

Our Contact: Rebecca Lau

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Our Reference:

9 February 2011

The Director – Metropolitan Projects
Department of Planning
23-33 Bridge Street
Sydney 2000



Attention: Mr Ben Lusher

Dear Sir,

**Concept Plan for Mixed Use Residential and Retail Development
21-35 Treacy Street, Hurstville (MPI0_0101)**

Thank you for providing Council with the opportunity to provide a submission in relation to the Concept Plan Application for mixed use residential and retail development at 21-35 Treacy Street, Hurstville.

Council has reviewed the Environmental Assessment Report and has several concerns with respect to the proposed development. In this regard, the following comments are provided:

Traffic and Parking

- Council is satisfied that the proposal will not have a significant impact on the surrounding intersections and that they will continue to operate at a satisfactory level. However, the traffic report states that there has been a submission to the RTA for the approval of The Avenue to be converted to two-way traffic and this may result in changes to the signalling and phasing at the intersection that may produce a flow on effect into the Kogarah area. There has been no analysis done in the traffic report to show the impact on the intersection and traffic flow if the signals are modified.
- Council has concerns with respect to the proposed reduction in car parking for the development. As the surrounding on-street parking around the site in the Hurstville area is timed, the nearest available unrestricted on-street parking is within the Kogarah LGA around the streets of Railway Parade, Bellevue Parade and Woids Avenue. These streets are in close proximity to the proposed development and due to the development being deficient by 157 car spaces, these streets could be used for parking by residents and visitors to the development. Currently this area has a high percentage of units and the streets are heavily parked out by local Kogarah residents and people using Hurstville train station, and are already at parking capacity. The proposed reduction in the allocation of visitor and retail parking should be reviewed to ensure the project does not adversely

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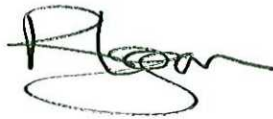
impact upon the provision of on-street parking within the surrounding residential areas of the Kogarah LGA.

- Due to the narrowness and turning restrictions at the intersection of The Avenue and Railway Parade, larger construction vehicles will find it difficult to come from the Kogarah LGA to access the site, as proposed in the traffic report, and may cause a disruption at the intersection when trying to make the turn.

It is hoped that the Department reviews the abovementioned matters prior to any further consideration of the application.

Should you wish to discuss any of the issues raised or require clarification please do not hesitate to Council's senior planner, Rebecca Lau on 93309545.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Rod Logan', with a large, stylized 'R' and 'L'.

Rod Logan
Director – Planning and Environmental Services