



1A Gale Street, Woolwich

Planning Proposal

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List of Attachments

Document name	Prepared by
Preliminary Site Investigation	Reditus
Proposed Works Plan	AA Power Engineering
Indicative Development Outcome	Altis Architecture
Survey Plan	Vertex Surveyors
Kiosk Layout and Dimensions	Ausgrid

Executive Summary

This Planning Proposal has been prepared on behalf of Mary Therese Assaf, the owner of the land at 1A Gale Street, Woolwich ('the site'). The site has a legal description of Lot 1 in DP 85924.

The holding has an area of approximately 124m². The site adjoins an existing residential dwelling at 1 Gale Street to its north, parkland known as the Clarke's Point Reserve and Woolwich Dock and Parklands to its east and south, and Gale Street to the west.

The site is zoned SP2 (Electricity Distribution) and is currently occupied by an electricity substation. The land the subject of the Planning Proposal has been deemed to be surplus to needs by Ausgrid and has been sold.

The site is located within the 'Hunters Hill Conservation Area No 2 - The Peninsula' heritage conservation area and is contiguous to three local heritage items (Item no. I287, I1418, and I151) identified in the *Hunters Hill Local Environmental Plan 2012* (HHLEP 2012). The site itself is not a local heritage item.

The following documents accompany this report:

- Preliminary Site Investigation prepared by Reditus,
- Proposed Works Plan prepared by AA Power Engineering,
- Indicative Development Outcome prepared by Altis Architecture,
- Survey Plan prepared by Vertex Surveyors, and
- Kiosk Layout and Dimensions prepared by Ausgrid.

This Planning Proposal seeks to add an additional permitted use of a "dwelling house" as it applies to the site to Schedule 1 of the HHLEP 2012, facilitating the construction and use of the site as a dwelling house in conjunction with 1 Gale Street. The result would be 1 dwelling on the two lots.

The proposed land use is consistent with the character of the surrounding residential neighbourhood and parklands and will have no unmanageable environmental impacts or impacts to the amenity of the locality.

This Planning Proposal 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.

Support for this Planning Proposal is based on the following merits:

- The proposed use facilitates the orderly and economic reuse of the site for residential purposes in response to the decommissioning and relocation of an existing substation;
- The proposed use will contribute to the level of housing supply in an area earmarked by Council's strategic framework as an area identified for "place based planning and initiatives, to enhance local centres and villages";
- The additional use will not limit the continued operation of the electricity infrastructure on the part of the land retained by Ausgrid; and
- The use is intended to be developed as an extension of the residential dwelling to the north.

The proposal is consistent with the broad strategic planning goals for the Hunters Hill locality within the North District Plan as it will:

- Provide infrastructure that adapts to meet future needs; and
- Provide greater housing supply.

It is requested that arising from the consideration of this Planning Proposal, Hunters Hill Council resolve to support the changes to the HHLEP 2012 as detailed in this Planning Proposal and forward the Planning Proposal for a Gateway Determination.

1.0 Introduction

1.1 Overview

This Planning Proposal has been prepared for Mary Therese Assaf, the owner of 1A Gale Street, Woolwich and 1 Gale Street, Woolwich adjoining the site to the north.

The proposal seeks an amendment to Schedule 1 Additional permitted uses. Specifically, to:

- Include a new clause applying to the site at 1A Gale Street, Woolwich, being Lot 1 DP 85924, to permit with development consent the use of the land for a dwelling house in conjunction with 1 Gale Street.

The Planning Proposal has been prepared in accordance with the Department of Planning, Industry and Environment's document, 'Local Environmental Plan Making Guideline (August 2023)'.

1.2 Purpose of this Planning Proposal

The purpose of this Planning Proposal is to respond to the recent decommissioning and relocation of an existing substation on the site and to introduce a provision to the HHLEP 2012 that would allow for residential development on the site. The Planning Proposal seeks to achieve this by amending Schedule 1 of the HHLEP 2012 to allow for the future construction of an extension to 1 Gale Street to incorporate the land as part of a dwelling house development across the two lots.

1.3 Scope and Format of the Planning Proposal

The Planning Proposal details the merits of the proposed changes to HHLEP 2012 and has been structured in the following manner:

- Section 1.0 provides an introduction to the Planning Proposal;
- Section 2.0 provides a description of the site, its context and existing development, including identification of the land to which the changes are proposed;
- Section 3.0 is the Planning Proposal and is provided consistent with the matters to be considered in the DPI&E's *A Guide to Preparing Planning Proposals*; and
- Section 4.0 provides the conclusions and recommendations to proceed with the Planning Proposal to Gateway Determination to amend HHLEP 2012.

1.4 Supporting Plans and Documentation

This Proposal is supported by the following plans and documents:

Document name	Prepared by
Preliminary Site Investigation	Reditus
Proposed Works Plan	AA Power Engineering
Indicative Development Outcome	Altis Architecture
Survey Plan	Vertex Surveyors
Kiosk Layout and Dimensions	Ausgrid

Table 1: Plans and documents prepared to accompany this Planning Proposal

2.0 Site Description and Context

2.1 Site Context and Locality

The subject site is located in the suburb of Woolwich, located approximately 4km west of the Sydney CBD and 4km east of the Gladesville Centre. The location of the site in the context of the site and Hunters Hill Local Government Area is shown in red in Figure 1.

