
4 Pittwater Road, Gladesville

Planning Proposal



July 2023

FINAL

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REF: #9354

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Executive Summary

This Planning Proposal has been prepared on behalf of Hunters Hill Council, the owners of the land known as 4 Pittwater Road, Gladesville ('the site'). The site has a legal description of Lot 1 in DP 816692.

The submission of the Planning Proposal follows a pre-lodgement meeting with City of Ryde Council (City of Ryde) on 23 February 2023. Our summarised comments in response to City of Ryde's notes of the 23 February meeting are included at **Attachment 10**.

The holding has an area of approximately 704m². The site has frontages to Pittwater Road to the south and Council car park to its north. Gladesville Library adjoins the site to the east, while the Council car park continues to adjoin the site to the west. The site and adjoining lands are zoned B4 Mixed Use under *Ryde Local Environmental Plan 2014* (RLEP 2014).

The site is currently occupied by a childcare centre.

This Planning Proposal seeks to amend the RLEP 2014, in the following manner:

- Amend Schedule 4 to include the reclassification of 4 Pittwater Road, Gladesville, being Lot 1 DP 816692, from Community to Operational.

This Planning Proposal considers the relevant environmental, social, and economic impacts of the proposal and its strategic and site-specific merits.

It is requested that arising from the consideration of this Planning Proposal, City of Ryde resolve to support the changes to RLEP 2014 as detailed in this Planning Proposal and forward the Planning Proposal for a Gateway Determination.

1. Introduction

1.1 Purpose of the Planning Proposal

This Planning Proposal has been prepared for Hunters Hill Council, the owners of the site.

The Planning Proposal (the Proposal) seeks to amend the *Ryde Local Environmental Plan 2014* (RLEP 2014) to reclassify land at 4 Pittwater Road, Gladesville ('the site'), from Community Land to Operational Land.

The site is owned by Hunters Hill Council and is currently occupied by Gladesville Occasional Child Care Centre, a not-for-profit community based childcare centre.

The Planning Proposal applies to the land described as Lot 1 in DP 816692, shown at Figure 1 below.



Figure 1: Aerial view of site and locality (Source: SIX Maps)

The holding has an area of approximately 704m². The site has a single frontage to Gladesville Road at its south. Adjoining the site to the east is Gladesville Library. Adjoining the site to its west and north is an at-grade Ryde Council owned public car park.

The land is not a 'public reserve' as defined under the *Local Government Act 1993* and as such, there are no restrictions on the title in relation to this. A copy of the Certificate of Title for the site is provided at **Attachment 4**.



Figure 2: Cadastral view of site (Source: SIX Maps)

The land is zoned B4 Mixed Use under RLEP 2014 and has been identified by Hunters Hill Council as a potential asset for future redevelopment. The reclassification does not include a proposal to develop or sell the land. This would need to be pursued as a separate process.

The proposed reclassification will enable Hunters Hill Council to consider opportunities for the future use of the land, and this may include options for the development or sale of the site.

Therefore, the proposed reclassification will provide the opportunity to unlock the existing development potential, to stimulate growth and development within the local government area (LGA), in an appropriate location within Gladesville town centre.

The Planning Proposal has been prepared in accordance with the Department of Planning, Industry and Environment's (DPIE) 'Local Environmental Plan Making Guideline', dated September 2022, and LEP Practice Note PN 16-001 Classification and reclassification of public land through a local environmental plan, dated 5 October 2016.

1.2 Background

Property records indicate the site was transferred from Sydney Water (formerly Metropolitan Water Sewerage and Drainage Board) to Hunters Hills Council for the purpose of a baby health centre in 1945 (refer to **Attachment 11**).

The site was subsequently subdivided in 1992 to create Lot 1 and Lot 2 in DP 816692, being No. 4 and No. 6 Pittwater Road, Gladesville (refer to Deposited Plan at **Attachment 5**).

Hunters Hill Council's Fit for the Future Improvement Proposal 2015 (p 144 - 145) contained a number of property related initiatives including:

6 Pittwater Road (Early Childhood Centre): This site is located in the Ryde City Council area and adjoins the Gladesville Library. There is a possibility that the City of Ryde Council (CoR) may seek an opportunity to re-develop their substantial land holdings in this area in conjunction with the Gladesville Masterplan and it would be logical that this site is included in any future proposals. CoR has recently commissioned consultants to consider development options for the site. Proceeds from sales, or revenue earned, could be used for strategic re-investment to fund ongoing initiatives including capital works.

To assist in the progression of these initiatives, Hunters Hill Council at its meeting held on 25 June 2018 resolved:

- 1. Hunter's Hill Council re-establish the Committee in order to provide recommendations to Council with regards to:
 - I. Evaluating Council's property assets to determine if they are providing community benefit;*
 - II. Developing strategies for the future of Council's assets;*
 - III. Investigating opportunities to invest/reinvest in property assets.**
- 2. The Property Advisory Committee consist of three (3) councillors and three (3) community members;*
- 3. Hunter's Hill Council advertise for community members to join the Property Advisory Committee as soon as is practicable;*
- 4. The inaugural Property Advisory Committee Meeting for this term of Council be held in early August.*

Further, to ensure that a strategic view was taken to the property holdings of Hunters Hill Council, it was agreed that a Property Strategy would be developed. This was flagged in late 2018 in the report of 12 December 2018 where it was again highlighted there was a need to look for additional revenues to supplement rates income. As part of this report, it was highlighted:

'...the options presented are only one measure that is required. There is a need to look at both expenditure and revenues over the coming 12 - 18 months. In relation to expenditure this will include reviewing organisational practices to streamline processes and harness technology to drive business improvement and efficiency; developing a property strategy; expansion of shared services as well as actively pursuing grant opportunities.'

