



## Hurstville DCP

Control	Provision	Proposed	Complies
<b>Section 3 – General Planning Considerations</b>			
3.3.2.3 Town Centre North	<p>Town Centre North has the potential to become a thriving, mixed use, medium to high density precinct with a strong heritage theme. Specific objectives of relevance to the site are:</p> <p>Improve the public domain by creating new public spaces.</p> <p>Encourage street-defining mixed-use developments, with retail or commercial uses on the lower two levels.</p> <p>Remove the Westfield Shoppingtown Ramp and to open up the Westfield Shoppingtown and Entertainment Precinct to the street system and the rest of the town.</p>	<p>The site is located in the Town Centre North. As discussed at the Pre-DA Meeting and in the SEE, Scentre Group have a medium to long-term vision for the Westfield Shopping Centre site which will involve various upgrades to the entire shopping centre.</p> <p>This DA relates to the proposed revitalisation of the existing ELP, aligning the proposed uses with council's strategic vision for a bustling Hurstville city centre and an active night time economy.</p> <p>The proposed works include façade improvements and pedestrian improvements, commensurate with the scope of works proposed.</p> <p>Any major upgrade works will be undertaken as part of the medium-long term redevelopment of the site.</p>	Yes
3.6.1.2 Street Hierarchy	<p>Buildings are to be built to the street alignment or follow the street alignment, so that they define the street system thereby creating a public spatial hierarchy based on street width and public open space.</p> <p>Building to the street alignment achieves three things:</p> <p>1. It ensures that there is a clearly defined spatial system with streets of varying hierarchies.</p>	<p>The proposed rooftop extension is set back 2m from the street boundary. The proposed building alignment enables the building façade to address the street and improves the visibility of the ELP from the public domain,</p>	Yes

Control	Provision	Proposed	Complies
	<p>2. It enables a continuous awning to protect shoppers.</p> <p>3. It enables the building facade to address the street thereby improving both the visible importance of the street and the potential for security and safety.</p>		
3.6.2 Building Use	Retail and commercial development is to be located on the lower levels of mixed use developments to provide an active frontage to the street.	<p>The proposal activates the street frontage by:</p> <ul style="list-style-type: none"> <li>Identifying a public art zone on the northern façade. This public art zone will be located at the ground plane fronting Cross Street. Scentre Group will continue to work with Council to select an artist for the integration of art into the new and existing façade.</li> <li>Increasing opportunities for passive surveillance to and from the site by installing a new glazed shopfront to north-facing retail tenancies adjoining the pedestrian accessway.</li> <li>Installing new paving and balustrade to pedestrian accessway along northern boundary of site, encouraging use of this accessway to the ELP.</li> <li>Creating two new entry points to the ELP (lift lobby off Park Road and pedestrian accessway along the northern boundary of the site), activating both frontages.</li> </ul>	Yes
3.6.3.1 Energy Efficiency	Hurstville will attempt to reduce these effects by requiring: demand management; energy efficiency; fuel and power source substitution; use of recycled and low embodied energy materials; construction of buildings capable of adaptation in the long term.	An Ecological Sustainable Development ( <b>ESD</b> ) Report has been prepared by Scentre Group and included at <b>Appendix N</b> .	Yes
3.6.3.2 Water Conservation and	Hurstville can contribute to the development of better practice to stabilise or overcome these problems by	The project will implement initiatives with the aim to reduce the consumption of potable water through measures such as	Yes

