

**Confidential**  
**COMMITTEE OF THE WHOLE**  
**Wednesday, 16th November 2011**

COW056-11	<b>PROPERTY MATTER - GLOUCESTER ROAD CARPARK, HURSTVILLE</b>		
<b>Report Author(s)</b>	Director - Administration, Mr Jeffrey Tripp		
<b>File</b>	11/1796		
<b>Reason for Report</b>	For consideration		
<b>Existing Policy?</b>	No	<b>New Policy Required?</b>	No
<b>Financial Implications</b>	Yes, outside of existing budget		
<b>Previous Reports Referenced</b>	Yes		

**EXECUTIVE SUMMARY**

An unsolicited offer was received from a developer for the purchase of Council's carpark on Gloucester Road, Hurstville for construction of residential towers, a sports complex and multi-level basement carparking.

**AUTHOR RECOMMENDATION**

THAT Council considers the future use of this asset.

**REPORT DETAILS**

An unsolicited proposal was received from SPD Planning on behalf of GR Capital Pty Ltd to purchase Council's Gloucester Road carpark. The cover letter of 20 October 2011 outlining the details of the proposed development and the offer to Council is attached in the Appendix. A deposit cheque in the amount of \$800,000 also accompanied the proposal.

In response, a letter was sent to Mr Spiro Stavis on 25 October 2011 along with the return of the deposit cheque. A copy of the letter is attached in the Appendix.

In 2004, the Gloucester Road carpark site was the subject of an Expression of Interest / Selective Tender process (see COW055A-04 of 23 June 2004). In 2006, Romanos Construction withdrew their development submission and were refunded their \$50,000 tender bond. Since that time there have been several enquiries from developers interested in the site, most notably for construction of a supermarket.

The site is currently zoned 3(b) City Centre Business in DCP No.2 of the Hurstville LEP 1994 with a height restriction of 7 storeys. The proposed Hurstville LEP 2010 - Draft City Centre DCP has the site zoned as B4 Mixed Use with a 40 metre height restriction (12 storeys).

Given the current commercial interest in the property, Council may wish to consider taking the site to market via an Expression of Interest / Selective Tender process with reference to the proposed new Town Planning instruments.

**RESOLUTION - COW**

THAT the site be taken to market via an Expression of Interest / Selective Tender process with reference to the proposed new Town Planning instruments, and that a \$50,000 refundable bond/deposit be required from submitters.

(Moved Councillor P Sansom / Seconded Councillor A Wagstaff)

**APPENDIX**

 SPD Letter.pdf
  SPD Reply.pdf

Hurstville City Council - <<Mtg.ComName>> Wednesday, 16th November 2011

Councillor Attachment(s)