In response to this, the Sustainable and Thriving Strategy was developed that brought together these elements into a cohesive framework to guide Hunters Hill Council to take actions to be financially sustainable and thrive into the future.

Further to a range of operational changes, the Strategy provides for three big moves that will significantly move the dial on the finances of Hunters Hill Council, and reduce the existing heavy reliance on rates revenue, including the development of a Community Infrastructure Plan (CIP). The development of a Property Strategy is aimed at optimising properties owned by Hunters Hill Council, and land capable of development, sale or lease, for community benefit.

At its meeting of 19 April 2021, Hunters Hill Councillors received a report providing details on the outcome of the community consultation process undertaken as part of the exhibition and finalisation of the Community Infrastructure Plan (CIP) (refer to **Attachment 9**). The report noted the CIP was prepared to provide Hunters Hill Council and the community with a clear picture of Hunters Hill Council's property portfolio and provide a cohesive strategy on how it should be managed. The Strategy also outlines the

prioritisation of future expenditure regarding the assets of Hunters Hill Council in order to provide for existing and future community needs.

The Property Strategy has four (4) elements incorporating assets owned by Hunters Hill Council within the Gladesville commercial centre. With respect to No. 4 Pittwater Road, Gladesville, the Strategy notes that the current occasional care centre (OCC) land use needs updating and is surplus to Hunter's Hill Council requirements. It states that options to realise its value will be investigated, whilst still retaining the OCC in the area. A copy of the Strategy is provided as an attachment to the Hunters Hill Council report at **Attachment 9**.

Hunters Hill Councillors were advised by staff that in order for Hunters Hill Council to reclassify No.4 Pittwater Road, Gladesville to Operational Land it must submit a planning proposal to the City of Ryde requesting the reclassification. City of Ryde Council must then assess and hold a public hearing as required under Section 29 of the *Local Government Act 1993*.

Hunters Hill Council staff sought legal advice to confirm the above process given the land is not within Hunters Hill Council's jurisdiction. The advice confirmed that Hunters Hill Council must apply to the City of Ryde for the reclassification of the land and that owner's consent was required for the application.

Following this advice, a report was prepared by staff to be considered by Hunters Hill Councillors. At its meeting of 20 September 2021, Hunters Hill Councillors resolved to prepare and lodge a Planning Proposal with the City of Ryde for the reclassification of No.4 Pittwater Road Gladesville to Operational Land (refer to **Attachment 7**).

2. Existing Planning Controls

2.1 Ryde Local Environmental Plan

The *Ryde Local Environmental Plan 2014* (RLEP2014) contains zoning and principal development standards for the site. These are discussed below.

2.1.1 Zoning (Clause 2.3)

The site is zoned B4 Mixed Use under the RLEP 2014 as shown in the extract at Figure 3. The zone permits a broad range of uses, including commercial premises, community facilities, education facilities, hotel and motel accommodation as well as residential accommodation.

The objectives of the B4 Mixed Use zone are as follows:

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To ensure employment and educational activities within the Macquarie University campus are integrated with other businesses and activities.*
- *To promote strong links between Macquarie University and research institutions and businesses within the Macquarie Park corridor.*

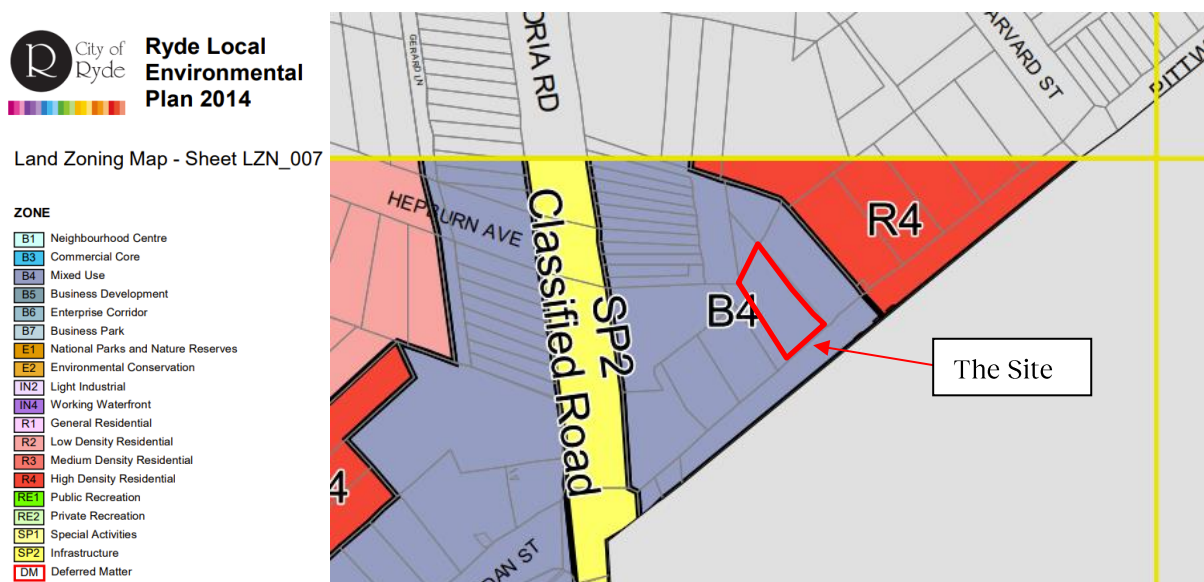


Figure 3: Extract of RLEP 2014 Land Zoning Map

The zone permits the following uses with consent:

3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Waste or resource transfer stations; Any other development not specified in item 2 or 4

This Planning Proposal does not seek to change the site's existing zoning.