Control	Provision	Proposed	Complies
Pollution Minimisation	consideration of the total water cycle including: demand management; water efficiency; fit for purpose substitution; nutrient reclamation; source control of pollution; recycling; rainwater harvesting	<p>the incorporation of water efficient fixtures and building control management systems and water re-use where practical. Initiatives include:</p> <ul style="list-style-type: none"> <li>• The selection of equipment that is more water efficient than comparable standard practice equivalents.</li> <li>• The use of water-efficient supplementary equipment.</li> <li>• The selection of water-efficient toilets taps and showers.</li> <li>• Precedent given to the specification of flora and fauna for any landscaping to be that of native origin with minimal water consumption.</li> <li>• Integration of water metering and facilities management plans for prevention of excessive water consumption through leakages of amenities and hardware.</li> </ul>	
3.6.3.3 Recycling and Waste Minimisation	Hurstville can contribute to the development of better practice to stabilise or overcome these problems by consideration of integrated waste management including waste avoidance, waste minimisation, recycling, construction waste minimisation and source separation facilities	A Waste Management Plan has been prepared by WSP and included at <b>Appendix P</b> .	Yes
3.6.3.4 Building Materials	Building materials affect the environment and human health during their extraction manufacture, distribution, use and disposal. Hurstville can help minimise the environmental impact of materials by prescribing materials and process that threaten endangered species and habitats, avoiding the use of toxic materials and using recycled and low embodied energy materials.	The development strives to implement standard best practice measures to address the consumption of resources during the building construction phase and to reduce the environment impacts of building materials. The project will target to include building materials that are responsibly sourced or have a sustainable supply chain which uses energy-reducing processes in its manufacture. For steel framed structures, steelwork sourced from a responsible	Yes

Control	Provision	Proposed	Complies
		steel maker/steel contractor will be incorporated as much as practically possible.	
3.6.3.5 Landscape and Biodiversity	Hurstville can contribute to the protection and development of biodiversity by prescription of materials and process that threaten endangered species and habitats, indigenous species planting, creation and extension of habitat.	Ecological value of the site will be preserved and initiatives such as:  Plantation of indigenous xeriscape species of plants to replace hardscape.  Reducing the impact of heat island effects from hard surfaces will be considered by the landscape architect to enhance the natural diversity of the site	Yes
3.6.3.6 Human Health	Development in Hurstville can contribute to the protection improvement of human health by: avoiding the use of toxic materials; design practices to discourage microbes, dust and mites; maximising natural ventilation and solar access; controlling electromagnetic radiation; remediation of contaminated sites.	The ESD Report at <b>Appendix N</b> outlines initiatives to improve indoor air quality, acoustic comfort, lighting comfort, indoor pollutants, thermal comfort and ventilation.	Yes
3.7 Social Planning Principles	Ensure development contributes to the creation of an urban environment which:  is liveable, affordable, and accessible.  encourages the expression of cultural diversity and identity, and recognition of heritage in the design and use of space.  ensures access to, and community participation in the development of appropriate facilities, services, and public spaces.	Scentre Group is committed to ensuring Westfield Hurstville remains a 'living' centre that connects and enriches the community whilst offering an improved shopping, entertainment and leisure experience. The proposed ELP will be accessible to all members of the community and seeks to enrich the community by providing a community green space intended to be used to host a variety of activities and events including yoga, pilates, performances, fitness groups, an outdoor cinema, seasonal markets and kids play. Refer to Social Impact Assessment at <b>Appendix F</b> for further discussion.	Yes

Control	Provision	Proposed	Complies
	<p>recognises and addresses any adverse social impacts on the health, safety, and general well-being of the community, including cumulative impacts.</p> <p>facilitates effective community participation in the development of strategies to improve and maintain the public domain in a way that reflects the aspirations of the community, promotes community ownership, identity and pride, and promotes a vibrant and attractive environment</p>		
3.7.1 Community Infrastructure	A range of appropriate and accessible community services and facilities should be provided or available to meet the needs of the Hurstville Town Centre community and visitors, which maintain and improve the quality of life and well-being of the community.	The proposal includes a community green space to be used for a range of community, recreational and leisure activities.	Yes
3.7.2 Social Impact Assessment	<p>Opportunities are investigated to maximise positive social impacts and identify negative social impacts, and to develop mitigation or minimisation strategies and proposals evaluated under Section 91D. Consideration is given to cumulative social impacts, and the prevention or mitigation by the development of further exacerbation of existing negative impacts.</p> <p>Consideration is given to social impacts on special needs groups in the community in consultation with existing committees.</p>	A Social Impact Assessment has been prepared by Urbis and included at <b>Appendix F</b> .	Yes
3.7.4 Community Safety	Development design should maximise public surveillance of public and community spaces, contribute to actual and perceived safety within the community, and discourage opportunities for crime.	A primary objective of the proposal is to improve access to the ELP from key destination points including Hurstville Train Station and bus interchange. A key initiative is to open up this existing pedestrian walkway to provide direct access to the ELP.	Yes