The locality is characterised by one (1) and two (2) storey residential development to the north, west, and southwest and public open space to the south. Development to the north comprises single dwellings and pockets of medium density dwelling housing. Development to the south comprises the Clarke's Point Reserve and Woolwich Dock and Parklands, approximately 250m north of the site, which includes aligned boating employment land uses such as boat repair shops, event venues, and the Hunters Hill Sailing Club and the Clarke Road and Woolwich Marina. The site is opposite the Woolwich Pier Hotel.

The site is serviced by existing bus routes (Routes: 505 Woolwich to City Town Hall, and 538: Gladesville to Woolwich) and ferry services at Woolwich Wharf (for upgrade – currently under construction) providing access to major metropolitan centres in Sydney.

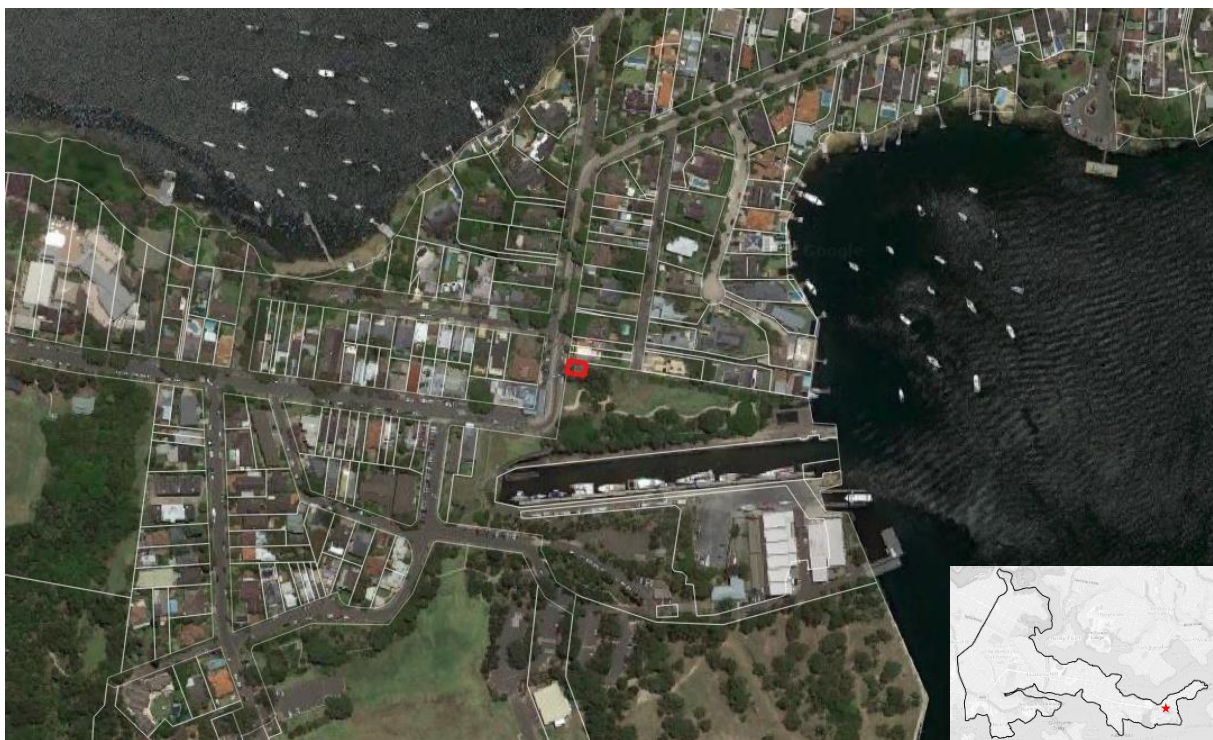


Figure 1: Site context and location map (Source: Google Maps, NSW SEED)

2.2 Site Description and Existing Improvements

The subject site is a rectangular shaped allotment with a single frontage and access to the site, from Gale Street to the west. The Planning Proposal applies to the land described as Lot 1 in DP 85924, shown at Figure 1 below.