2.1.2 Height of Buildings (Clause 4.3)

The site is subject to a height of buildings development standard of 22m (refer to Figure 4).

The Planning Proposal does not seek to change the site's existing height of building standard.

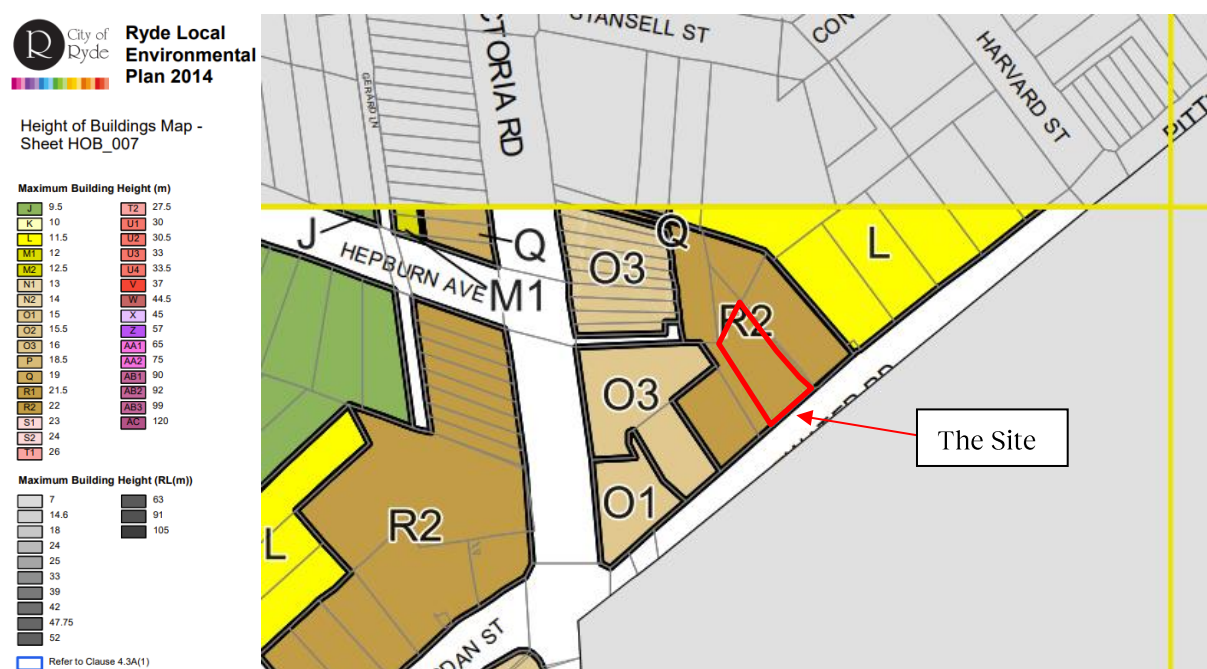


Figure 4: Extract of RLEP 2014 Height of Buildings Map

2.1.3 Floor Space Ratio (Clause 4.4)

The site is subject to a maximum FSR of 2.6:1 (refer to Figure 5).

The site is designated as being within the Gladesville Town Centre on the centres map (refer to Figure 6). Clause 4.4 requires that land identified as being within a Centre on the centres map is to consolidate development and encourage sustainable development patterns around key public transport infrastructure.

Floor Space Ratio Map - Sheet FSR_007

Maximum Floor Space Ratio (n:1)

A1	0.30	T1	2.00
A2	0.33	T2	2.26
B	0.50	T3	2.30
G	0.65	U1	2.50
J1	0.80	U2	2.60
J2	0.83	U3	2.70
K	0.88	U4	2.90
N	1.00	U5	3.00
O1	1.10	U6	3.20
O2	1.15	U7	3.30
P1	1.20	U8	3.50
P2	1.25	X1	4.00
Q1	1.30	X2	4.30
Q2	1.39	Y	4.50
S1	1.50	Z	5.00
S2	1.70	AA	6.00
S3	1.80		

Refer to Clause 4.4A(1)

