

Ben Lusher - Online Submission from Brad Hampson of Railcorp (support)

From: Brad Hampson <bradley.hampson@railcorp.nsw.gov.au>
To: Ben Lusher <Ben.Lusher@planning.nsw.gov.au>
Date: 9/01/2011 7:38 PM
Subject: Online Submission from Brad Hampson of Railcorp (support)
CC: <assessments@planning.nsw.gov.au>

Hello, I lived at penshurst for 6 years and worked at hurtville on and off for 26 years. I believe the proposed development would enhance the area and provide for the ever growing needs of the area.

Name: Brad Hampson
Organisation: Railcorp

Address:
21 green st cronulla nsw

IP Address: - 203.9.151.254

Submission for Job: #4083 MP 10_0101 - Treacy Street Mixed Use Development
https://majorprojects.onhiive.com/index.pl?action=view_job&id=4083

Site: #2285 21- 35 Treacy Street
https://majorprojects.onhiive.com/index.pl?action=view_site&id=2285

Ben Lusher

E: Ben.Lusher@planning.nsw.gov.au

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Ben Lusher - Online Submission from mark whiteley ()

From: mark whiteley <markmelw5@bigpond.com>
To: Ben Lusher <Ben.Lusher@planning.nsw.gov.au>
Date: 6/01/2011 5:05 PM
Subject: Online Submission from mark whiteley ()
CC: <assessments@planning.nsw.gov.au>

I was once a resident in hurstville grove , and comuted to hurstville on a regular basis. I was encouraged to see new development there because it was looking a bit of an eye sour.This new development is just what 21-35 treacy st hurstville needs to clean up this street.This also provides people who live there more easier access to trians and buses which helps or enviroment. I'm all for this project ,as it will also help our economy which helps the local trades to build this development. I havn't made any politcal donatins over the past two years.
Cheers . Mark

Name: mark whiteley

Address:
200 dunbar st stockton

IP Address: - 120.146.67.105

Submission for Job: #4083 MP 10_0101 - Treacy Street Mixed Use Development
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Ben Lusher - MP 10_0101 - Treacy Street Mixed Use Development

From: Joe Whiteley <waveskijoe@yahoo.com.au>
To: <Ben.Lusher@planning.nsw.gov.au>
Date: 10/01/2011 8:05 PM
Subject: MP 10_0101 - Treacy Street Mixed Use Development

Mr Lusher

Just a quick email regarding the above proposed development. I have had a look at the plans and I must say I am very impressed with the proposal. It is about time that council got rid of the unsightly used car lots and vacant blocks and started building modern well designed buildings.

I was born and raised in Mortdale and have watched the area grow and develop over 63 years, having lived in Hurstville Grove and Penshurst and even though I have moved out of the area in the last 15 years I still travel through Hurstville every week. These types of developments add value to the surrounding areas both on an aesthetic and financial level.

Regards
John J Whiteley
02 9527 0459

Ben Lusher - 21 - 35 Treacy Street , Hurstville Development

From: Christine Dacron <cdacron@yahoo.com.au>
To: <Ben.Lusher@planning.nsw.gov.au>
Date: 10/01/2011 8:43 PM
Subject: 21 - 35 Treacy Street , Hurstville Development

Dear Sir

An associate informed me of a proposal to build a 16 storey development at the above address which did sound rather unsightly, and so I went to the Library and was pleasantly surprised by the plans.

This would seem to be a very well thought out and beautiful building when it is completed, which will service both domestic and commercial requirements in Hurstville.

Congratulations on beautifying what is a wonderful suburb of Sydney.

Kind regards
C Dacron.

Ben Lusher - Online Submission from Robert Sciacchitano of Edge Australia Pty Ltd (support)

From: Robert Sciacchitano <shakka@ozemail.com.au>
To: Ben Lusher <Ben.Lusher@planning.nsw.gov.au>
Date: 12/01/2011 8:19 PM
Subject: Online Submission from Robert Sciacchitano of Edge Australia Pty Ltd (support)
CC: <assessments@planning.nsw.gov.au>

Dear Mr Lusher,

I write to support the proposed development of 21-35 Treacy St Hurstville.

I studied Town Planning at the University of New England, Armidale and i currently live in a rural area on the south coast.I have been following the designs of certain draft LEP's and I am concerned at the amount of rural productive land turned into residential development.

I therefore fully support the Treacy St development that will cater for the medium and high density housing needs in an established growth centre.
(as highlighted in the 2010 Sydney metro strategy).