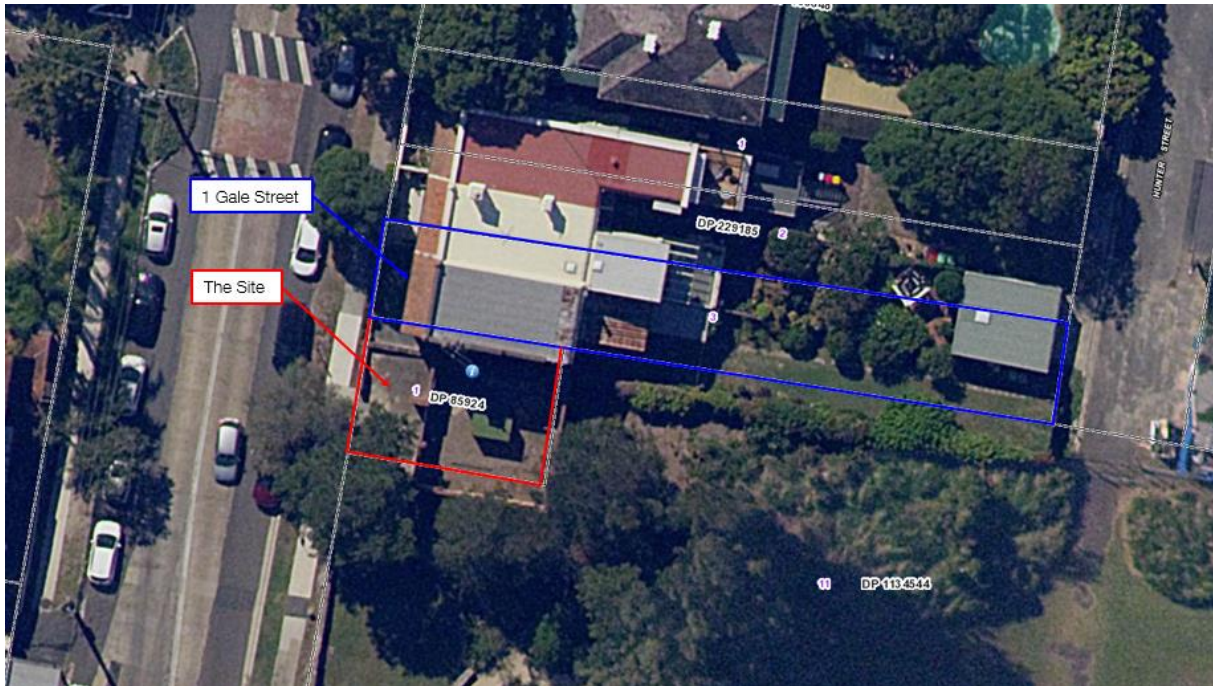


Figure 2: Site context and location (Source: SIX Maps)

The holding has an area of approximately 124m². The site has a single frontage to Gale Street at its west. Adjoining the site to the north is 1 Gale Street, which is owned by the proponent. Adjoining the site to the southeast is the Council-owned Goat Paddock Park.

The site contains an enclosed kiosk substation at the rear (named S.8469 "Collingwood Gate").



Figure 3: Street view of the site (Source: SJB)

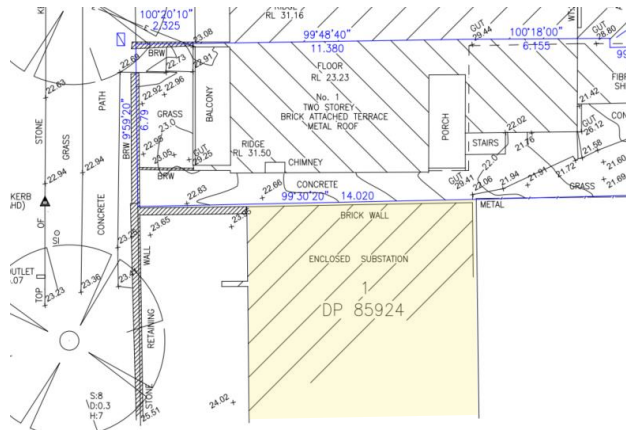


Figure 4: Extract of 1 Gale Street Survey Plan showing location of existing substation (Source: Vertex Surveyors)

The substation is to be decommissioned. A new, smaller replacement kiosk substation with like-for-like electrical capacity is proposed closer to Gale Street for ease of access and maintenance purposes as shown in Figure 5.

