



Hurstville City Council

26 August 2013

Natasha Harras
Department of Planning & Infrastructure
Metropolitan & Regional Projects South
GPO Box 39
SYDNEY NSW 2001

Civic Centre
MacMahon Street
Hurstville NSW 2220
PO Box 205 Hurstville BC NSW 1481
Telephone (02) 9330 6222
Facsimile (02) 9330 6223
email hccmail@hurstville.nsw.gov.au
website www.hurstville.nsw.gov.au

Our Ref: 10/1482:D13/085234

Dear Ms Harras

Section 75W request to modify the approved Concept Plan for Mixed Use Residential and Retail Development at 21-35 Treacy Street, Hurstville (MP10_0101 MOD 2)

I refer to letter from the Department dated 23 July 2013 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, June 2012 and again raises its concerns regarding the bulk and scale, traffic and other issues which were raised 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-23m and with a FSR of 3-4:1 applying as part of this new draft LEP. While this draft is yet to be finalised, the planning controls were adopted in Council's DCP No. 2 City Centre on 1 August, 2012 and these apply to this site.

A review of the proposed modifications shows that height is still excessive which adds to the bulk and scale of the development becoming more pronounced and totally incompatible with the existing and future desired character for Treacy Street. As with the original proposal and previous modification, this proposal substantially exceeds the height controls for the site set in Council's DCP No 2 ranging from 15-23m (4-7st). The original proposal represented a 128% increase in height (storeys) over Council's planning control.

This current proposal represents a 20% increase in height (storeys) and a 14% increase in GFA. In terms of FSR the planning control of 3-4.0:1 has been increased to 6.78:1 (Mod 1-69.5% increase) and now proposed at 7.74:1 (Mod 2 -14% increase). These matters are still of concern to Council.

It is noted that the current modification proposes to increase the number of car parking spaces which was a previous issue raised by Council. This additional parking is not opposed.

The proposed reduction in retail floor space is inconsistent with Council's aims to seek active street frontage opportunities on the ground floor. It is noted that this is replaced by proposed child care and while this use is not an issue the provision of access to open space for the centre needs further consideration.

The justification for the changes on the basis of impact, the development's height being below CASA requirements, meeting longer term metropolitan housing objectives and because the height of nearby development was approved by the JRPP is not soundly based or supported. The facts are overshadowing properties in Kogarah is extended, CASA's requirements are not the planning



standard, an additional 45 units is unlikely to contribute to any longer term housing goal for Metropolitan Sydney and the approval by the JRPP on a nearby site, for a different development with different planning controls is irrelevant, and not justification for increased height. A summary of comments related to these points is provided in the attached Table.

Given the above this submission does not support the modification to increase the height of the building and recommends the Department refuse the modifications.

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

Attach: Summary Table