

Gladesville Village Shopping Centre

Proposal Title : **Gladesville Village Shopping Centre**

Proposal Summary : **The planning proposal seeks to amend the Hunters Hill Local Environmental Plan 2012 for the site at 1, 1C, 1A and 1B Massey Street; 1-3 Flagstaff Street; 2,4,8,&10 Cowell Street; and part of 215 Victoria Road, Gladesville to:**

- increase the maximum permissible building height from 26m and 34m, to a range of heights using reduced levels (RL) as follows: 75RL (26m), 101RL (58m), 89RL (36m), 72RL (20m) and 65RL (29m); and

- increase the maximum floor space ratio from 1.3:1, 2.3:1, 2.5:1 and 2.7:1 to 3.4:1 across the entire site.

PP Number : **PP_2016_HUNTE_001_00**

Dop File No : **16/15725**

Proposal Details

Date Planning : **08-Dec-2016**

LGA covered : **Hunters Hill**

Proposal Received :

Region : **Metro(CBD)**

RPA : **The Council of the Municipality of**

State Electorate : **LANE COVE**

Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street : **1 Massey Street**

Suburb : **Gladesville**

City :

Postcode : **2111**

Land Parcel : **Lot 101 DP 1005097**

Street : **1C Massey Street**

Suburb : **Gladesville**

City :

Postcode : **2111**

Land Parcel : **Lot 1 DP 420791**

Street : **1A Massey Street**

Suburb : **Gladesville**

City :

Postcode : **2111**

Land Parcel : **Lot 1 DP 858147**

Street : **1-3 Flagstaff Street & 1B Massey Street**

Suburb : **Gladesville**

City :

Postcode : **2111**

Land Parcel : **SP 60903**

Street : **10 Cowell Street**

Suburb : **Gladesville**

City :

Postcode : **2111**

Land Parcel : **Lot 1 DP 952446**

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Street :	8 Cowell Street		
Suburb :	Gladesville	City :	Postcode : 2111
Land Parcel :	SP 4051		
Street :	4 Cowell Street		
Suburb :	Gladesville	City :	Postcode : 2111
Land Parcel :	Lot 38 DP 979222		
Street :	4 Cowell Street		
Suburb :	Gladesville	City :	Postcode : 2111
Land Parcel :	Lot 37 DP 979222		
Street :	2 Cowell Street		
Suburb :	Gladesville	City :	Postcode : 2111
Land Parcel :	Lot 36 DP 336297		
Street :	Part 215 Victoria Road		
Suburb :	Gladesville	City :	Postcode : 2111
Land Parcel :	Lot 1 DP 336297		

DoP Planning Officer Contact Details

Contact Name : Mary Su
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RPA Contact Details

Contact Name : Philippa Hayes
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DoP Project Manager Contact Details

Contact Name :
Contact Number :
Contact Email :

Land Release Data

Growth Centre :	Release Area Name :
Regional / Sub	Consistent with Strategy :
Regional Strategy :	

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MDP Number :

Date of Release :

Area of Release (Ha)

Type of Release (eg

Residential /

Employment land) :

No. of Lots : 0

No. of Dwellings 250
(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 0

The NSW Government Yes

Lobbyists Code of

Conduct has been

complied with :

If No, comment :

Have there been No
meetings or
communications with
registered lobbyists? :

If Yes, comment : The Department of Planning and Environment's Code of Practice in relation to communication and meetings with lobbyists has been complied with. Sydney Region East has not met any lobbyist in relation to this proposal, nor has the Director been advised of any meetings between other Department officers and lobbyists concerning this proposal.

Supporting notes

Internal Supporting
Notes :

DFP Planning on behalf of GSV developments Pty Ltd lodged a Pre-Gateway Review on 15 April 2016 (PGR_2016_HUNTE_001_00). The Department's assessment report recommended referral of the proposal to the Sydney East Joint Regional Planning Panel (JRPP). On 3 November 2016, a Panel briefing was held for the pre-Gateway Review request and the Panel unanimously recommended the proposal be submitted for a Gateway Determination, subject to a number of changes.

The site is located 8km north-west of the Sydney CBD within the Hunters Hill LGA. The site is local approximately 50m east of Victoria Road, which borders Ryde LGA and is identified as an urban renewal investigation area in A Plan for Growing Sydney. The site has an area of approximately 10,800 square metres and is currently zoned B4 Mixed Use.