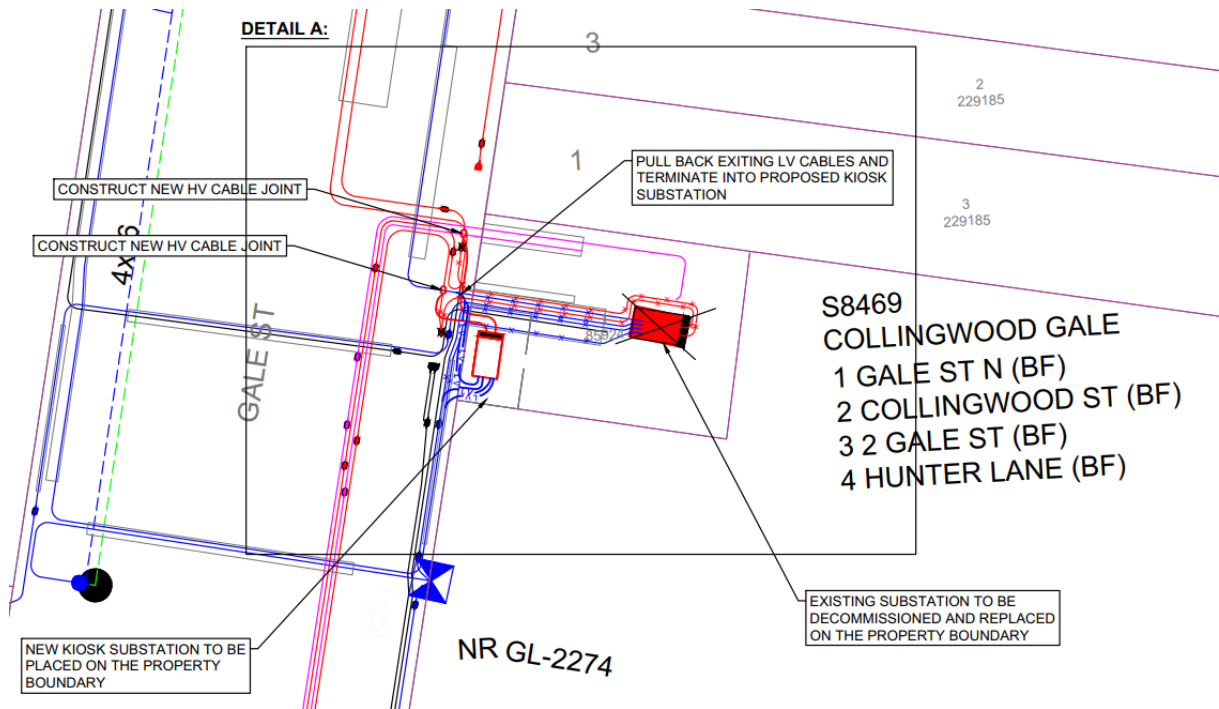


Figure 5: Extract of Proposed Works Plan (Source: Proposed Works Plan, AA Power Engineering)

3.0 Statutory Framework

3.1 Hunters Hill Local Environmental Plan 2012

3.1.1 Part 2 Permitted or prohibited development

Land Zoning (Clause 2.3)

The site is zoned SP2 Infrastructure (Electricity Distribution) under the HHLEP 2012 (refer to Figure 6). The zone permits electricity infrastructure related uses.

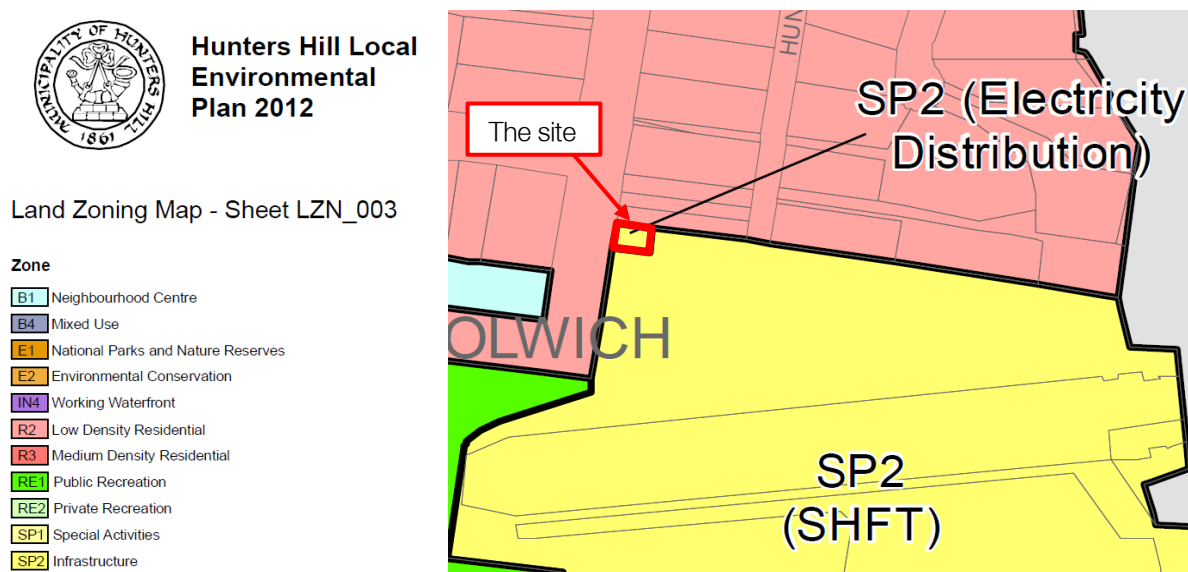


Figure 6: Extract from HHLEP 2012 Land Zoning Map

The following land uses are permissible with consent:

Aquaculture; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

3.1.2 Part 4 Principal development standards

The site is not subject to any principal development standards under Part 4 of the HHLEP 2012.

3.1.3 Part 5 Miscellaneous provisions

Heritage Conservation (Clause 5.10)

The site is not a local heritage item. It is, however, located adjacent to the following local heritage items:

- Item no. I151 – House at 1 Gale Street, Woolwich, being Lot 3 DP 229185;
- Item no. I1418 – Site of precision woodware factory at Woolwich Road, opposite Pier Hotel, being Part of Lot 11, DP 1134544; and
- Item no. I287 – Stone walls.

The site is located within the 'Hunters Hill Conservation Area No 2 - The Peninsula' under Part 2 of Schedule 5.

