

ENV045-21 PP2017/0005 - Planning Proposal for 53A – 59A Gloucester Road, Hurstville
(Report by Manager Strategic Planning)

- (a) That Council endorse the Planning Proposal (PP2017/0005) to amend *Hurstville Local Environmental Plan 2012* (or if gazetted the *Georges River Local Environmental Plan*), in relation to 53A – 59A Gloucester Road, so as to permit a residential care facility with a maximum FSR of 1.6:1 and a maximum building height ranging from 12m, 14m and 16.9m at Nos. 53A-59A Gloucester Road, Hurstville.
- (b) That Council request as a condition of the Gateway Determination that:
 - a. the increase in FSR and maximum building height on the subject site is linked to a residential care facility land use only; and
 - b. a limit on the intensification of the new residential care facility is restricted to 110 beds, being bedroom space of 3,850sqm of a total development floorspace of 8,203sqm.
- (c) That Council endorse the Planning Proposal to be forwarded to the Minister for Planning and Public Places for a Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act 1979.
- (d) That the Planning Proposal be placed on public exhibition in accordance with the conditions of any Gateway Determination issued by the Department of Planning, Industry and Environment.
- (e) That Council resolve to prepare an amendment to the Hurstville Development Control Plan No. 1 ("HDCP No.1"), or the Georges River DCP if effective, at the proponent's cost, to run concurrently with an amendment to the Hurstville LEP 2012 (or if gazetted the Georges River Local Environmental Plan), to reflect site specific provisions for any future development of the site.
- (f) That the amendment to the relevant development control plan be placed on public exhibition in accordance with the Environmental Planning and Assessment Act and its Regulation.