The architectural design is cutting edge and makes the overall building mass appear less intrusive on the cityscape than most of the current high rise in Hurstville.

I also state that I have made no political donations.

yours sincerely,
Robert Sciacchitano

Name: Robert Sciacchitano
Organisation: Edge Australia Pty Ltd

Address:
76 Central Ave Oak Flats NSW 2529

IP Address: pa49-182-239-139.pa.nsw.optusnet.com.au - 49.182.239.139

Submission for Job: #4083 MP 10_0101 - Treacy Street Mixed Use Development
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Site: #2285 21- 35 Treacy Street
https://majorprojects.onhiive.com/index.pl?action=view_site&id=2285

Ben Lusher - Online Submission from Julie Fairclough of Resident (support)

From: Julie Fairclough <j.fairclough@optusnet.com.au>
To: Ben Lusher <Ben.Lusher@planning.nsw.gov.au>
Date: 13/01/2011 10:45 AM
Subject: Online Submission from Julie Fairclough of Resident (support)
CC: <assessments@planning.nsw.gov.au>

RE: 21-35 Treacy Street, Hurstville (MP10-0101)

Dear Mr Lusher,

I am writing to support the application to build a residential and retail complex at 21-35 Treacy Street Hurstville.

As a resident of neighbouring Penshurst, I understand that the Hurstville LGA needs more housing to cater for the lack of affordable housing stock in the area. Hurstville CBD is the most logical place to take on high rise apartments because it has the infrastructure already in place to support high density housing such as the major railway station in the area, the major shopping centre in the area as well as the major office buildings in the area.

Penshurst however already suffers from heavy vehicular traffic congestion and because of the high number of pedestrians, Penshurst therefore is not suitable to contain high density development.

Any extra road traffic in Penshurst would present a major risk to the pedestrian traffic in Penshurst such as:

1. The many children attending the four schools in Penshurst (Penshurst West Public, Penshurst Girls Campus, Penshurst Public and St Declans Catholic).
2. The large proportion of elderly persons in the area who add to the pedestrian traffic and would also be at risk of extra vehicle traffic.

Should you have any questions, please do not hesitate to call me on 0438 952 821.

I have not made any political donations in the past 2 years.

Regards

Julie Fairclough

Name: Julie Fairclough
Organisation: Resident

Address:
5/67 Ocean Street, Penshurst NSW 2222

IP Address: 206.76.233.220.static.exetel.com.au - 220.233.76.206

Submission for Job: #4083 MP 10_0101 - Treacy Street Mixed Use Development
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Ben Lusher

E: Ben.Lusher@planning.nsw.gov.au

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Ben Lusher - Online Submission from Dean Eades (support)

From: Dean Eades <eadesdean@yahoo.com.au>
To: Ben Lusher <Ben.Lusher@planning.nsw.gov.au>
Date: 13/01/2011 7:13 PM
Subject: Online Submission from Dean Eades (support)
CC: <assessments@planning.nsw.gov.au>

I am writing in support of the Treacy St development proposal. I am a registered valuer, licensed real estate and strata managing agent. The site is suitably located for a high density development for the following reasons:

1. Hurstville is emerging as a major Sydney growth centre.
2. The site is located close to existing public transport and local amenities such as Westfield shopping centre.
3. There is a huge demand for residential apartments in Hurstville within walking distance to the train station.

I have not made any reportable political donations on the last two years.

Dean Eades

Name: Dean Eades

Address:

29-31 Croydon St
Cronulla nsw 2230

IP Address: - 202.81.69.153

Submission for Job: #4083 MP 10_0101 - Treacy Street Mixed Use Development
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Ben Lusher

E: Ben.Lusher@planning.nsw.gov.au

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Ben Lusher - Online Submission from warren&kristina mcwhirter of wmc boards (support)

From: warren&kristina mcwhirter <kmcwhirter7@optusnet.com.au >
To: Ben Lusher <Ben.Lusher@planning.nsw.gov.au>
Date: 13/01/2011 10:31 PM
Subject: Online Submission from warren&kristina mcwhirter of wmc boards (support)
CC: <assessments@planning.nsw.gov.au>

In being a long term resident of Mortdale and Sth Hurstville and a business owner of a main street shop in both Kogarah and Mortdale, I know the area well and would encourage more developments such as the one at Treacy street. With the Hurstville area already a residential and business hub providing more housing and easy access to the city via rail is essential. To live and work in the Hurstville area in quality housing would be great and would provide a much needed facelift to the street scape of this particular part of Hurstville.

