

19 May 2016

Our Ref: PP2015/0001; D16/54448

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



PCU065444

Dear Ms Armstrong

Planning Proposal - PP2015/0001 - Site bounded by Forest Road, Durham Street and Roberts Lane, Hurstville

I am writing to you to advise that at the Council Meeting of 20 April 2016 Council considered a Planning Proposal (PP2015/0001) for a site adjoining the eastern edge of the Hurstville City Centre. The Planning Proposal rezones the site from IN2 Light Industrial and part R2 Low Density Residential to B4 Mixed Use and increases the maximum building height and maximum floor space ratio ("FSR") as detailed below.

The site is approximately 1.4 hectares in size, triangular in shape and bounded by Forest Road, Durham Street and Roberts Lane, Hurstville. The site will be referred to as "East Hurstville" and was previously known as "Landmark Square". The Site has been divided by the Applicant (Dickson Rothschild) in the Planning Proposal request into "Site A" and "Site B" as shown below and the Council resolution reflects this division.

In summary, Council resolved to:

- *Rezone the site from part IN2 Light Industrial and part R2 Low Density Residential to B4 Mixed Use;*
- *Increase the maximum building height to 60 metres (Site A) and 25 metres (Site B);*
- *Increase the maximum FSR for the site from 0.6:1 and 1:1 to a maximum of 3.5:1 (Site A) and 1.5:1 (Site B);*
- *Introduce a bonus FSR incentive of 1.5:1 for development for "hotel or motel accommodation" on part of Site A only;*
- *Introduce a minimum non-residential FSR of 0.5:1 for the entire site.*

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Council also resolved to:

- That a contamination assessment report is prepared for Site A in accordance with the requirements of State Environmental Planning Policy No. 55 – Remediation of Land. No resolution was made in relation to Site B.
- Include the Site (both Site A and Site B) within the boundary of the Hurstville City Centre for the purposes of the Hurstville Section 94 Development Contributions Plan 2012



Figure 1: Subject Site showing division into Site A and Site B by Applicant

The Planning Proposal Report included as Attachment I considers the provisions of SEPP 55 and the need to ensure that the entire site is suitable for all land uses permissible in the proposed B4 Mixed Use Zone.

It is noted that part of Roberts Lane (currently zoned R2 Low Density Residential) and Durham Street (currently zoned IN2 Light Industrial) are proposed to be zoned B4 Mixed Use, consistent with the proposed zoning change of the site.

The key local strategy underpinning Council's support of a rezoning of the subject Site from IN2 Light Industrial and part R2 Low Density Residential to B4 Mixed Use is the Draft Hurstville Employment Lands Study ("ELS"). Council considered a report on recommendations of the Draft ELS for industrial land at a Council Meeting on 9 December 2015 and deferred the matter for further consideration.

Council commissioned GMU Design and Architecture to undertake an Urban Design Analysis for a number of sites in the Eastern Bookend precinct of the Hurstville City Centre and to inform the Draft Hurstville ELS. The work prepared by GMU for the subject site is included in the package of supporting information (Attachment 5) and recommended an FSR of 2.3 - 2.5:1 across the site and building heights ranging from 3 to 13 storeys.

In order to address local traffic infrastructure demands associated with the proposal, the Applicant made an offer to enter into a Voluntary Planning Agreement (VPA) on 26 November 2015 to contribute towards traffic infrastructure improvements. However, the VPA offer was withdrawn by the applicant on 24 March 2016. Consideration of the traffic impacts and the findings of the Hurstville Transport Management and Accessibility Plan (TMAP) in relation to development in this area of the Hurstville City Centre is given in the Planning Proposal Report provided in Attachment I.

The following reports and documents are provided to support the request for a Gateway Determination for the proposed changes to the land use zone and development standards:

- Attachment 1: Planning Proposal Report
- Attachment 2: Council Report, Recommendations and Resolution (20 April 2016)
- Attachment 3: Applicant's Planning Proposal Request (including supporting studies and reports)
- Attachment 4: Draft Employment Lands Study – Industrial Land Recommendations (9 December 2015)
- Attachment 5: Urban Design Analysis prepared by GMU Design and Architecture
- Attachment 6: St George Design Review Panel Minutes (19 January 2016)

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. Council does not wish to exercise its Plan making delegation in relation to the Planning Proposal.

Please do not hesitate to contact Kye Sanderson on 9330 6070 or myself on 9330 6257 if further information is required.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Carina', followed by a long, horizontal, slightly wavy line that extends to the right.

Carina Gregory
Manager Strategic Planning