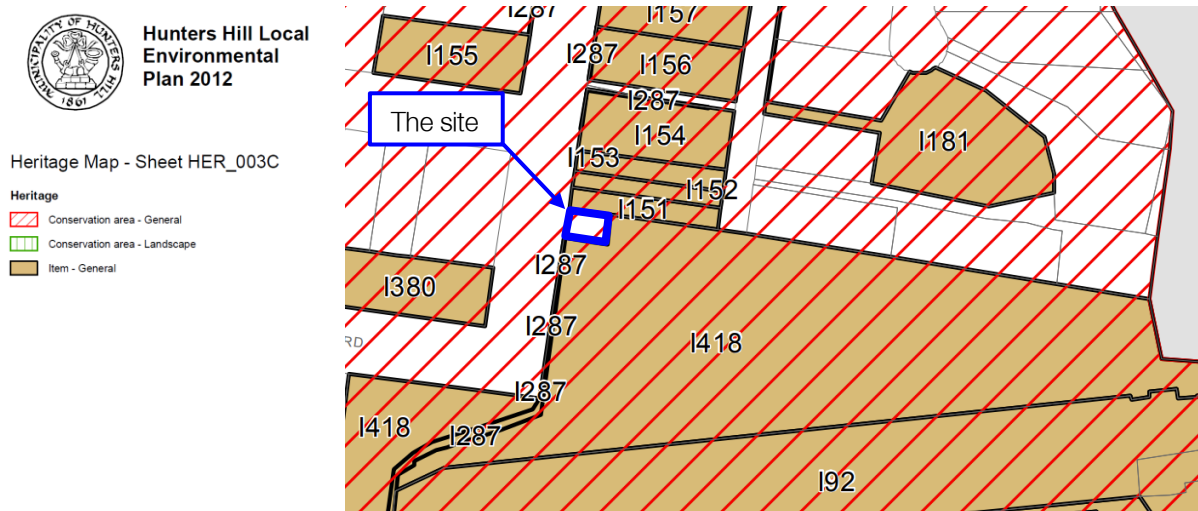


Figure 7: Extract from HHLEP 2012 Heritage Map Sheet 003C

3.1.4 Part 6 Additional local provisions

Acid Sulfate Soils (Clause 6.1)

The site is listed as Class 5 on the Acid Sulfate Soils Map.



Figure 8: Extract from HHLEP 2012 Acid Sulfate Soils Map Sheet 003

4.0 The Planning Proposal

4.1 Overview

This Planning Proposal is generally structured in accordance with the Department of Planning, Industry and Environment's document, 'Local Environmental Plan Making Guideline' (August 2023).

This section provides:

- Part 1 - Objectives and intended outcomes;
- Part 2 - Explanation of provisions;
- Part 3 - Justification of strategic and site specific merit;
- Part 4 - Maps;
- Part 5 - Community consultation; and
- Part 6 - Project timeline.

4.2 Part 1 - Objectives and Intended Outcomes

The subject site at 1A Gale Street, being Lot 1 DP 85924 is occupied by an electrical substation to be decommissioned and relocated near the property boundary. The land is zoned SP2 (Electricity Distribution) and under this zone, residential uses are currently prohibited.

The Planning Proposal seeks to make permissible with consent land uses which could appropriately operate on the site. It is intended that a dwelling house be a land use permitted with consent in conjunction with the dwelling at 1 Gale Street.

4.2.1 Indicative Development Outcome

The Planning Proposal seeks to facilitate a development outcome which incorporates the relocated electricity infrastructure at the front of the site and a part of a residential dwelling at the rear to be developed in conjunction with the residential dwelling at 1 Gale Street. An illustration of the intended outcomes on the site is provided at Figure 9.



Figure 9: Extract of indicative development outcome

4.3 Part 2 - Explanations of Provisions

This Planning Proposal seeks to add an additional permitted use to Schedule 1 of the HHLEP 2012. The additional land use proposed to be included in Schedule 1 is a “Dwelling House”.

No changes are proposed to the otherwise applicable development standards. The provisions of clause 6.9 Landscaped area for dwelling houses and secondary dwellings in the HHLEP 2012 will apply to development on the land as intended.

4.4 Part 3 – Justification of strategic and site-specific merit

This section addresses the need for requested change, identifies the background studies undertaken, why the requested amendment is the best approach, and what the community benefits will be.

4.4.1 Section A – Need for the Planning Proposal

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

The Planning Proposal is not supported by a strategic study. The Planning Proposal is a response to the proposed decommissioning and relocation of an existing substation to a more readily accessible and serviceable location.

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

The Planning Proposal is the most appropriate method, and a planning proposal is the only mechanism to achieve the intended outcomes given:

- Land uses under the site’s current SP2 land zoning do not permit the intended outcomes with or without consent.
- Additional permitted uses are a common approach for complementary land uses for specific sites under the HHLEP 2012.
- The Planning Proposal to allow for a limited land use suitable for the site which provides certainty to Council, the community, and the landowner.

- The intended outcomes cannot be achieved via a clause 4.6 variation request or amendment to the *Hunters Hill Development Control Plan 2013*.
- The proponent is not aware of any studies or strategic plans underway that would facilitate the intended outcomes.