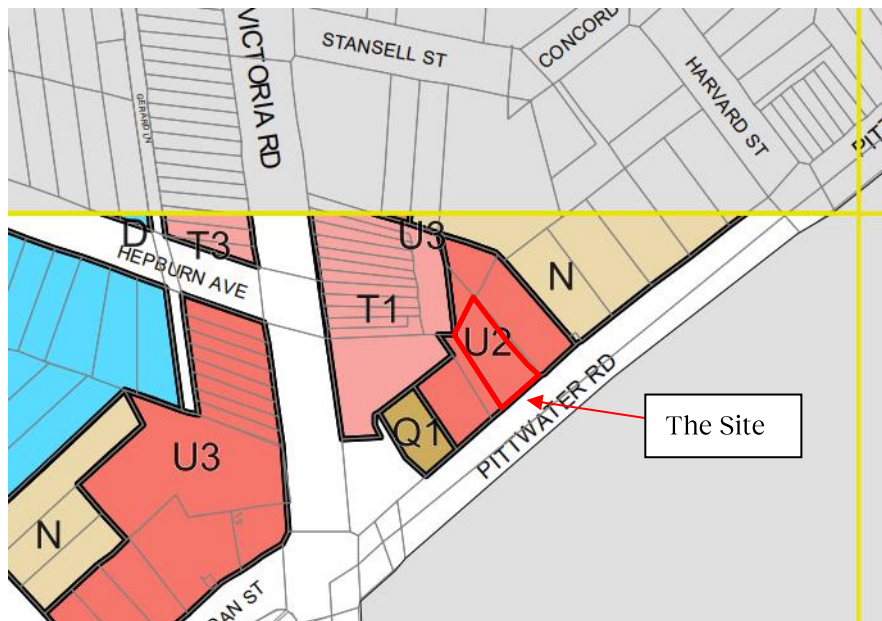


Figure 5: Extract from RLEP 2014 FSR Map

Centres Map - Sheet CEN_007

Centres

1	Ryde Town Centre
2	West Ryde Town Centre
3	Eastwood Town Centre
4	Meadowbank Urban Village
5	Macquarie Park Corridor
6	Gladesville Town Centre
7	North Ryde Station Precinct

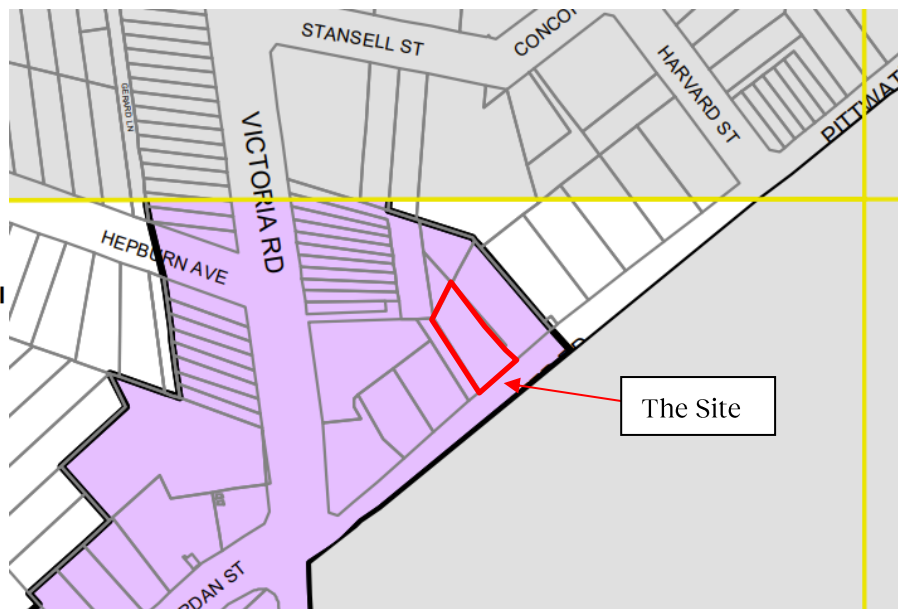


Figure 6: Extract from RLEP 2014 Centres Map

2.1.4 Heritage Conservation (Clause 5.10)

The site is located in proximity to an adjacent local heritage listed church and conservation area, listed in Schedule 5 of RLEP 2014 (refer to Figure 7).

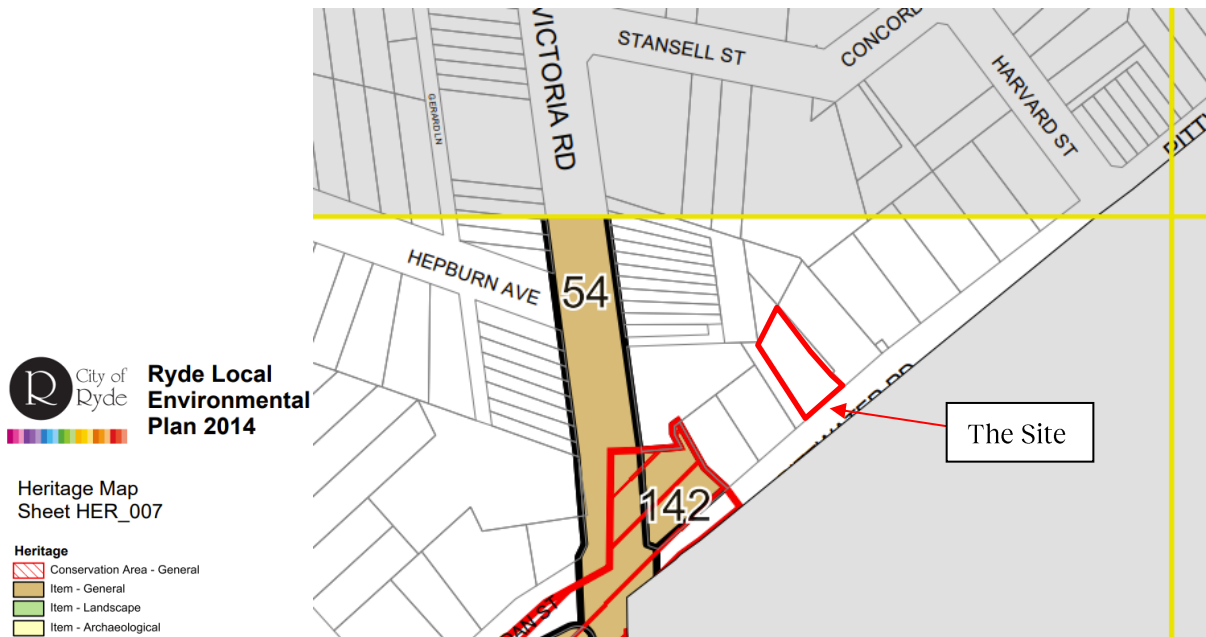


Figure 7: Extract from RLEP 2014 Heritage Map

2.1.5 Classification and Reclassification of Public Land (Clause 5.2)

Clause 5.2 enables the City of Ryde to reclassify public land as “operational land” or “community land” in accordance with Part 2 of Chapter 6 of the *Local Government Act 1993*.

