

2. Increase the maximum building height to 60 metres (Site A) and 25 metres (Site B).
3. Introduce a bonus maximum building height incentive of 25m for development for "hotel or motel accommodation" only.
4. Increase the maximum floor space ratio for the site from 0.6:1 and 1:1 to a maximum of 3.5:1 (Site A) and 1.5:1 (Site B).
5. Introduce a bonus floor space ratio incentive of 1.5:1 for development for "hotel or motel accommodation" on Site A as defined by the following lots:
 - Lot 1 DP [225302 – 67](#) Forest Road, Hurstville
 - Lot 100 DP 776275 – 71A Forest Road, Hurstville
 - Lot 101 DP [776275 – 61](#) Forest Road, Hurstville
 - Lot 10 DP [621395 – 73](#) Forest Road, Hurstville
 - Lot 1 DP [12517 – 126](#) Durham St, Hurstville
 - Lot 2 DP [12517 – 126](#) Durham St, Hurstville
 - Lot 3 DP [12517 – 75](#) Forest Road, Hurstville
 - Lot 4 DP [12517 - 75](#) Forest Road, Hurstville
6. Introduce a minimum non-residential FSR of 0.5:1 for the site.

THAT prior to any post Gateway Public Exhibition, the Applicant prepare a contamination assessment report for the Subject Site A in accordance with the requirements of State Environmental Planning Policy No. 55 – Remediation of Land.

THAT Council resolve to commence preparation of an amendment to the Hurstville Section 94 Development Contributions Plan 2012 to acknowledge the new B4 Mixed Use Zoning for the site, and that the Subject Site be included within the Hurstville City Centre as shown in Appendix B of the Section 94 Plan.

That Council acknowledges that the floor space ratio of 3.5:1 is consistent with other developments in the immediate area. This floor space ratio is also supported by a report from Mr Brett Daintry supporting the application and a peer review conducted by Neustein

26/04/2016

Sensitive

Images taken from E19-0569-AS-7-1-PR-006