4.4.2 Section B – Relationship to 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 proposal is a minor matter in the overall regional strategic context, seeking an avenue to provide a residential housing outcome for an existing non-residential site in a context characterised by residential land uses.

The adjacency of the site to residential land uses and continuation of the existing electricity distribution infrastructure on the site demonstrates that the proposed amendment would not be inconsistent with the Council's desired future character for the site. The proposal allows for a single dwelling outcome on 1 and 1A Gale Street.

Greater Sydney Region Plan – A Metropolis of Three Cities

The Woolwich area is located within the North District within the Eastern Harbour City under the Region Plan with the subject site well connected to the Sydney CBD Metropolitan Centre. The Region Plan identifies 40 objectives to guide the development of the Greater Sydney Metropolitan Region. The objectives relevant to the Planning Proposal are addressed below.

Objective	Comment
Objective 3 Infrastructure adapts to meet future needs	<p>The site has historically accommodated electricity distribution infrastructure servicing the community's needs. The proposed works to the infrastructure will improve accessibility to and maintenance of the infrastructure and will maintain the capacity of the infrastructure to service the community.</p> <p>The additional land use for the balance of the lot will complement the currently permissible uses on adjoining land and provide additional housing opportunities to meet the broader community's needs.</p>
Objective 10 Greater housing supply	<p>The additional permitted use will increase housing supply on the site and by extension in the Hunters Hill Council through permitting a residential land use on the site.</p>

Table 2: Planning Proposal alignment with the Greater Sydney Region Plan

The Woolwich neighbourhood of the Hunters Hill Council area is located within the North District Plan with planning to be guided by the Eastern City District Plan. The North District Plan includes 24 Planning Priorities to guide the development and growth of the North District.

The Planning Priorities relevant to the Planning Proposal are addressed below.

Objective	Comment
Planning Priority N1 Planning for a city supported by infrastructure	The proposal will not preclude use of the site for electricity distribution infrastructure. The development of the site as a substation and residential land use utilises the site's location surrounded by low density residential development, transport infrastructure, and surrounded by regionally significant parkland and recreation facilities.
Planning Priority N5 Providing housing supply, choice and affordability with access to jobs, services and public transport	The minor amendment to the LEP would facilitate a residential use on the land in a location with high levels of accessibility to existing water and land based public transport infrastructure.

Table 3: Planning Proposal alignment with the Greater Sydney Region Plan

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

Yes. The Planning Proposal is consistent with the following endorsed local strategic plans:

- Hunters Hill Local Strategic Planning Statement (LSPS) (as detailed in Table 4), and
- The Hunters Hill Local Housing Strategy (LHS) (as detailed in Table 5)

Priorities	Consistency
Hunters Hill Local Strategic Planning Statement	
1. Provide services and facilities within Hunters Hill to meet community needs and aspirations now and into the future by 2040.	The Planning Proposal will facilitate the provision of a residential dwelling to assist with housing supply and meet community housing needs into the future. The proposal will contribute to meeting the anticipated housing demand in the area to allow residents to 'age in place' and be supported by their families and the community. The Planning Proposal will also not preclude the ongoing operation of the electricity distribution infrastructure.
2. Provide infrastructure to support community needs and aspirations.	This Planning Proposal proposes a land use that is complementary to the planned upgrade of the existing substation that services the broader locality. This will allow for improved maintenance and access to the substation which will help meet the future demand for electricity infrastructure in the Hunters Hill area.
3. Undertake a Housing Strategy to anticipate and provide for the residential growth of Hunters Hill by 2040.	The minor amendment to the LEP will facilitate the infill redevelopment of the site allowing for the development of a residential dwelling on the land. A dwelling house on the site would not be inconsistent with the intent of this Planning Priority to provide for residential growth through to 2040 for Hunters Hill.
4. Provide land use planning framework to support community needs and aspirations.	The proposal provides a unique opportunity for a site currently comprising electricity distribution infrastructure improvements that can be safe for residential occupation which will help support community needs and aspirations.