Accordingly, the proposal seeks to describe the site, in Part 1 of Schedule 4, as reclassified to operational land for the purposes of the *Local Government Act 1993*.

2.2 City of Ryde Development Control Plan 2014

2.2.1 Gladesville Town Centre and Victoria Road Corridor (Part 4.6)

Part 4.6 of the City of Ryde Development Control Plan 2014 (RDCP 2014) provides a vision and development controls for the long-term redevelopment of the Gladesville Town Centre and Victoria Road Corridor.

The site is located within the Town Centre Precinct identified within the Precincts Vision Plan (refer to Figure 8).



Figure 8: Extract of Precincts Vision Plan (RDCP 2014)



Figure 9: Extract of Key Sites Plan (RDCP 2014)

Intended for the Block 11 (Council carpark) key site is a mixed-use area, with a range of community, commercial, retail or residential uses along Victoria Road and Pittwater Road. Built form controls proposed across the site include building envelopes up to six (6) storeys and public open space at ground level.

3. The Planning Proposal

This Planning Proposal is generally structured in accordance with the Department of Planning, Industry and Environment's document, '*Local Environmental Plan Making Guideline (September 2022)*'.

This section provides:

- Objectives and intended outcomes;
- Explanation of provisions;
- Justification of strategic and site specific merit;
- Maps;
- Community consultation; and
- Project timeline.

3.1 Part 1 - Objectives and Intended Outcomes

To enable the reclassification of Hunters Hill Council owned land, known as No. 4 Pittwater Road Gladesville, Lot 1 DP 816692, from Community Land to Operational Land.

The reclassification would enable the land classification to be consistent with the current zoning and provide Hunters Hill Council with flexibility to ensure it can deliver improved community infrastructure via redevelopment of the site or possible sale and redirection of funds to other community infrastructure projects.

3.2 Part 2 - Explanation of Provisions

The objectives and intended outcomes of the Planning Proposal will be achieved by amending Schedule 4 of RLEP 2014, Classification and Reclassification of Public Land, in the following manner:

- To insert the locality and property description under Columns 1 and 2 of Part 1 (Land Classified, or reclassified, as operational land - no interests changed) as shown in Table 1 below:

Insert into Column 1 - Locality	Insert into Column 2 - Description
4 Pittwater Road, Gladesville	Lot 1 of DP 816692

Table 1: Proposed amendments to Schedule 4 of RLEP 2014

The proposal does not involve any change to the existing zone and/or development standards that apply to the subject site. The Planning Proposal does not recommend any changes to the maps in RLEP 2014.

3.3 Part 3 - Justification of strategic and site-specific merit

This part of the Planning Proposal outlines the need for the proposed amendments to RLEP 2014, the relationship with the strategic planning framework, the environmental, social, and economic impacts of the proposed changes, and State and Commonwealth interests.

3.3.1 Section A - Need for the Planning Proposal

Q1. Is the planning proposal the result of an endorsed LSPS, strategic study or report?

Yes, the planning proposal is the result of Hunters Hill Council's Property Strategy (refer to **Attachment 9**) that identifies the site as surplus to the needs of Hunters Hill Council. It is also informed by Ryde Council's LSPS, and urban design work undertaken to establish existing zones, permissible land uses, development standards and detailed design controls for the site and the wider Gladesville town centre under RLEP 2014 and RDCP 2014.

Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The site is currently classified as Community Land, meaning that Hunters Hill Council is not able to develop, sell, exchange, or dispose of Community Land under the provisions of the *Local Government Act 1993*. The reclassification sought as part of this proposal is the only means available to achieve the objectives and intended outcome of this planning proposal and enable Hunters Hill Council to consider opportunities for the future use of the land that reflect the current B4 Mixed Use zoning.

It will allow for the effective management of Hunters Hill Council's assets.

3.3.2 Section B - Relationship to the strategic planning framework

Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The Greater Sydney Region Plan

The Greater Sydney Region Plan was released on 18 March 2018 and seeks to manage growth and change and guide infrastructure delivery across the region. It sets a strategy for Greater Sydney that district plans implement at a local level. The plan was developed with the Metropolitan Transport Plan, Future Transport 2056 and the State Infrastructure Strategy. These plans identify state infrastructure to support broad-scale land-use planning.

The Plan is built on a vision of three (3) cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. To achieve this, it provides a framework to guide land use planning over the next 20 years and established key directions and actions to guide Sydney's productivity, liveability, and sustainability, including the delivery of housing, employment, infrastructure, and open space.

The Plan is built around the following ten (10) directions:

1. Infrastructure supporting new developments;
2. Working together to grow a Greater Sydney;
3. Celebrating diversity and putting people at the heart of planning;
4. Giving people housing choices;
5. Designing places for people;
6. Developing a more accessible and walkable city;
7. Creating the conditions for a stronger economy;
8. Valuing green spaces and landscape;
9. Using resources wisely; and
10. Adapting to a changing world.