Council is seeking delegation to carry out the Minister's plan-making functions under section 59 of the Environmental Planning and Assessment Act 1979 (the EP&A Act). Delegation is not considered appropriate as this matter was the subject of a pre-Gateway review.

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment : The objectives of the planning proposal are to:

- redistribute the height controls applying to the site by transferring the majority of the height to the western edge and tapering down to a lower scale at the street frontages with a significant area of the site being reduced in building height control from the current LEP.

- increase the FSR applying to the site and apply a uniform FSR control across the site, noting that the amendment to the building height will control built form outcomes.

- deliver social and public benefits that are capable of being provided by amending the building height and FSR controls.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment :

It is proposed to amend the Hunters Hill LEP 2012 as follows:

- reduce the building height along the eastern side of the site (parallel to Flagstaff Street) from 34m to 29m (RL65);

- maintain the building height of 26m on the Massey Street site but change the building height reference from 26m to RL75;

- increase the building heights over the western part of the site from 34m to:

- 58m (RL101)

- 52m (RL98)

- 36m (RL89)

- reduce the building height along part of the Cowell Street frontage from 34m to 20m (RL72);

- increase the building height over a very small area of land (part of 215 Victoria Road) from 16m to 20m (RL72); and

- increase the Floor Space Ratio from 1.3:1, 2.3:1, 2.5:1 and 2.7:1 to a uniform control of 3.4:1.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

1.1 Business and Industrial Zones

2.3 Heritage Conservation

* May need the Director General's agreement

3.1 Residential Zones

3.4 Integrating Land Use and Transport

4.1 Acid Sulfate Soils

6.1 Approval and Referral Requirements

6.2 Reserving Land for Public Purposes

6.3 Site Specific Provisions

7.1 Implementation of A Plan for Growing Sydney

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP No 1—Development Standards

SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)

SEPP No 55—Remediation of Land

SEPP No 64—Advertising and Signage

SEPP No 65—Design Quality of Residential Flat Development

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Infrastructure) 2007

SREP (Sydney Harbour Catchment) 2005

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

The proposal is considered to be consistent with all SEPPs and section 117 Directions.

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In regards to the heritage item located on the site, the proposal is supported by a Statement of Heritage Impact. The Council and proponent representatives at the Panel meeting noted in principal to relocate the heritage item to Council owned land in the LGA in recognition that the heritage items location creates difficulties in terms of the sites overall design and integration of the heritage item.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **The mapping provided is adequate for public exhibition.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Consultation will be undertaken in accordance with the Gateway Determination. A community consultation period of 28 days would be appropriate.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **August 2012**

Comments in relation to Principal LEP : **Hunters Hill Local Environmental Plan 2012 was notified in August 2012.**

Assessment Criteria

Need for planning proposal :

The planning proposal is not a result of any strategic study or report. A planning proposal is needed to achieve the amendments to the Hunters Hill LEP 2012. The amendments to development standards will facilitate the delivery of a mixed use development containing approximately 25,550 square metres of residential floor space (250 apartments), 1,900 square metres of commercial floor space, 9,300 square metres of retail floor space and 5,000 square metres of open space.

Consistency with strategic planning framework :

The planning proposal is consistent with A Plan for Growing Sydney's following directions:

- Action 1.7.1 - Invest in strategic centres across Sydney to grow jobs and housing and create vibrant hubs of activity
- Action 1.7.3 - Work with the Greater Sydney Commission to develop job targets for strategic centres
- Action 1.11.3: Undertake long-term planning for social infrastructure to support growing communities
- Action 2.1.1: Accelerate housing supply and local housing choices
- Action 2.2.2: Undertake urban renewal in transport corridors which are being transformed by investment, and around strategic centres
- Action 2.3.1: Require local housing strategies to plan for a range of housing types

The planning proposal did not address consistency with the draft North District Plan as it was submitted prior to its publication. The proposal exhibits consistency with the plan's liveability actions L3 - increase housing capacity across the district and L5 -encourage housing diversity. The planning proposal will need to be updated to demonstrate consistency with the draft North District Plan.

Environmental social economic impacts :

ENVIRONMENTAL

There is no critical habitat or threatened species, populations or ecological communities, or their habitats on or around the site that will be affected by the planning proposal.