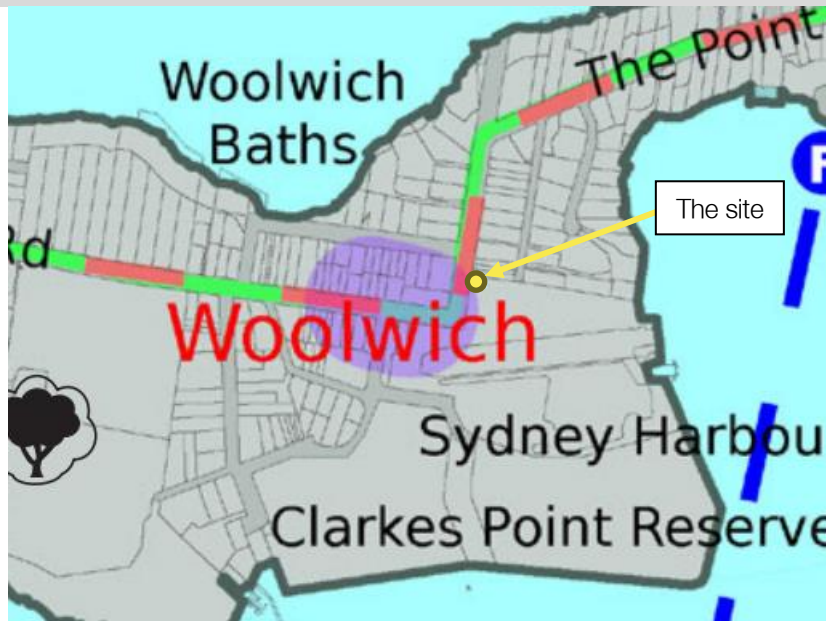
Priorities	Consistency
5. Provide a caring and safe community where healthy activities are encouraged and promote a strong sense of community and connection among residents by 2040.	The Planning Proposal will help improve electricity infrastructure and contribute to housing supply by permitting residential uses on the site that is no longer required for electricity distribution purposes in a location surrounded by regionally significant open space.
6. Work with community and local stakeholders to develop places for businesses and community interaction.	The Planning Proposal contributes to providing improved infrastructure and housing supply and would not be inconsistent with the provisions of this Planning Priority.

Table 4: Planning Proposal alignment with Hunters Hill LSPS

Priorities	Consistency
Hunters Hill Local Housing Strategy	
Priority 1 –Plan for additional housing in appropriate locations.	<p>Strategic locations for additional housing are those that benefit from existing or planned infrastructure that would support increased residential development, as well as locations that offer a good level of residential amenity and connectivity via ready access to transport, shops, services, and community facilities.</p> <p>The dwelling targets for Hunters Hill outlined within the North District Plan have been similarly informed by the unique conditions that apply to Hunters Hill.</p> <p>The dwelling targets are:</p> <ul style="list-style-type: none"> • 0-5 years – 150 new dwellings • 6-10 years – 150-200 new dwellings <p>In supporting the Greater Cities Commission’s goal of achieving a 30-minute city, the Strategy notes that any future housing should be concentrated in and around the existing centres within Hunters Hill to maximise utility of existing infrastructure and services as well as presenting opportunities for investment in new infrastructure to create local jobs to improve employment containment.</p> <p>The Hunters Hill Local Strategic Planning Statement identified the area generally around the corner of Woolwich Road and Gale Street as an area identified as the “Focus of place-based planning and initiatives, to enhance local centres and villages” (purple bubble in figure below) indicating that the general area around the site has been recognised in Council’s strategic framework as a long-term strategic site earmarked for future housing and employment growth.</p>

Priorities

Consistency



Extract of Structure Plan in Local Strategic Planning Statement

In this sense, additional housing opportunities on the site is appropriate as it would be in accordance with the co-location principles identified in the Strategy and assist in meeting the anticipated dwelling targets.

Priority 2 –Support housing diversity and housing affordability.

Council will continue to support increased housing diversity and housing affordability to meet the changing needs of the Hunters Hill community. This includes identifying additional infill housing opportunities where it is appropriate for such an increase.

The additional permitted use on the site would allow for residential housing outcomes that would contribute to a greater variety of housing typologies for the market to suit the needs of individual community groups, changing family units and evolving household types.

Priority 3–Protect significant environmental values through sustainable developments and design quality of new developments.

The additional use on the site would allow for residential housing outcomes on the site that would be subject to the protection of environmental values and design quality controls for new developments.

Priority 4–Encourage compatibility of new housing with existing local character and heritage.

The additional use on the site would allow for a new residential dwelling that will be subject to the unique characteristics of the site and protection of local heritage items and The Peninsula Hunters Hill Conservation Area (No 2).

Table 5: Planning Proposal alignment with Hunters Hill LHS

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

The Planning Proposal responds directly to the circumstance of the relocation of the existing substation on the site which will not be inconsistent with the applicable State and regional studies or strategies that apply to the site. The refinement to the HHLEP 2012 would facilitate new residential housing opportunities on the site compatible with the applicable zone objectives.

Q6. Is the planning proposal consistent with applicable state environmental planning policies?

Yes. The Planning Proposal is consistent with the relevant State Environmental Planning Policies (SEPPs) as identified in Table 6.

SEPP Title	Consistency	Comment
State Environmental Planning Policy (Housing) 2021	Yes	The provisions of the SEPP will remain applicable to future Development Applications (DAs) lodged for the site.
State Environmental Planning Policy (Industry and Employment) 2021	Yes	The provisions of the SEPP will remain applicable to future Development Applications (DAs) lodged for the site.
State Environmental Planning Policy (Resilience and Hazards) 2021	Yes	Chapter 4 of the SEPP will remain applicable to future Development Applications (DAs) lodged for the site. The PP is supported by a contamination assessment that confirms that the land is suitable for residential use.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	The provisions of the SEPP will remain applicable to future Development Applications (DAs) lodged for the site.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Yes	The provisions of the SEPP will remain applicable to future Development Applications (DAs) lodged for the site.
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Yes	The provisions of the SEPP will remain applicable to future Development Applications (DAs) lodged for the site.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Yes	The provisions of the SEPP will remain applicable to future Development Applications (DAs) lodged for the site.