Name: warren&kristina mcwhirter
Organisation: wmc boards

Address:
52 prince edward park rd woronora 2232

IP Address: d122-104-8-231.riv2.nsw.optusnet.com.au - 122.104.8.231

Submission for Job: #4083 MP 10_0101 - Treacy Street Mixed Use Development
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Ben Lusher

E: Ben.Lusher@planning.nsw.gov.au

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Ben Lusher - Online Submission from john dimopoulos of geoform design architects (support)

From: john dimopoulos <johnd@geoform.com.au>
To: Ben Lusher <Ben.Lusher@planning.nsw.gov.au>
Date: 14/01/2011 6:01 PM
Subject: Online Submission from john dimopoulos of geoform design architects (support)
CC: <assessments@planning.nsw.gov.au>

I am a registered architect and have designed projects in and around Sydney for the last 24 years.

The proposal would be of significant benefit to the Hurstville community for the following reasons:

1. The striking overall form and more dramatically, utilising 'cut outs' in the building mass, lightens the materiality of the building and creates a perforated block form which is a welcome and exciting change from the very ordinary designs that have previously been built in Hurstville.
2. The apartment layouts utilise the principles of SEPP 65 requirements to enable cross flow ventilation and energy efficient living spaces.
3. By virtue of the site being located on the northern side of the Illawarra railway line, the bulk of the winter solstice shadows are cast over the railway corridor, limiting any impact on the neighbouring properties to the South.

I have not made any political donations in the past 2 years.

Regards

John Dimopoulos

Name: john dimopoulos
Organisation: geoform design architects

Address:
suite 145-H
780 bourke street
redfern

IP Address: mail.geoform.com.au - 60.241.178.187

Submission for Job: #4083 MP 10_0101 - Treacy Street Mixed Use Development
https://majorprojects.onhiive.com/index.pl?action=view_job&id=4083

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Ben Lusher

E: Ben.Lusher@planning.nsw.gov.au

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Debrah Silver - Online Submission from BORIS BOZNOVSKI of MBA ACCOUNTANTS & BUSINESS ADVISORS PTY LTD (support)

From: BORIS BOZNOVSKI <mbaaccountants@bigpond.com>
To: Ben Lusher <Ben.Lusher@planning.nsw.gov.au>
Date: 13/01/2011 4:10 PM
Subject: Online Submission from BORIS BOZNOVSKI of MBA ACCOUNTANTS & BUSINESS ADVISORS PTY LTD (support)
CC: <assessments@planning.nsw.gov.au>

To whom it may concern,

I wish to advise I support the proposed development plan for 21- 35 Treacy Street - Hurstville.

I believe that this proposal would greatly benefit Hurstville by encouraging business development and growth in the Hurstville area.

This would help to promote and develop Hurstville as a business centre. i.e Similar to Chatswood.

As an owner of a small business in Hurstville, I 100% support this major project as i feel it will is leading Hurstville in the right direction to greater business and residential opportunities for the future.

Kind Regards,

Boris Boznovski

Name: BORIS BOZNOVSKI
Organisation: MBA ACCOUNTANTS & BUSINESS ADVISORS PTY LTD

Address:
PO BOX 773
HURSTVILLE BC NSW 1481

IP Address: cpe-58-165-220-130.nsw.bigpond.net.au - 58.165.220.130

Submission for Job: #4083 MP 10_0101 - Treacy Street Mixed Use Development
https://majorprojects.onhiive.com/index.pl?action=view_job&id=4083

Site: #2285 21- 35 Treacy Street
https://majorprojects.onhiive.com/index.pl?action=view_site&id=2285

Ben Lusher

E: Ben.Lusher@planning.nsw.gov.au

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Department of Planning
Received
6 FEB 2011
Scanning Room

The Director
NSW Dept of Planning
GPO Box 39
Sydney 2001

Subject:- the Part 3A Application for 21-35 Treacy St Hurstville(MP10-0101)

Dear Sir,

As a former Mayor and Councillor of Hurstville Council I write to support the above proposed development and express my disgust at what has become the confused calamity of town planning in Hurstville City.

It was accepted bi-partisan policy in the 1980s, 1990s and the early part of this decade that residential, commercial and retail growth in the Hurstville City centre was an objective pursued for two reasons.