The Planning Proposal would allow for the reclassification of the site and enable Hunters Hill Council to consider future land use options that reflect the current B4 Mixed Use zoning of the land, including the highest and best use.

The Plan's focus is on providing greater flexibility for the site to deliver outcomes associated with its zoning and intended built form outcomes prescribed in RDCP 2014. This would result in greater options for improved community facilities, as well as greater choice of dwelling types and employment in well serviced locations. In this regard, Directions 2, 3, 4, 6 and 7 are relevant to the Planning Proposal, as future potential development outcomes are likely to include improved community facilities, as well as residential and commercial development options that will provide housing and employment choices to meet the needs of the community and in a centre location.

The Planning Proposal aligns with the aforementioned directions and would support the provision of additional community infrastructure and services, housing supply and employment opportunities in an area that is well serviced by public transport.

North District Plan

The North District Plan supports the implementation of the Greater Sydney Region Plan at a district level. The district plan contains planning priorities and actions to guide the growth of the North District while improving its social, economic and environmental assets.

The Proposal is consistent with the District Plan in its ability to demonstrate consistencies with a number of its planning priorities. The priorities relevant to this Planning Proposal and the above directions are as follows:

— **Planning Priority N3. – Providing services and social infrastructure to meet people's changing needs**

The proposed reclassification will provide increased opportunities for the delivery of integrated and targeted services to support the growth of Gladesville town centre and wider Ryde community, whilst considering the provision and mix of local services. It will provide greater flexibility in allowing the site to respond to the changing demands of the community and co-location of uses and facilities across the site and adjoining sites, including existing library.

An ability to redevelop the site in line with the City of Ryde's vision for Gladesville town centre will enable development of the site to be approached more holistically in line with City of Ryde's vision and allow for the provision of future facilities accessible with direct and safe access by people of all ages and abilities.

Improving safety, accessibility and inclusion by co-locating activities benefits all residents and visitors when supported by a fine grain urban form and land use mix which provides a greater diversity of uses and users, liveability can be improved.

— **Planning Priority N4. – Fostering healthy, creative, culturally rich and socially connected communities**

The proposed reclassification will provide greater opportunities for delivering fine grain urban form and local mixed-use places that can provide better access to local goods and services, together with opportunities for people to participate a range of social and cultural activities associated with community facilities.

An ability to redevelop the site in line with City of Ryde's vision for Gladesville Town Centre will enable better implementation of place-based planning outcomes that responds to the district's cultural diversity and people's social and economic aspirations and specific needs relating to improved health and wellbeing outcomes.

- Planning Priority N5. – Providing housing supply, choice and affordability, with access to jobs, services and public transport

The proposed reclassification will enable Hunters Hill Council to consider the future redevelopment of the site to support the provision of additional housing supply and choice, close to jobs and services.

Greater flexibility for the development of the site arising from the reclassification will allow for urban renewal outcomes that support community needs in a highly accessible location in proximity to services and facilities.

- Planning Priority N6. – Creating and renewing great places and local centres, and respecting the District's heritage

The proposed reclassification will allow for greater flexibility in the delivery of high quality, community specific and place-based outcomes that align with City of Ryde's vision for Gladesville town centre as represented in its LSPS, LEP and DCP.

Furthermore, the proposal will ensure redevelopment of the site can be undertaken holistically with surrounding lots in line with proposed built form outcomes represented in RDCP 2014.

By allowing for this approach, it will enable a precinct-wide application of public domain outcomes, and a method by which redevelopment of Gladesville town centre will align with the community's shared values and strengths, and the place's locally distinctive attributes.

Q4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Community Strategic Plan – Our Vision for Ryde 2028

The Plan establishes a vision and coordinates direction for the LGA that addresses a range of planning, community and environmental issues to guide short, medium and long-term strategic planning policies for job and dwelling creation to 2028. City of Ryde's vision for the Ryde LGA as outlined in the Plan is as follows:

Our current and liveable city

The Proposal is consistent with City of Ryde's vision in that it promotes opportunities for urban renewal and the creation of opportunities for greater land use diversity, active places and spaces that are well-connected and that encourage social interaction within the Gladesville town centre. The proposal has the opportunity to offer greater choice in the types, places to meet and socialise, as well as opportunities to prioritise the delivery of improved community facilities and affordable housing.

The Proposal is consistent with the Community Plan and aligns with the intended outcomes and strategies to accommodate future growth and facilitate development to meet the needs of the community. The proposed reclassification will support this outcome.

Planning Ryde – Local Strategic Planning Statement 2020

Yes, the Planning Proposal is consistent with City of Ryde's adopted local strategic planning statement (LSPS).

Planning Ryde Local Strategic Planning Statement 2020 outlines how the City of Ryde will deliver a high-quality lifestyle, and increased opportunities to work, live and play across the Ryde LGA. It guides all future local planning priorities, decisions and actions. The LSPS will guide the content and direction of City of Ryde's land use planning strategic and instruments, including LEP and DCP. The Proposal supports the relevant priorities and actions of the Ryde LSPS, particularly the priorities of 'Housing the city', 'A city for

people', 'A city of great place', 'A well-connected city' and 'A city in its landscape'. These are outlined in Table 2.

