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Debrah Silver - Submission made online 21-35 Treacy St, Hurstville

From: "Jodi Phelps" <clerk@adaevanschambers.com>
To: <debrah.silver@planning.nsw.gov.au>
Date: 25/02/2011 8:20 AM
Subject: Submission made online 21-35 Treacy St, Hurstville

Dear Debra,

Please see below. This was the submission I made online regarding 21-35 Treacy St, Hurstville (back in January 2011). It has been brought to my attention that you have no record of my submission.

Regards,
Jodi

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.

I am a resident of neighbouring Carlton, (which is just on the city side of the subject proposed development) and I use public transport to commute to the City on a daily basis.

The proposal has the following merits:

1. There is an urgent need for affordable apartments to both rent and buy in Hurstville, Allawah and Carlton, which have become very expensive recently due to hardly any new projects being approved by Hurstville Council.
2. The proposed development would be ideally located in Treacy street because that Eastern end of Hurstville consists mainly of old run down factories but has the potential for urban revitalisation once a few developments lead the way.
3. The residents would be able to take advantage of public transport which would lead to less cars on the roads.
4. Those residents employed by businesses within the Hurstville CBD could even walk to work.

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

Should you have any questions, please do not hesitate to call me on 0414 322 088.

Regards

Jodi Phelps
originally sent from jodi.phelps@bigpond.com

Jodi Phelps
Clerk

Ada Evans Chambers
370 Pitt Street
Sydney NSW 2000
DX 11498 Sydney Downtown

RECEIVED

18 FEB 2011

Director-General

9th January 2011

Department of Planning,
23-33 Bridge Street,
Sydney NSW 2000

RE: MP 10_0101



Dear Director General,

RE: Letter of Support for Mixed Use Development 21-35 Treacy Street Hurstville

I am a neighbour to 21-35 Treacy Street Hurstville and the owner of No 11 Treacy Street, I write in support of the proposed development application, I have extensively examined the proposal and encourage The Department to approve the Mixed use development MP 10_0101 – at 21-35 Treacy Street Hurstville for the following reasons.

1. The proposal is for a 16 storey mixed use development alongside the railway line and within the CBD, this location is suitable for higher density development and further it is within walking distance to Hurstville railway station.
2. There is existing 16 storey developments nearby.
3. The proposal provides good solar access and excellent thermal performance and a greater quality of life to the residents, and the internal design and layout is contemporary.
4. The proposal is appropriate for its location and meets the aims and objectives of the DCP & LEP without having a detrimental impact to the adjoining properties and is in the public interests that provides a quality development and provides employment opportunities to the area and Hurstville region.
5. The proposal will provide additional housing to the area, that will address the housing shortages and it is important to note that the undersupply of quality homes is at critical levels not only in Hurstville but throughout Sydney and is putting upward pressure on prices.

As a concerned neighbour and member of the public, I have expressed my opinion above, and urge The Department of Planning to approve the development and help Hurstville Town Centre advance forward and making it a safe and pleasant environment to live and work.

Yours Sincerely,

Louis Grujoski.
11-13 Treacy Street Hurstville
Email louis@bluestoneconstructions.com.au
Tel: 0414 863739

Chris W



PMU010844

15 FEB 2011

Director-General

Department of planning
GPO Box 39 Street,
Sydney NSW 2001

Telephone: 02 9228 6111
Facsimile: 02 9228 6455

RE: MP 10_0101 Mixed Use Development 21-35 Treacy Street Hurstville

Dear Sir,

I have reviewed the proposal and I would like to make a submission to Department in support of the Development proposal at 21-35 Treacy Street Hurstville.

We are residents of Hurstville Grove and neighbouring resident to the proposed application where we operate a small retail business on Forest Road Hurstville for over 4 years.

I think that the properties on Treacy Street have been neglected over the years, and is in need of modern development.

The application for a 16 storey mixed used development is appropriate for the area and is in the public interest.

This will in effect have a positive impact and addresses the following;

- Encourage and provide employment opportunities
- Provide more housing to accommodate the shortages
- Improve the streetscape of the area

Should you require any further information do not hesitate to contact the undersigned.