HERITAGE

A heritage impact statement was submitted with the planning proposal. Gladesville Village heritage conservation area is located to the north of the site, including local heritage items located at 2 Massey Street and 219 Victoria Road, Gladesville. The site contains a local heritage item comprising of a single storey cottage at 10 Cowell Street, Gladesville. The assessment concludes that the house should either be relocated or significant heritage features of the cottage should be incorporated into the new development. Also the heritage assessment suggests that the proposed development will have a neutral impact on heritage conservation areas and local heritage items in the vicinity of the proposal. The Gateway determination will be conditioned to move the Heritage item to Council owned land for reuse as a community facility.

TRAFFIC

A traffic impact assessment by Road Delay Solutions (RDS) was submitted with the planning proposal. The assessment report suggested a number of local traffic solutions to minimise traffic generated by the proposed development. However Council engaged traffic consultants McLaren Traffic Engineering to review the report by RDS and concluded that it does not adequately assess the impact of the proposed development on the surrounding road network, including impacts on residential amenity and the ability of the existing road network to accommodate the proposed mitigation strategies.

The Gateway determination will be conditioned to prepare a revised traffic impact assessment.

SOCIAL AND ECONOMICAL

The proposal includes the provision of publicly accessible open space within the site. While the provision of the public open space will serve surrounding residential areas which are lacking in public open space, the location on the two storey podium level in the north-east corner of the site is less accessible to the public than ground level access.

The planning proposal also allows for the revitalisation of the Gladesville town centre, providing improved pedestrian connections and retail facilities for the local community and local workers.

Assessment Process

Proposal type : **Minor** Community Consultation Period : **28 Days**

Timeframe to make LEP : **12 months** Delegation : **DDG**

Public Authority Consultation - 56(2)(d) :
Department of Education and Communities
Office of Environment and Heritage
Energy Australia
Department of Health
Transport for NSW
Transport for NSW - Roads and Maritime Services
Sydney Water
Other

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons : **The proposal will increase the need for infrastructure, utility services including electricity, telecommunications, water, sewer and stormwater that are all currently available on the site. It is expected that these services would be upgraded by the developer, where required, to support the proposed development. Consultation with utility services will be a condition of the Gateway.**

Documents

Document File Name	DocumentType Name	Is Public
Planning Proposal (Jan 2016).pdf	Proposal	Yes
Council Letter.pdf	Proposal Covering Letter	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 1.1 Business and Industrial Zones**
- 2.3 Heritage Conservation**
- 3.1 Residential Zones**
- 3.4 Integrating Land Use and Transport**
- 4.1 Acid Sulfate Soils**
- 6.1 Approval and Referral Requirements**

6.2 Reserving Land for Public Purposes

6.3 Site Specific Provisions

7.1 Implementation of A Plan for Growing Sydney

Additional Information :

It is recommended that the planning proposal proceed, subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated as follows:

(a) the public open space should be relocated to the position indicated in the Gladesville Village Development Control Plan (DCP) in relation to Street level accessibility;

(b) the amount of open space should be determined by the combination of the 600 square metres of public open space required by the DCP plus communal open space which complies with requirements of the Apartment Design Guide;

(c) include a plain English explanation for a clause that will retain the existing building height and floor space ratio and provide additional floor space ratio up to 3.4:1 and building height if the development exhibits design excellence. The additional building height is to be determined by the requirement of keeping Trim Place in sunlight and the building at 3-7 Cowell Street free of shadow for three hours between 9am and 3pm at mid-winter;

(d) reference relocation of the heritage item at 10 Cowell Street to a site owned by Council;

(e) retain the existing amount of commercial floor space;

(f) include a revised traffic impact assessment; and

(g) demonstrate consistency with the draft North District Plan, released on 21 November 2016.

2. Prior to community consultation, the revised planning proposal is to be provided to the Department for review and approval.

3. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:

(a) the planning proposal must be made publicly available for a minimum of 28 days; and

(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Environment 2016).

4. Consultation is required with the following public authorities under section 56(2)(d) of the Act:

- Office of Environment and Heritage
- Roads and Maritime Services
- Transport for NSW
- Sydney Water
- Energy Australia
- Ministry for Health
- Department of Education
- Ryde City Council

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

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6. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Supporting Reasons :

The proposal is supported because it will facilitate the delivery of new residential, commercial, retail and public open space in a site that is situated in a highly urbanised environment with convenient access to public transport.

Signature:



Printed Name:

KAREN ALSTMAN

Date:

10/1/17