Control	Provision	Proposed	Complies
		<p>Specifically, it is proposed to replace the existing fence around the childcare centre with frosted glazing to prevent views into the childcare whilst allowing natural light to permeate through. It is also proposed to remove the existing balustrade and replace with an additional extension to prevent people from climbing over.</p> <p>The proposed lighting, landscape and access arrangements will also improve pedestrian amenity and safety.</p>	
3.7.5 Access	Design of public and semi-public spaces and the public domain should maximise access and use, promote social opportunities, safety and security, and be generally well-maintained, attractive, comfortable and free of graffiti, especially graffiti of a discriminatory or racist nature.	Opportunities for passive surveillance and socialising have been maximised. The proposal improves access to the ELP from key destination points including Hurstville Train Station and bus interchange. Paths of travel and sightlines have also been improved through landscaping, lighting and wayfinding improvements.	Yes
3.7.6 Cultural Development	Development design should reflect, value, and support the cultural diversity and identity of the Town Centre. Investigation of opportunities for inclusion of art within the public and private domain.	Scentre Group will work with Council to select an artist for the integration of art into the new and existing façade that reflects the value and supports the cultural diversity and identity of the Town Centre.	Yes
<b>Section 4</b>			
<b>4.1.1 Built Form</b>			
4.1.1.1 Floor Space	Establish maximum floor space ratios that ensure the bulk and scale of development is compatible with the major centre status of the Hurstville City Centre.	<p>By virtue of the existing non-compliances on the site, the proposed expansion of the ELP will result in a minor increase in the FSR on the site, by 3%.</p> <p>The merits of the additional FSR are justified in the submitted SEE.</p>	<p>No –</p> <p>Refer to <b>Section 6.2</b> of the SEE</p>

Control	Provision	Proposed	Complies
4.1.1.2 Use	All ground floor levels in buildings facing active streets must incorporate retail and/or commercial, showrooms or entertainment uses to activate the street.	The proposed ELP is located above street level. Notwithstanding this, a new lift lobby on Park Road is also proposed, connecting pedestrians at street level to the ELP above and activating the street.	Yes
4.1.1.7 Roof Structures	Lift over-runs, plant equipment and communication devices and the like, are to be integrated into the design of the building.	Noted.  The proposed works include relocation of the existing roof top plant and services, including concealing these within the proposed built form and away from the residential properties, significantly enhancing the outlook from the residences to the north.	Yes
4.1.1.8 Awnings	Cantilevered awnings are to be used along most streets.	No awnings are proposed. The proposed ELP is located above street level.	N/A
4.1.1.15 Access for People with Disabilities	Building shall comply with Council's Access Policy.	Refer to Access Report prepared by Morris Goding Consulting at <b>Appendix Q</b> .	Yes
4.1.2 Services	<p>All major sites therefore, are to have waste and recycling facilities which can be accessed by the waste removal contractor's vehicle standing fully within the site. These are to be unobtrusive and not likely to cause a nuisance to adjoining premises.</p> <p>All major developments are to have a loading dock on site for the delivery or removal of goods and the dock shall be located so that the service vehicle stands fully within the site.</p>	A Waste Management Plan has been prepared by WSP and included at <b>Appendix P</b> .	Yes

Control	Provision	Proposed	Complies
4.1.5.1 General Design Considerations	<p>Buildings should be appropriately modulated and articulated in their façade to provide well-proportioned elevations and human scale, shadow lines etc when viewed along the street.</p> <p>Architecture must draw clues from the existing buildings in terms of plans, elevations and the traditional vertical structural modulation evident in Hurstville.</p> <p>The design should consider the proposed building in its street context.</p>	A Streetscape Analysis has been prepared by Urbis and included at <b>Appendix X</b> .	Yes
4.1.5.2 The Street Walls/Elevations	<p>The elevations should provide an oblique view along the street, this should be articulated, provide interest and reflect a human scale.</p> <p>Highly expressive and articulated facades are encouraged, with a depth of three metres for articulation allowed in the street alignment provisions.</p> <p>Minor stepping of the street frontage and articulation of building façade is encouraged. The building entrance may be set back or brought forward for emphasis.</p> <p>Important parts of the building such as corners, entrances the building base and the roof, should be articulated.</p> <p>Surveillance of the public domain from the building is essential.</p>	Refer to Architectural Design Statement at <b>Appendix E</b> and Section 6.3 of the SEE.	Yes
4.2.2.1 Height of Buildings	19m	Refer to discussion in section 6.1 of the submitted SEE.	No