Firstly, the politics of the community were such that the local population was no longer prepared to put up with parts of every suburb gradually being eaten up by piecemeal villa developments and three storey walk up units. Centralised growth in high density unit development in and around Hurstville Railway Station and the Westfield precinct was seen not only as environmentally progressive by encouraging public transport but was seen as saving the constant street battles over what is now termed medium density development in Oatley, Lugarno, Peakhurst, Penshurst, Mordale, Beverly Hills, Kingsgrove and the non CBD parts of Hurstville itself.

Council itself bought up many many properties as both investments and as a means of near complete control of these desired outcomes.

This was given voice in the Hurstville Masterplan of 2004-5 by then Mayor Jo Morris who said words to the effect of developing the city centre to protect the suburbs from greater development in her launch of the plan.

Secondly, the policy was pursued because long before the State Government identified Hurstville as a major centre, Council identified for itself, that along with Chatswood in the North and Parramatta in the West, Hurstville was to be the "southern Sydney capital". This for no other reason than that this opportunity represented a chance for long term quality local jobs.

Population density in the city centre has therefore had a long and bipartisan history, integrated with other Council objectives.

Now, however, despite the wording of the Council resolution on Draft LEP 2011 paying lip service to the Masterplan all this has been turned on its head. Worse this is done without any policy announcement.

What concerns residents the most about this can actually be found in Council's own business papers. The Department should be aware that no less than six fairly large areas were recommended by Council's officers for inclusion in Draft LEP 2011 for conversion from residential housing to medium density-2 in Beverly Hills, 2 in Mortdale and 1 in Riverwood and Narwee. My old ward –Penshurst Ward cops three of these. This is Council's own officers saying that the Council's LEP does not meet the housing need that you expect every Council to meet.

However anyone who has had more than five minutes experience in the planning system and ,like myself continues to follow these events ,knows that if Hurstville City is not to take the lion's share of new residential development then the list of 6 above will grow to far more areas not just in Hurstville but in Kogarah and Rockdale as well.

This scenario is unnecessary .High rise development in Hurstville has long been accepted .Directly opposite this proposed development in Treacy Street is a 13-14 story development built in the 1980s,before the State commenced telling Council in earnest in increase centre densities. There are a number of buildings already in existence that are taller than what is proposed.

The inevitable explosion of medium density in surrounding suburbs will be widely and loudly opposed .And people are not stupid .This is being realised now as to the ramifications of the current Council's attitude.

Treacy Street has long been an area suitable for such high rise because its shadow effects are on the rail line .Council has long known the value of its own carpark immediately next to this proposed development.

However, the judgement of the current Council is even worse. After years of encouraging mixed developments ,all of a sudden the Council s choosing to read the Masterplan as wanting commercial only development in the largest part of the CBD of Hurstville.

This will not work. The Council stopped chasing the movement of government departments for large commercial take up years ago. The reality is that the Hurstville centre is now so ran down that only mixed high density developments will be viable for the developers to consolidate the blocks and redevelop.

Hurstville Council has lost its way entirely on planning and many other matters. I believe the Council's inevitable objection to the proposed development at 21 Treacy Street is not on its merits but according to the enmity against one of the applicants for political reasons.

The proposed development should be supported because

1. the height and FSR are not exceptional by Hurstville or other major centre's standards;
2. .it will hopefully kick start the redevelopment of the eastern end of the CBD-Treacy Street is currently a lamentable mix of car workshops and restaurant backyards;

3..it meets the demand of the market –the fast growing Chinese Australian population wants exactly what is proposed-high rise ,safe ,views and close to Chinese shops and restaurants.

4. it is probably the largest consolidated piece of real estate fit for this purpose in the CBD ,but outside the “core” area;

5. this development as proposed will alone save somewhere between 100-150 housing blocks in the suburb needing to be rezoned to medium density.

I have no declarable political donations.

Yours sincerely.

A handwritten signature in cursive script that reads "Bryan McDonald".

Bryan McDonald JP. LGA Award.

11 Moombara Ave

Peakhurst 2210 NSW

T.Home 02 91 536045.

T. Mob. 0417 536045.

02/02/2011

302/208 Forest Road
Hurstville NSW 2220

Mobile: 0411 730 080
Email: dsin2323@gmail.com

8 February 2011

The Director
NSW Department of Planning
GPO Box 39
Sydney NSW 2001

**Re: Part 3A Application
21 – 35 Treacy Street Hurstville (MP10-0101)**

Dear Sir or Madam,

I write to express strong support for the proposed 16 storey mixed use development currently on public exhibition.

