

The Director  
NSW Department of Planning  
GPO Box 39  
Sydney 2001



Dear Sir

Reference: Proposed Development 21-35 Treacy St Hurstville

MP 10-0101

I wish to make submission in support of the proposed Part 3A mixed use development at 21-35 Treacy Street Hurstville as publicly submitted.

It is a matter of public record that one of the interests in the proponent of this development is my friend Hon. Gary Punch. However it is also a matter of public record that I am not in the habit of making submissions on development proposals.

I do so on this occasion because of my concern for the ramifications upon NSW State planning policy and in particular the Metropolitan (Metro) Strategy if this development is thwarted and the motivation behind any such opposition by Hurstville Council. I am assuming that Council from its behaviour will oppose any development of the site by the developer.

The Metro Strategy policy structure formulated by the Department of Planning under the Carr Government and extended and embedded under my Government with sub-regional plans are the bedrock for the not only the future housing needs of over three quarters of a million additional Sydney residents but how we able to provide for their service infrastructure, most notably transport.

In addition, the Metro Strategy recognises that the majority of this housing supply will and should be around established major centres near transport hubs and established social and public infrastructure. This is particularly so given the demand for inner ring suburbs where transport times to the CBD are a principal demand factor for home buyers ( and hence investors) and supply factor for government's ability to supply this infrastructure, again notably transport.

Hurstville is a major centre in this inner ring. It is also the subject of further added sectional residential demand over and above the norm because of its cultural attraction to the Australian Chinese community.

It is arguable that there has been predated bi-partisan political support since the 1980s in Hurstville for what are the basic tenements of the Metro Strategy as it should apply to Hurstville. The approach of focusing high density residential development in the Hurstville

CBD to prevent the proliferation of medium density in Hurstville suburbs has long been in operation.

Notwithstanding all of this, Hurstville Council has this year with a change of political management in the last eighteen months, turned its back on all of this. Its opposition to this Treacy Street proposal and its draft LEP2011 represents a direct repudiation of the metro strategy.

The Council seeks to effectively deny further residential growth in the CBD "core" in the supposed quest for more commercial development. No such development will occur without the benefit of mixed use development controls whereby residential growth will underpin commercial floorspace demand .

In connection with this Treacy Street development however, we once again see the Council's inconsistency. They have judged the Treacy Street area as the only one of six areas as outside the "commercial core". Yet rather than being seen to be paying at least lip service to the Metro Strategy and actively promoting greater density in this area for residential purposes, they are seeking the DCP Standard of 1994 and a limit of seven stories for the site- in other words a standard that will stop any redevelopment of the site and that embeds a limit less than the existing LEP- moving substantially backwards in height and density. Such a standard not only predates both Metro Strategies but Council's own Masterplan with which this development is also consistent.

Further this 1994 standard is well below surrounding, existing development, the most referable being the East Quarter at the end of Treacy Street, also along side the rail line , where three(in particular) high rise apartment blocks were approved- by Council- in recent years. In R.L (relative levels) terms one of these is two stories taller than the Treacy Street proposal and two are two storeys lower. The Hurstville Station site is proposed as some four storeys higher .The topography of the Treacy Street site is lower .No less than nine other buildings in the Hurstville CBD are built or planned at RLs above the Treacy Street proposal so it sets no precedents or exceeds no standards already conceded by Council in the Hurstville CBD.

In summary, this proposal is consistent with SEPP 65 profile, has little if any impact on the surrounding area, a height relative level lower than some nine other sites in the CBD, is less than 400 metres to Hurstville railway station and is architecturally designed to set a new standard in Hurstville at an FSR of 7:1 in a part of Hurstville which is badly in need of renewal –another policy intent of the Metro Strategy.

I submit that this height and density is exactly what the Metro Strategy seeks in exactly the type of location for which it intended .What concerns me most is that if Hurstville Council prevails then the Metro Strategy has been a waste of time and will be rendered nugatory. Every Council will thumb its nose at the Department and its strategies.

Hurstville Council is now controlled by an alliance of liberals and some ALP Councillors. The resulting policy behaviour is inconsistent with long held practice and causing considerable disquiet in the community. The consequences of this alliance and its policy position on planning will be to cause a tidal wave of medium density development in the surrounding residential suburbs.

Both Mr Punch and I (as senior ALP members and former local members of Parliament), not to mention large sectors of the ratepayers and the business community have opposed this state of affairs. Any opinion by Hurstville Council on this project should be accordingly disregarded.