Control	Provision	Proposed	Complies
	The height of a building on any land is not to exceed the maximum height shown for the land.		Refer to <b>Section 6.1</b> of the SEE
4.2.2.2 Floor Space Ratio	2:1	Refer to discussion in section 6.2 of the SEE.	No  Refer to <b>Section 6.2</b> of the SEE
4.2.2.3 Active Street Frontages	Cross Street	<p>Cross Street is identified as an active street frontage. The proposal activates Cross Street by:</p> <ul style="list-style-type: none"> <li>Identifying a public art zone on the northern façade. This public art zone will be located at the ground plane fronting Cross Street. Scentre Group will continue to work with Council to select an artist for the integration of art into the new and existing façade.</li> <li>Increasing opportunities for passive surveillance to and from the site by installing a new glazed shopfront to north-facing retail tenancies adjoining the pedestrian accessway.</li> <li>Installing new paving and balustrade to pedestrian accessway along northern boundary of site, encouraging use of this accessway to the ELP.</li> <li>Creating two new entry points to the ELP (lift lobby off Park Road and pedestrian accessway along the northern boundary of the site), activating both frontages.</li> </ul>	Yes
Block 18	The site is located on Block 18A and subject to the following controls:	Noted.	N/A

Control	Provision	Proposed	Complies		
Use	Ground floor - Retail Upper floors - Retail/Commercial/Residential/Entertainment	The proposal is for retail, entertainment and leisure uses – consistent with the DCP.	Yes		
Height	19m	See Section 6.1 of SEE	No  Appropriate on Merit		
FSR	2:1	See Section 6.2 of SEE	No  Appropriate on Merit		
Street set backs	Depending on use.	Noted. The proposed extension is set back 2m from the street boundary.	Yes		
Awnings	On retail as appropriate.	No awnings are proposed.	N/A		
Vehicle access	To be agreed.	There is no change to existing vehicular access arrangements.	N/A		
Car Parking	Basement	As stated in the Transport, Traffic and Parking Report prepared by SLR Consulting, the removal of 69 car parking spaces is proposed, however, the updated parking supply (2,671 spaces) will still meet the minimum requirements of Council DCP.	Yes		
	Min % on site			Use	Rate sqm
	70			Commercial	60
	70			Retail	30
Design Principles for Future Development	<p>The long term goal in planning terms for the Westfield Development is to open the development up to the street system with outdoor eating, shop windows, etc.</p> <p>Should Westfield seek to redevelop the site building envelopes are to be prepared by Council in conjunction</p>	Scentre Group have a medium - long term vision for the Westfield Shopping Centre site and is committed to working with council to deliver on this vision and better integrate the site with the evolving and emerging character of the Hurstville city centre.	Yes		

Control	Provision	Proposed	Complies
	<p>with Westfield. These will conform to the objectives and principles of this DCP. The planning principles for the site are:</p> <p>The height limit on sites 18A and 19A are to remain as in the current development until such time as building envelopes are designed by Council with input from Westfield, related to a specific brief. A building envelope which defines a public/private spatial hierarchy.</p> <p>Creation of active frontages to all streets to and when this is practicable.</p> <p>If the site were not to be exclusively retail, other uses which are permissible are commercial and entertainment.</p>	<p>However, this ELP provides a short term development outcome that significantly improves the function and operation of the existing ELP and will provide residents with a place of entertainment, leisure and enjoyment whilst contributing to jobs growth.</p> <p>The applicant has worked closely with council staff and is committed to delivering an ELP that aligns with the vision for the desired future outcome for the city centre.</p> <p>In doing so, the proposed uses will contribute to a variety of community and leisure based uses as well as contributing to the activation of a night time economy. Such uses will contribute to the activation of the street and are compatible with the roof top entertainment and dining precinct approved at 6-8 Cross Street.</p> <p>The proposed uses are permissible with consent in the 3(b) zone.</p> <p>The proposed development will include façade upgrades, public art zones and improved pedestrian permeability, consistent with the proposed scale of development.</p>	