

## **LPP012-19 Planning Proposal PP2016/0002 - Hurstville Civic Precinct** (Report by Independent Assessment)

The Panel carried out an inspection of the site and nearby locality.

### **Speakers**

- Sonny Embleton (consultant planner)
- Stephen Pearse (consultant architect)

### **Voting of the Panel Members**

The decision of the Panel was unanimous.

### **Recommendation**

1. The Panel considers that the Planning Proposal has strategic merit in the sense that it is:
  - (a) Giving effect to the various planning priorities of the South District Plan as identified in the report to the Panel;
  - (b) Giving effect to a relevant local Council strategy that has been exhibited and was the subject to a community consultation, namely the Hurstville City Centre Urban Design Strategy of May 2018.
2. In relation to the site specific merit of the Planning Proposal, the Panel is concerned that the proposal does not currently contain provisions for amendment of the Local Environmental Plan to deal with fundamental matters including:
  - (a) Linking of the proposed development capacity for the site to the delivery of community facilities and benefit.
  - (b) Design excellence including a requirement for design competition in relation to development on the site.
  - (c) The size of the civic space and the provision of solar access to that space. Consideration should be given to whether the civic space area is rezoned to limit potential development of that area to the identified public uses.
3. In order to properly inform the planning proposal including the linkage referred to in paragraph 2, the Panel considers that the following documents should be prepared prior to seeking any Gateway Determination:
  - (a) A Civic Precinct Public Amenities and Facilities Strategy; and
  - (b) A revised Traffic and Parking Impact Assessment.
4. The Panel also considers that the Planning Proposal should be amended to expand upon and document the basis for the proposed building heights having regard to the sites location and relationship with surrounding properties.
5. The Panel considers that if the Planning Proposal is amended to appropriately address the matters in paragraphs 2, 3 and 4 above, it could proceed to the next stage of seeking a gateway determination.

**ATTACHMENTS**

Attachment 1 Hurstville Civic Planning Proposal

Attachment 2 Draft Civic Precinct DCP