

Ms Gail Connolly  
General Manager  
Georges River Council  
PO BOX 205  
HURSTVILLE NSW 1481

Dear Ms <sup>Gail</sup> Connolly

**Planning Proposal to amend Hurstville Local Environmental Plan 2012 for land at River Road, Oatley (former Oatley Bowling Club)**

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) received on 25 July 2017 in respect of the planning proposal to reclassify, rezone and introduce development standards for land at River Road, Oatley (the former Oatley Bowling Club site).

I note this planning proposal is of local interest as demonstrated by Council's preliminary consultation on the proposal.

The Department of Planning and Environment has undertaken an initial assessment of the proposal and identified a number of issues that need further information or clarification. I am returning the proposal to Council to consider these matters and to update the proposal before being resubmitted for a Gateway determination.

I note that Council has reduced the area of the site proposed to be rezoned for seniors housing and ancillary support services to that originally envisaged. Given this reduction in site area, the updated proposal should include amended technical reports reflecting this revised site boundary.

The proposal also needs to be revised or updated as follows:

- address consistency with Section 117 Direction 6.2 Reserving Land for Public Purposes.
- address consistency with Clause 10 (b) State Environmental Planning Policy No 19 – Bushland in Urban Areas.
- address consistency with the Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment.
- update the Phase 1 and Phase 2 Site Investigation.
- update the Bushfire Constraints Assessment.
- update the Ecological Constraints Assessment.
- update the Transport and Access Assessment to reflect the indicative seniors housing concept plan and address the emergency access requirements arising from the site's bushfire hazard.

Given the potential impact of the proposal on the Sydney Turpentine-Ironbark Forest endangered ecological community and habitat for threatened bat species, Council may also wish to undertake initial consultation with the Office of Environment and Heritage and incorporate any outcomes into the proposal.

Should you have any further enquiries about this matter, I have arranged for Ms Olivia Hirst to assist you. Ms Hirst can be contacted on 9274 6583.

Yours sincerely

 9 October 2017  
**Stephen Murray**  
**Executive Director, Regions**  
**Planning Services**