

3 May 2022

James Hall  
A/Senior Manager Strategic Land Use  
27-31 Argyle Street  
PARRAMATTA NSW 2150

Dear James

### **Planning Proposal and Development Control Plan – 53A-59A Gloucester Road, Hurstville**

I am writing to advise you that in accordance with the Council resolution of the 25 October 2021, Council is publicly exhibiting a Planning Proposal (PP2017/0005) in relation to land located at 53A-59A Gloucester Road, Hurstville. In accordance with a condition of the Gateway Determination, Council requests comments on the subject Planning Proposal from Transport for NSW under section 3.34(2)(d) of the EP&A Act.

The Planning Proposal seeks to amend the Georges River Local Environmental Plan 2021 (GRLEP 2021) by providing a local provision specifically to increase the height and floor area for a residential aged care facility on the site.

The objective of the local provision, *Clause 6.17 Development on land at 53A-59A Gloucester Road, Hurstville* is to enable a residential aged care facility on the site with a maximum building height ranging from 12m, 14m and 16.9m and a maximum floor space ratio (FSR) of 1.6:1. While the GRLEP 2021 building height and FSR maps are not proposed to be amended, the building heights are proposed to be distributed within the site as illustrated in the attached **Map**. This Map is included in the site-specific Development Control Plan (DCP).

To support the Planning Proposal, a site-specific DCP has been prepared to provide more detailed planning controls and urban design considerations for the future development of the subject site.

Council has supported the Planning Proposal with no Voluntary Planning Agreement (VPA) as the Planning Proposal limits the intensification of a future residential care facility to 110 beds. A VPA is an agreement entered into by Council and a developer to provide for the dedication of land, payment of a monetary contribution or any other public benefit to be used for a public purpose, such as a park.

Council as the planning proposal authority is authorised to exercise the functions of the local plan-making authority under Section 3.36(2) of the *Environmental Planning and Assessment Act 1979*.

The Planning Proposal and supporting DCP will be on public exhibition from **Wednesday 4 May 2022 to Friday 3 June 2022**, and can be viewed at:

- Council's website – [53A-59A Gloucester Road, Hurstville](#)
- Kogarah Library and Service Centre, Kogarah Town Square Belgrave Street, Kogarah
- Hurstville Library and Service Centre, Corner of Queens Road, and Dora Street Hurstville

If you wish to comment, you can make a written submission by either:

**Your Say** webpage: [53A-59A Gloucester Road, Hurstville](#)

**Mail:** General Manager,  
Georges River Council  
PO Box 205,  
Hurstville, BC NSW 1481

**Email:** [mail@georgesriver.nsw.gov.au](mailto:mail@georgesriver.nsw.gov.au)

Submissions should quote reference: **53A-59A Gloucester Road, Hurstville Public Exhibition – SF22/1280**. The closing date for responses is **Friday 3 June 2022**.

If you make a submission and have made political donations or gifts, a statement must be completed. A form is available from Council's website.

A submission by way of objection must set out the grounds for objection. Submissions are not confidential. Requests to access submissions will be considered in accordance with the *Privacy and Personal Information Protection Act 1998* and the *Government Information (Public Access) Act 2009*. For more information about Council's Privacy Management Plan, contact Council's Governance Section on 9330 6400.

If you have any questions, please do not hesitate to contact Harkirat Singh, Senior Strategic Planner on 9330 6259.

Yours faithfully



Catherine McMahon  
**Manager Strategic Planning**

Attachment: Height Map (in storeys)

# Attachment - Height in Storeys

