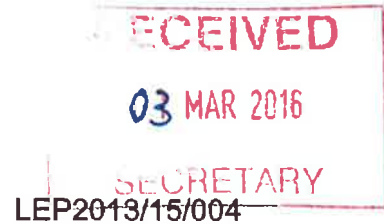


Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

25 February 2016



Attention: The Regional Director – Sydney Region East

Dear Ms McNally

Planning Proposal 2- 12 and 14 Tennyson Road Gladesville

At its meeting of the 25 February 2014 Council considered a report on a planning proposal for 2 – 14 Tennyson Road Gladesville.

The planning proposal sought to amend :-

- LEP 2010 Land Zoning Map for the site to B4 Mixed Use;
- LEP 2010 Floor Space Ratio Map to increase the FSR on 2 –12 Tennyson Rd to 2.5:1 and for 14 Tennyson Rd to 1.5:1; and
- LEP 2010 Height of Buildings Map to increase the maximum height of buildings permitted at 2 –12 Tennyson Rd to 37m and for 14 Tennyson Rd to 21.5m.

At the meeting Council resolved to not support the planning proposal proceeding to a Gateway determination on the grounds that:-

- The planning proposal is inconsistent with strategic direction of the Ryde Local Planning Strategy 2010, Ryde Draft LEP 2011 and Draft Subregional Strategy in relation to retention of industrial lands.
- The planning proposal is inconsistent with the Draft Metropolitan Strategy and does not meet the criteria under the Industrial Lands Strategic Assessment Checklist for rezoning of existing industrial land to other uses
- The planning proposal is inconsistent with s117 Direction 1.1 – Business and Industrial zones and 7.1 – Implementation of the Metropolitan Plan for Sydney 2036.
- The planning proposal will result in traffic impacts to Tennyson Road and the surrounding local road network associated with:-
 - Increases in delays - Tennyson/Victoria Road intersection and roads within the vicinity of the site.
 - Substantially reduced intersection performance – Tennyson/Victoria Road.
 - Unacceptable levels of queuing in Tennyson Road.
 - Adverse impacts on adjacent residential areas.
- The planning proposal will lead to adverse impacts on the amenity of the surrounding locality as a result of inappropriate density of development and height.

The applicant sought a Gateway Review and the 11 September 2014 the Joint Regional Planning Panel determined that the Planning Proposal should proceed to Gateway subject to:-

- a) The FSR over the total site (ie the two sites together) does not exceed 2:1.
- b) A minimum of 20% of the total floor space allowed on the site being devoted to employment generating uses.

Council on the 15 December 2015 resolved to be the relevant planning authority (RPA) with respect to the Planning Proposal.

As the RPA Council now request that a conditioned Gateway determination be issued pursuant to Section 56 of the Environmental Planning and Assessment Act 1979 to enable the planning proposal for 2 – 14 Tennyson Rd Gladesville to be placed on public exhibition. It also requests that the Ministers delegation enabling Council to determine the LEP be granted.

As advised by the Department on the 17 February 2016 significant amendments to the planning proposal are required to reduce the overall height and floor space of the development and the area of non- residential uses prior to a Gateway Determination being issued. Council requests to be involved in the review and drafting of any Gateway conditions relating to the overall density and use of the site.

To assist the Department with this matter the following documents relating to the subject property are provided in the attached CD:-

- Planning Proposal(PP) 2 – 14 Tennyson Rd Gladesville as submitted to Council
- Amended PP Height Map as submitted to Council
- Council report and resolution on the PP.

Please contact Susan Wotton – Strategic Planner for any further information with respect to this matter.

Yours sincerely



Meryl Bishop – Manager Strategic City