Response given on 15 July in response to questions about determination of the proposal by the PAC prior to exhibition of the draft Hurstville local environmental plan (LEP) and claims that the proposed planning controls in the draft LEP therefore could not be considered:

The Department’s assessment of the Treacy St proposal, which was endorsed by the independent Planning Assessment Commission (PAC) in its approval, did indeed consider the draft Hurstville City Centre LEP and its proposed planning controls.

In particular, the Department’s assessment identified that the proposed buildings are compatible with the Hurstville City Centre environment which is characterised by a mix of taller, larger scale buildings and that, being only around 400 metres from the railway station, the site is well located for increased density.

Specifically, the Department’s assessment concluded that:

- there are other tall buildings, up to 16 storeys, in the vicinity of the subject site and height studies illustrate that the proposal will not contrast against the city centre skyline;
- the building envelopes have been appropriately designed to reduce the overall bulk and scale of the proposal; and
- the proposal is consistent with the objectives of the Metropolitan Plan and the draft South Subregional Strategy which seeks to promote higher density developments in close proximity to transport hubs and job opportunities.

The PAC also imposed a number of conditions recommended by the Department that will ensure a further reduction in the visual bulk and mass of the development and a high standard of architectural design.

The Department understands that, following a request from the RTA and Transport NSW, Hurstville City Council is currently preparing a Transport Management and Accessibility Plan for the area (which the Department is helping to fund) to further inform the drafting of the LEP. Once this TMAP is complete, Council will then need to consider its implications for the drafting of the LEP before re-submitting the draft LEP to the Department for authorisation to publicly exhibit it.