



Hurstville City Council

7 June 2012

Caroline Owen
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Our Ref: 10/1482:D12/57454

Dear Ms Owen

Section 75W request to modify the approved Concept Plan for Mixed Use Residential and Retail Development at 21-35 Treacy Street, Hurstville (MP10_0101)

I refer to letter from the Department dated 21 May 2012 concerning the abovementioned matter and now forward to you Council's comments on the proposal.

Council previously submitted an objection to this development in February 2011 and again raises its concerns regarding the bulk and scale, traffic and other issues with the original application.

On 12 April 2012, Council gave consideration to a report on proposals for a new draft LEP for the City Centre including the subject site. At this meeting, Council resolved that the maximum building height on the site properties be 15m and with a FSR of 3:1 applying as part of this new draft LEP.

While it is acknowledged that the proposed modification does not alter the bulk and scale of the development, these matters are still a concern to Council. In addition to our previous submission, Council has challenged the decision of the Planning Assessment Committee to approve the original application in the Land and Environment Court. This matter was heard on 6 and 7 March 2012 before Justice Pain and a decision is yet to be handed down.

It is noted that the current modification proposes to increase the number of car parking spaces which was a previous issue raised by Council.

Finally, a reduction in retail floor space is inconsistent with Council's aims to seek active street frontage opportunities on the ground floor.

Should you require further information please contact Mr Michael Watt, Director Planning and Development on 9330 6101.

Yours faithfully

Michael Watt
Director Planning and Development