The current state of the market for home units in Hurstville is not good. There is a predominance of old stock and what stock is available is generally not as convenient to shops and the Hurstville Railway station as they could be. The proposed development by contrast is superbly located to both provide a much needed boost to the local shops and restaurants at the eastern end of Hurstville and to access both the nearby railway and bus.

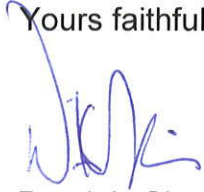
For these reasons the proposed development has created great interest, particularly in the expanding Australian Chinese community of Hurstville. The potential for appealing views to the north as well as over Botany Bay is also a great feature of the high rise which is entirely appropriate given that a number of higher building approvals exist or are afoot in the Hurstville City Centre. It will further strengthen the momentum of making Hurstville the commercial and business centre in southern Sydney, where people can work and live. Its location will enable residence to make good use of public transport instead of having to rely on private vehicles.

Further, it must be said that the present state of Treacy Street with a number of car workshops and an empty caryard is a sad blight on Hurstville's appearance, particularly being immediately behind the main road and on the railway line. It is my view that the proposed development which is of an excellent architectural

standard will kick start the much needed rejuvenation of this part of Hurstville and set a new standard for future development in Hurstville's renewal.

I urge your support for the application.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Dominic Sin', with a stylized flourish at the end.

Dominic Sin

21 BREAKWELL ST
MORTDALE 2223
7th FEB 2011

The Director,
N.S.W. Department of Planning
G.P.O. Box 39
Sydney 2001

Dear Director,

I write to express my support for the Part 3A Application for proposed development at 21-35 Treacy St. Hurstville as advertised and denoted as MP 10 - 0101.

The development of a 16 story apartment block on the site appears as though it will affect no one in a negative sense - shadowing, traffic or noise. At 16 storeys it is consistent with, if not smaller than other Hurstville CBD developments.

As a long time resident of Mortdale, it has been of some relief to myself and others that large scale residential development has occurred in the Hurstville centre for some decades.

This is good public policy. Walking distance to the major railway station at Hurstville and a primary destination for buses, this has no doubt reduced both carbon output of car travel and road congestion. Why then would we not do more of this within reason?

It is consistent with the M.S.W. Government's policy of concentrating population growth in major metropolitan centres of which Hurstville is clearly one.

More importantly I read in the St. George's Sutherland Shire Leader that under the Metropolitan Strategy 2036 that the southern region, of which Hurstville is clearly central, an additional 58000 homes will be needed. It begs as to where so many homes will be found unless major centres already characterised by residential high rise do not continue to facilitate major development like that proposed.

The residents of Moxdale can already be rightfully fearful of any departure from this policy by your Department. Already the local Council in November last and under pressure dropped a proposal by its staff for two large scale medium density zoning in Moxdale - one in the area bounded by Newman, Cross, Victoria & Cook Streets and the other in Universal Street.

About half of the Hurstville Council side of Montdale is already dominated by unit/townhouse and villa development.

It is obvious that if development such as this in Treacy Street are not maximised then, the proposed medium density rezoning will again haunt suburbs such as Montdale. I therefore not only support the proposed development, but urge your Department to ensure that residential growth is encouraged in the City centre where it will support the growth of retail and commercial business and public transport.

Kenneth Reid J.P.

The Director
NSW Department of Planning
GPO Box 39
Sydney NSW 2001

Dear Sir/Madam

RE:21-35 TREACY STREET HURSTVILLE PART 3A PUBLIC EXHIBITION (MP10-0101)

We write to express our support for the above application currently on public exhibition.

We have recently read in the local press that in order to provide for the housing needs of the future population of Sydney, some 60,000 new homes will need to be provided in southern Sydney in the next two and one half decades. Given the lack of large scale greenfield opportunities in our region for housing development due to the built up nature of the suburbs in the region, and the fact that the Hurstville CBD is the major centre in southern Sydney, it is obvious that these factors combine to mean that a substantial proportion of residential growth targets must be met by high density in the Hurstville CBD.

Further we submit that the Hurstville CBD *should* be the location for such development. We advance three reasons for this.