It should be noted that the building as proposed has not been the subject of any local controversy save the press attacks orchestrated by "Council sources" in 2009. I note that this proposal is substantially different to that of 2009.

Most importantly however, the Council is seeking to thumb its nose at the Department and its Metro Strategy. It is seeking to do a complete about face on its own long term policies.

The Treacy Street precinct is a relatively rare area where high rise density residential development is possible without impacting adversely on other properties. Its need for urban renewal is obvious. Its value to the commercial and retail centre being one street back from Forest Road and some one hundred metres to a Westfield entry is also obvious. At less than four hundred metres to the rail hub and with its other attributes, I submit that it is the essence of a project that under State planning policy should be supported.

Yours sincerely



Hon. Morris Lemma

c/- NJ Papallo & Co

Level 6, 350 Kent Street

SYDNEY NSW 2000

Chris W

RECEIVED  
14 FEB 2011  
Director-General

Successful Properties Group P/I  
Suite 305, 208 Forest Rd Hurstville NSW  
Tel:02-95808469, Fax: 02-95859324

9 February 2011

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

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

Dear Mr Haddad

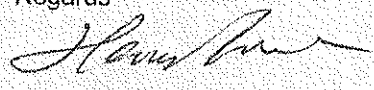
I currently own property in the Hurstville Central Business District and write in support of the application to build a residential and retail complex at 21-35 Treacy Street Hurstville.

I have looked at the application and believe it should be approved for the following reasons:

- 1. The location of more retails shops in Treacy will help service existing residential areas to the east and south.
- 2. The location of a building on Treacy Street that contains mix of retail and residential will help to revitalise a section of the Hurstville CBD which currently has very little activity outside of normal business hours.
- 3. The mix of retail and residential provides a unique opportunity for people to live and work in the same area

I trust you will consider this proposal favourably and should you have any questions, please do not hesitate to call me on 0425268967.

Regards



Harry Zhao

Manager Director  
Successful Properties Group P/I

CMMS W

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14 FEB 2011

Director-General

# ROMANOUS CONSTRUCTION

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Penshurst NSW 2222

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8<sup>th</sup> February 2011

Dear Sir,

**RE: DEVELOPMENT 21-35 TREACY ST HURSTVILLE -MP10-0101**

I wish to support the above proposed development.

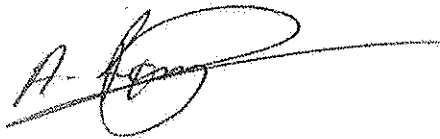
My company built a development of 13,000sq metres of commercial space at 7-11 The Avenue at Hurstville in 2007. Today, 4 years later after completion, 3000 sq metres is still vacant.

Hurstville CBD needs a greater concentration of residential development in order to supply the clientele for commercial businesses to develop in Hurstville.

Treacy Street is outside the so- called commercial only core area proposed by Council in its draft 2011 LEP and as such it is ideal for high density population which will also supply some amount of commercial tenancy demand in the commercial centre from some of those residences who will no doubt contain a number of small business people.

The height of the building at 16 stories is actually less than elsewhere in the centre and the same as the neighboring Multiplex/East Quarter development at the end of Treacy Street. A 13 storey building which is some 20 years old is directly opposite it but overshadows Forest Road on its other side. The proposed development will only overshadow the rail line.

Regards,



Anthony Romanous  
**ROMANOUS CONSTRUCTION P/L**  
DIRECTOR

CHRIS W

9<sup>th</sup> February -2011

NSW Government  
Department Of Planning  
23-33 Bridge Street,  
Sydney NSW 2000

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16 FEB 2011

Director-General

RE: Letter of support MP 10\_0101 21-35 Treacy Street Hurstville NSW 2220

Dear Director General,

As a concerned resident of Hurstville and members of the public, My wife and i are of the opinion that the above development is appropriate & positive for the future of Hurstville, and encourage the Department to approve the application.

We have noticed the advertisements on the proposed mixed use development, having carefully reviewed the contents of the application i believe that the design has implemented excellent planning principles that will create high quality amenities to the residents in the future.

Furthermore, Larger developments along the railway line and within close proximity to Hurstville train station are suitable and there are already similar type high rise development on Treacy Street and the East Quarter Development.

My wife & I am in support of the new development application at 21-35 Treacy Street Hurstville and consider it to fit well in the area and in the interests of the neighbours and residents of Hurstville.

This will provide new housing and generate employment.

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