Planning Ryde Local Strategic Planning Statement 2020	Proposal
3.2 Centres	
3.2.5 Planning priorities and actions	
<p>Planning Priority – C5</p> <p>Ensure the vitality of Ryde’s Centres and support resilience</p>	<p>The proposal is able to demonstrate consistency with this priority in that it will:</p> <ul style="list-style-type: none"> — ensure employment opportunities through future diversity in land uses and its redevelopment phase; — ensure mixed uses are delivered and residential development does not displace commercial development in mixed-use zones; and — encourage investment in Gladesville town centre.
<p>Planning Priority C6 –</p> <p>Prioritise liveability through an attractive, sustainable and well-designed environment.</p>	<p>The Proposal will allow redevelopment of the site consistent with the vision for the Gladesville town centre precinct as detailed in RDCP 2014, which seeks:</p> <ul style="list-style-type: none"> — an enhanced pedestrian network and new public spaces off Victoria Road; — better pedestrian amenity on and around Victoria Road; and — a greater range of services to revitalise the town centre as the focus of urban life for the communities on both sides of the town centre. <p>These outcomes, consistent with City of Ryde’s DCP vision, will create opportunities for multifunctional urban spaces and places, as well as improved diversity of land uses to serve the local community and support a vibrant and growing town centre.</p>
3.2.7 Town centres	
<p>3.2.7.3 Gladesville Town Centre</p>	<p>The Proposal allows Hunters Hill Council to better utilise the site, as a key site within the Gladesville town centre, encouraging its redevelopment as a</p>

Planning Ryde Local Strategic Planning Statement 2020	Proposal
	catalyst for change and to deliver new community benefits.
	It will ensure that future built form and landscaped public domain outcomes can be undertaken in a cohesive manner to provide improved amenity while also building on the historical elements of the centre.

Table 2: Consistency with Ryde Local Strategic Planning Statement (LSPS)

Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Yes, the Proposal will not contradict or hinder the implementation of state and regional strategies that apply to site, including the Future Transport Strategy 2056, and the State Infrastructure Strategy 2018-2038.

Q6. Is the planning proposal consistent with applicable SEPPs?

The Planning Proposal is consistent with the relevant State Environmental Planning Policies (SEPPs), as demonstrated in the table provided at **Attachment 2**.

Q7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?

The Planning Proposal is consistent with the applicable Ministerial Directions (issued under Section 9.1 of the *EP&A Act 1979*), as demonstrated in the table provided at **Attachment 3**.

3.3.3 Section C – Environmental, social and economic impact

Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The Proposal does not apply to land that has been identified as containing critical habitats or threatened species, populations or ecological communities, or their habitats.

In addition, this Planning Proposal does not recommend changing the application or intent of the provisions in RLEP 2014 that require new development to identify and manage its environmental impacts, such as the preservation of trees and vegetation and the management of stormwater. These provisions will continue to apply to the Land.

Q9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

The proposed reclassification does not result in any direct environmental impacts. It will, however, enable development of the land in accordance the current B4 Mixed Use zoning. Any environmental impacts likely to arise as a result of any future development proposal will be assessed as part of the Development Application (DA) process.

This Planning Proposal does not seek to amend any of the provisions in RLEP 2014 that require new development to identify and manage its environmental impacts, such as the preservation of trees and vegetation, as well as the management of stormwater. These provisions will continue to apply to the subject land.

Q10. Has the planning proposal adequately addressed any social and economic effects?

In consideration of interests in the site as well as potential future uses, records indicate the site was transferred from Sydney Water (formerly Metropolitan Water Sewerage and Drainage Board) to Hunters Hill Council for the purpose of a baby health centre in 1945 (refer to Memorandum of Transfer at **Attachment 11**).

The nominated easement created by transfer (Dealing No. 394665) relates to the Northern Beaches Ocean Outfall Sewer and imposes a number of restrictions including land use, access and construction requirements. These are stipulated in the Memorandum of Transfer at **Attachment 11**.

On 24 April 2023, Hunters Hill Council Staff consulted with Sydney Water regarding restriction on the future use of the land as noted in “(3)” of the abovementioned Dealing. This restriction is detailed below:

(3) That the transferee will not at any time use or occupy or cause or permit to be used or occupied the said land hereby transferred or any part thereof otherwise than solely for the erection and conduct of a Baby Health Centre.

The above interest would restrict the use of the land solely for the use as a “Baby Health Centre” and, as such, this would restrict Hunters Hill Council from selling or developing the land for any other purpose.

Given the above, Council’s correspondence of 24 April 2023 (refer to **Attachment 12**) sought to clarify the abovementioned interest in the land to better understand potential future uses of the site or to seek release of the restriction.

On 5 June 2023, Sydney Water responded to Council in relation to this matter (refer to **Attachment 13**). This correspondence included the following statement:

‘Sydney Water does not object to the land being reclassified. However, we note that the proposed site is traversed by the Northern Suburbs Ocean Outfall Sewer (NSOOS) critical trunk sewer main (oviform 2819x2362) as well as a shaft to access the tunnel.’

Given the above, in consideration of the correspondence from Sydney Water to Council dated 5 June 2023, Council is satisfied that Sydney Water does not object to the proposed land reclassification.

The reclassification has the potential to have positive social and economic benefits for the community, in that it enables Hunters Hill Council to consider the potential future development of land for uses consistent with the B4 Mixed Use zoning under RLEP 2014 (i.e. opportunity for greater diversity in community facilities, commercial and housing supply to meet the needs of the community close to services and transport).