1. Hurstville City centre has traditionally been the location for such development. Whilst the quality of such development has been subject to some criticism (infamously by Bob Carr about one building's exterior on one occasion) the high density has been actively promoted as suitable around the Westfield shopping precinct, Illawarra rail line and Hurstville railway station.
2. We previously lived in the Rockdale L.G.A and in recent years moved our young family to Kyle Bay in the Kogarah L.G.A. A major part of our decision for this was that at this stage of our lives we want a quiet dormitory suburb with low density housing in which to raise our family.

What concerns us most, is that if projects like this in the Hurstville CBD do not get the go ahead by government than there will be a resultant need for the return to the wholesale proliferation of medium density townhouse and low rise apartment construction in and around suburbs like ours, a blight that marked our childhood in the St George area. Such a fall back planning result will neither meet your required targets nor the market demand which the casual visitor to Hurstville, Kogarah and Rockdale can see is overwhelmingly for high rise apartment living near railway stations, shops and restaurants. In Hurstville this is particularly the case.

3. As we now visit Hurstville shopping centre more regularly, we are surprised at the centre's 'run down' appearance. It is tired and greatly in need of renewal – in stark contrast to the Kogarah town centre area which has undergone such renewal in the last decade.

We support the above application. Architecturally it will undoubtedly be the best in Hurstville, albeit there being little competition. Its height when viewed from our side of the Illawarra line is not an issue as higher properties are already in view with much less appealing profiles. If anything the appearance of more high rise in the Hurstville CBD will be a comfort to us and we suspect everyone else in the suburbs around Hurstville. Every floor of apartments built in the Hurstville CBD is a half street of townhouses not built in our suburbs. Everyone walking from Treacy Street to Hurstville Station is one less car on our crowded local roads particularly in the peak hours.



Mr Nicholas Melas
4 Riverview Avenue
KYLE BAY NSW 2221

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Debrah Silver - Online Submission from Kelly Sibbald (support)

From: Kelly Sibbald <ksibbald@bigpond.net.au>
To: Debrah Silver <debrah.silver@planning.nsw.gov.au>
Date: 9/02/2011 3:07 PM
Subject: Online Submission from Kelly Sibbald (support)
CC: <assessments@planning.nsw.gov.au>

I would like to support the application to build a residential complex at 21-35 Treacy st Hurstville, I have looked at the application and believe that it should be supported for the following reasons:

- 1: Its close to public transport such as Hurstville railway Station and the bus station.
- 2: The mix of retail and residential provides a unique opportunity for people to live and work in the same area.
- 3: The inclusion of retail shops combined with new consumers from the residential section of the development will help revitalise a section of the Hurstville CBD that is limited activity outside of business hours.

Name: Kelly Sibbald

Address:
217 Hawkesbury Rd Winmalee

IP Address: cpe-124-179-92-30.lns7.clt.bigpond.net.au - 124.179.92.30

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Debrah Silver

E: debrah.silver@planning.nsw.gov.au

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CHRIS W

8 February 2011

RECEIVED

- 9 FEB 2011

Director-General

CBRE
CB RICHARD ELLIS
CB Richard Ellis Pty Ltd
ABN 57 057 373 574

Level 5, 10-14 Smith Street
Parramatta NSW 2150

T 61 2 9891 3330
F 61 2 9891 5533

www.cbre.com.au

Sam Haddad
Director General
Department of Planning
GPO Box 39,
Sydney NSW 2001

21-35 Treacy Street, Hurstville (MP10-0101)

Dear Mr Haddad,

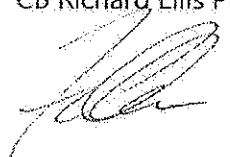
I write in support of the application to build a residential and retail complex at 21-35 Treacy Street Hurstville.

I have examined the application and believe this should be supported for the following reasons:

1. It is close to public transport such as the Hurstville Railway Station and bus station
2. The mix of retail and residential provides a unique opportunity for people to live and work in the same area
3. The inclusion of retail shops combined with new consumers from the residential section of the development will help revitalise a section of the Hurstville CBD that currently has very activity outside of regular business hours
4. The exterior of the building is well designed and will provide a modern addition to the Hurstville skyline
5. The large number of residential Units contained within the development will help address a shortage of quality Units in the Hurstville area.

I trust you will consider this proposal favourably and should you have any questions, please do not hesitate to call me on 0419 018 356

Yours sincerely
CB Richard Ellis Pty Ltd



Frank Oliveri
Director
Metropolitan Investment Sales