21 July 2017

Mr Craig Diss

Acting Director, Sydney Regions East,

Department of Planning and Environment

320 Pitt Street,

Sydney, NSW, 2000

Dear Mr Diss,

**Planning Proposal (PP2016/0004) - River Road, Oatley – Former Oatley Bowling Club (Council Owned Land)**

Council, at its meeting on 5 June 2017 considered a report on the Planning Proposal for the land known as the former Oatley Bowling Club (Part River Road, Oatley) where it resolved the following [CCL086-17]:

1. *That subject to (b) and (c) below, the Planning Proposal to reclassify the subject land from “community” to “operational” and amend Hurstville Local Environmental Plan 2012 (“Hurstville LEP 2012”) as follows, in respect of the northern half of the former Oatley Bowling club Land (Lots 14 to 20 Section 3 DP 7124, Part of Lots 3 to 7 Section 4 DP 7124 and Lot 1 DP 1159269), be forwarded to the delegate of The Greater Sydney Commission for a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979:*

*(i)        Amend the Land Zoning Map to rezone that part of the land indicatively shown in Figure 3 of the report to Georges River Council IHAP Meeting of Thursday, 18 May 2017 relating to application No. PP2016/004 from RE1 – Public Recreation to SP2 Infrastructure, with the designated use of ‘seniors housing’;*

*(ii)      Amend the Height of Buildings Map to introduce a maximum building height of 18.5m on that part of the land proposed to be zoned SP2 Infrastructure; and*

*(iii)     Amend the Floor Space Ratio Map to introduce a maximum Floor Space Ratio sufficient to allow 6,020m2 of gross floor area on the part of the land proposed to be zoned SP2 Infrastructure (approximately 1.2:1).*

1. *That the Planning Proposal referred to in paragraph (a) above be updated as follows prior to being forwarded to the delegate of The Greater Sydney Commission for a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979:*

*(i)      Reduce the area proposed to be zoned SP2 Infrastructure to reflect the Council decision of 7 November 2016 and update any reports to accompany the Planning Proposal as is necessary to reflect the reduced area;*

*(ii)     Include the separate information provided on the planning proposal’s compliance with the draft South District Plan;*

*(iii)    Include an updated Traffic and Access Assessment to reflect the indicative concept proposal and to specifically address emergency access requirements arising from the bushfire hazard;*

*(iv)   Include an updated detailed Site Investigation to specifically address the suitability of the part of the land proposed to be zoned SP2 Infrastructure in terms of contamination risk.*

*(c)       That if it is determined by the Greater Sydney Commission or its delegate under Section 56 of the Environmental Planning & Assessment Act 1979 that the Planning Proposal referred to in part (a) above may proceed:*

*(i)        Council give further consideration to whether it will pursue the Planning Proposal, ie proceed to Statutory Exhibition, pursuant to (a) above and if so pursued that it prepare an amendment to the Hurstville DCP to address interface issues with adjoining sites which may include, but may not be limited to height, interface and transition, setbacks, minimising overshadowing of the public domain and any other relevant issues.*

As the land is Council owned land, City Plan Strategy & Development (CPSD) has been appointed to independently assess the Planning Proposal (PP) prepared by TPG Town Planning & Urban Design and submitted by Georges River Council at the abovementioned address.

In response to the Council resolution the Planning Proposal is being progressed to:

* Reclassify the site from 'community land' to 'operational land';
* Rezone approximately 50% of the site from RE1 Public Recreation to SP2 Infrastructure with the designated use of 'seniors housing';
* Amend the height of buildings map to introduce a maximum building height of 18.5 metres; and
* Amend the floor space ratio map to introduce a maximum FSR of 1.2:1.

The Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979 (the Act)*, and the Department's guidelines titled, “*A guide to preparing local environmental plans”* and “*A guide to preparing planning proposals”.* Council requests a Gateway Determination in accordance with Section 56 of the Act and wishes to exercise its Plan making delegation in relation to the Planning Proposal.

The “Information Checklist for Planning Proposals” and “Evaluation criteria for the delegation of plan making functions to Council” are enclosed, in addition to a hard copy of the Planning Proposal prepared by TPG Town Planning & Urban Design (July 2017) and Council’s Report and Minutes (5 June 2017).

Should you have any questions please do not hesitate to contact Anthony Kazacos of City Plan Services on (02) 8270 3500 or anthonyk@cityplan.com.au or Council’s Coordinator – Strategic Planning, Rita Vella on 9330 9437 or rita.vella@georgesriver.nsw.gov.au

Yours sincerely



Catherine McMahon

Manager Strategic Planning