Development enabled by this Planning Proposal may assist in the delivery of mixed-use development outcomes, including residential and commercial (likely the highest and best use), contributing to the provision of diverse housing stock and employment opportunities to cater to a range of demographic needs. The proposal has the potential to provide new housing and jobs closer to one another, transport, as well as improving the prospect of reducing commute times, with consequent social benefits.

The Planning Proposal provides an opportunity for Hunters Hill Council to consider the redevelopment of the site, integrating permissible land uses to improve economic and social vitality of the area, and strengthen the economic performance of the Gladesville town centre. The Planning Proposal will unlock the development potential of the site and enable Hunters Hill Council to consider the provision of not only community facilities and serviced but high-quality housing stock, commercial uses, as well as open space and public domain improvements. In doing so, the Planning Proposal presents opportunities for local employment and provision of services.

As such, the Planning Proposal, and resultant development opportunity created, aligns with City of Ryde's strategic direction for the site and Gladesville town centre.

3.3.4 Section D – Infrastructure (Local, State and Commonwealth)

Q11. Is there adequate public infrastructure for the planning proposal?

The proposed reclassification allows Hunters Hill Council to consider the redevelopment of the site, which may result in a minor increase in demand for services in an existing urban area.

Given the site's town centre location, adequate services are available in the vicinity of the subject site.

Future infrastructure requirements would be considered as part of any redevelopment of the site, which would likely be considered with the development of surrounding sites given the strategic intent for redevelopment detailed in RDCP 2014.

Further, public infrastructure requirements associated with any future development on the land would be assessed in detail as part of any development application(s) submitted for the site.

3.3.5 Section E – State and Commonwealth Interests

Q12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

Consultation with State and Commonwealth agencies will be undertaken in accordance with Part 5 of this Planning Proposal.

3.4 Part 4 – Maps

This Planning Proposal does not recommend any changes to the maps in RLEP 2014. Copies of the current RLEP 2014 maps are provided at **Attachment 1**. Alternatively, the maps can be viewed online on the NSW Legislation website: www.legislation.nsw.gov.au.

3.5 Part 5 – Community Consultation

Part 1 of Schedule of the *EP&A Act 1979* requires the relevant planning authority to consult with the community in accordance with the Gateway Determination.

Accordingly, public consultation will be undertaken in accordance with the requirements of the Gateway Determination, the publication Local Environmental Plan Making Guideline, and Practice Note PN16-001, and City of Ryde's community engagement framework, including its Communications and Engagement Strategy.

It is expected that community consultation will be pursued consistent with standard practice of:

- Notification of surrounding land owners;
- Public notification in local newspaper/s;
- Notification on City of Ryde's website; and
- Availability at City of Ryde's customer service centre.

Should further consultation be required, this can be managed through the Gateway Process.

Consultation with public authorities will also be undertaken in accordance with the requirements of the Gateway Determination.

An independently chaired public hearing will be held (as required under the *Local Government Act 1993*) approximately three (3) weeks after the close of the public exhibition. Notice of the public hearing will be given in local papers and on City of Ryde's website. Notification letters will also be sent to any person or organisation who makes a submission in response to the public exhibition.

3.6 Part 6 – Project Timeline

Key stages in the plan making process are outlined in the indicative project timeline, shown below in Table 3.

Milestone	Timeframe
Stage 1 – Pre-lodgement	November 2022 – March 2023
Stage 2 – Planning Proposal, including City of Ryde's decision and issuing of Planning Proposal to DPE	March – May 2023
Stage 3 – Gateway Determination	June 2023
Stage 4 – Post Gateway	July 2023
Stage 5 – Public hearing (21 days public notice), public exhibition and public authority consultation	July – September 2023

Milestone	Timeframe
Stage 6 Finalisation; including consideration of submissions, port-exhibition reporting, LEP drafting, LEP making and notification	October 2023

Table 3: Indicative Project Timeline

4. Conclusions and Recommendations

This Planning Proposal for 4 Pittwater Road, Gladesville has been prepared in accordance with Section 3.33 of the *EP&A Act 1979* and the relevant guidelines prepared by NSW Department of Planning Infrastructure and Environment, including '*Local Environmental Plan Making Guideline*', September 2022.

This Planning Proposal seeks to amend the RLEP 2014, in the following manner:

- Amend Schedule 4 to include the reclassification of 4 Pittwater Road, Gladesville, being Lot 1 DP 816692, from Community land to Operational land.

This Proposal and its supporting documentation provides an analysis of the physical and strategic planning constraints and the opportunities of the site, and considers the relevant environmental, social, and economic impacts of the proposal and its strategic merit against the strategic framework it is set within.

5. Attachments

Attachment 1: RLEP 2014 Maps

Attachment 2: Consistency of Planning Proposal with State Environmental Planning Policies

Attachment 3: Consistency of Planning Proposal with Section 9.1 Directions

Attachment 4: Certificate of Title for Lot 1 in
DP 816692

Attachment 5: Deposited Plan 816692

Attachment 6: Requirements of LEP

Practice Note PN 16-001

Attachment 7: Council Meeting Report and
Minutes – 20 September
2021

Attachment 8: Summary of Council's
interest in the land – Lot 1 DP
816692

Attachment 9: Council Meeting Report – 19 April 2021

Attachment 10: Response to Pre-Lodgement
Meeting prepared by SJB
Planning

Attachment 11: Dealing – D394665 –
Memorandum of Transfer
dated 30th May 1945

Attachment 12: Correspondence from Council to Sydney Water dated 24 April 2023

Attachment 13: Correspondence from Sydney Water to Council dated 5 June 2023