That the Georges River IHAP recommends to the Council that the Planning Proposal PP2015/0002 to amend Clauses 4.4A and 6.6 of the Hurstville Local Environmental Plan 2012 (as outlined in this report) be supported and finalised in accordance with Section 59 of ~~the Environmental Planning and Assessment Act 1979.~~