Nick Grujoski
21 Seymour Street,
Hurstville Grove
Telephone: 0414 863735
Email: Nick@broadairnsw.com.au

7th February 2011

ST. GEORGE & SUTHERLAND MASTER BUILDERS ASSOCIATION LIMITED

Office: Suite 69A-23 MacMahon Street, Hurstville NSW 2220
Ph: 9580 4532 Fax: 9580 4532

The Director
NSW Department of Planning
GPO Box 39
Sydney 2001

Dear Sir,

21-35 Treacy Street Hurstville, NSW

On behalf of the St George & Sutherland Masters Builders' Association I write to express our strong support for the proposed development at 21-35 Treacy Street Hurstville.

Our association is a landowner in Treacy Street and we are aware of and support representations made to the Minister and The Director General of Planning on 24 January last. We express serious concern about the confused, closed door and contradictory nature of the Council's planning. We form this opinion on an educated basis, being builders ourselves and on the basis of preparing our own redevelopment in the Hurstville CBD.

Three planning documents are relevant to the discussion of the redevelopment of Treacy Street properties generally. They are the Metropolitan Strategy, the Southern Sub – Regional Strategy and the Hurstville City Masterplan of 2004. All of these documents amount to support for high rise high density around Hurstville Railway in the Hurstville CBD.

This is nothing new as it has been an actively promoted concept of Hurstville Council since the 1980s. Treacy Street itself exemplifies this. Opposite the proposed development is a 14 storey development facing onto Forest Road at the front and Treacy Street at the rear that was built in the 1980s. Immediately near to us at the end of Treacy Street and accessed through Hill Street, is the East Quarter development which has one 16 storey residential complex built and another approved by Council. These are considerably further from the Hurstville Railway Station than the proposed development.

These East Quarter developments overshadow the Illawarra railway line and therefore their impact is negligible compared to many other high rise developments. The subject development also has this advantage as well as being in lower topography thus visually being less intrusive than existing buildings in the Hurstville CBD, in particular the existing and planned East Quarter buildings and the proposed height above Hurstville Railway Station. It is important to note that these existing buildings and the adopted development standards referred to, have served and will continue even more so, to form the boundary of the Hurstville City appropriately along the railway with high rise buildings. The proposed development will simply be another in that line, lower than those on both sides of it in relative levels, i.e East Quarter and the Hurstville Railway

Station as proposed, in part because of the topography and in part because the proposed height of the Hurstville Station is greater in size than the proposed Treacy Street development.

This leads us to submit that if we have any criticism of the proposed development it is that its height and FSR do not maximize the potential yield of the site. Further height and with if FSR, is reasonable in this location. There are virtually no neighbours that can be adversely affected and shadowing not only is across the railway line and its embankments but after that, across Railway Parade which is wide roadway parallel to the railway line.

Taller and higher FSR residential towers are commonplace in a number of other Sydney centres and we can see no reason why Hurstville cannot accommodate similar bulk and scale, especially in a location as well placed in respect of the surrounding environment as this site in Treacy Street. Indeed we would ask that given the precedents existing in Hurstville, the location of the site in respect of both its local environment and access to the major established transport hubs, its demographics and market demand and its lack of adverse effects on other properties, then if not this property then where is such high rise high density to be situated in Sydney.

Finally, we wish to record our complete dissatisfaction with Hurstville Council's planning activity. This is from essentially two perspectives.


Firstly, the Council's position in its Draft LEP 2011 is unrealistic. It has opposed residential development in the City Centre "Core" and is seeking to lower the existing uncapped FSR and height for the Treacy Street Precinct to the same levels as the 1994 DCP, in other words retreating to an advisory standard of 17 years ago.

Secondly, the Council by this action is completely at odds with its own Masterplan of 2004. Many organizations such as ourselves, and no doubt the applicants of 21-35 Treacy Street, have invested very large sums of money based on the Council's often and continuing claim that it is basing its 2011 draft LEP and its policies on that Masterplan. It is not basing policy on the Masterplan, it is contradicting that Masterplan.

In summary the development proposed for 21-35 Treacy Street should be supported at a minimum, if not encouraged to be enlarged in height and FSR given the suitability of the site and Treacy Street along the railway line for such high rise high density development. We believe that Hurstville Council's views on this and in particular its out of date DCP standards and its Draft 2011 LEP should be rejected and that the State Department of Planning should intervene to for Council to comply with the Metropolitan Strategy, the Sub - Regional Strategy and to honour its stated intent of complying with its own Masterplan.

We look forward to your considered response.

A.D. Clark



Company Secretary