Table 6: Consistency of the Planning Proposal with applicable SEPPs

Q.7 Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 Directions)?

The Planning Proposal is consistent with all relevant s.9.1 Directions as outlined in Table 6.

S9.1 Direction Title	Consistency	Comment
Focus area 1: Planning Systems		
1.1 Implementation of Regional Plans	Yes	
1.2 Development of Aboriginal Land Council land	Yes	
1.3 Approval and Referral Requirements	Yes	
1.4 Site Specific Provisions	Yes	The submission is site specific, but only seeks to introduce land use permissibility. The proposed provisions do not impose development standards other than those already applying to the land.

S9.1 Direction Title	Consistency	Comment
<i>Focus area 1: Planning Systems – Place-based</i>		
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A	
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	
1.10 Implementation of the Western Sydney Aerotropolis Plan	N/A	
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A	
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A	
1.14 Implementation of Greater Macarthur 2040	N/A	
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A	
1.16 North West Rail Link Corridor Strategy	N/A	
1.17 Implementation of the Bays West Place Strategy	N/A	
1.18 Implementation of the Macquarie Park Innovation Precinct	N/A	
1.19 Implementation of the Westmead Place Strategy	N/A	
1.20 Implementation of the Camellia-Rosehill Place Strategy	N/A	
1.21 Implementation of South West Growth Area Structure Plan	N/A	
1.22 Implementation of the Cherrybrook Station Place Strategy	N/A	
<i>Focus area 2: Design and Place</i>		
Not adopted		
<i>Focus area 3: Biodiversity and Conservation</i>		
3.1 Conservation Zones	Yes	

S9.1 Direction Title	Consistency	Comment
3.2 Heritage Conservation	Yes	<p>The site is not classified as a Local Heritage Item. It is, however, within the Hunters Hill Conservation Area No 2 - The Peninsula (Conservation Area 2) and therefore the provisions of this Direction apply.</p> <p>The site is also contiguous to three Local Heritage Items as described in Section 3.1.3.</p> <p>The proposed land use as part of this Planning Proposal itself can be implemented without adverse impact upon the heritage status of Conservation Area 2 or adjoining heritage items. Reasonable measures can be put in place at DA stage to ensure the appropriate management of heritage and archaeology across the site.</p>
3.3 Sydney Drinking Water Catchment	N/A	
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	
3.5 Recreation Vehicle Areas	N/A	
3.6 Strategic Conservation Planning	N/A	
3.7 Public Bushland	Yes	<p>The Proposal will be consistent with the objectives of this direction as:</p> <ul style="list-style-type: none"> • The site contains no significant biodiversity or habitat corridors, links between public bushland, or existing hydrological forms; • The intended outcomes will facilitate low density detached housing consistent with the character of the locality and is unlikely to have any significant disturbance to the soil profile; and • No removal of existing bushland is required to facilitate the intended outcomes.
3.8 Willandra Lakes Region	N/A	
3.9 Sydney Harbour Foreshores and Waterways Area	Yes	<p>The site is located within the 'Foreshore and Waterways Area' under the Sydney Harbour Foreshores and Waterways Area Map of SEPP (Biodiversity and Conservation) 2021. Therefore, the provisions of this direction apply to this Planning Proposal.</p> <p>The Proposal is consistent with these provisions given the intended outcomes:</p>

S9.1 Direction Title	Consistency	Comment
		<ul style="list-style-type: none"> • will facilitate the construction of a dwelling house on the site and in doing so maintain existing public access to waterways; • would not modify ownership of Sydney Harbour; • would have no adverse impact upon the natural assets or heritage significance of Sydney Harbour as works would be contained wholly within the site; • would have no impact on existing and future demand for foreshore industrial or commercial maritime uses; • would have no impact on links between existing ferry and bus connections or use of public boating facilities; • would have no significant impact on local Aboriginal communities, views to The Peninsula Heritage Conservation Area, natural qualities of the Foreshore and Waterways Area, or known archaeological sites of Aboriginal heritage significance; and • would have no impact on the NSW Water Quality and River Flow Objectives: Sydney Harbour and Parramatta River.
3.10 Water Catchment Protection	Yes	
Focus area 4: Resilience and Hazards		
4.1 Flooding	Yes	
4.2 Coastal Management	Yes	
4.3 Planning for Bushfire Protection	N/A	
4.4 Remediation of Contaminated Land	Yes	<p>A Preliminary Site Investigation (PSI) has been prepared by Reditus in support of this Planning Proposal to consider the potential contamination of the site. The PSI considers the “site is likely to be suitable for the proposed residential land use” subject to the recommendations of:</p> <ol style="list-style-type: none"> 1. the completion of a pre-demolition hazardous materials survey in accordance with AS2601-2001;

S9.1 Direction Title	Consistency	Comment
		<p>2. the removal of hazardous materials if identified prior to the demolition of structures in accordance with the NSW WHS Act, Chapter 8 of the WHS Regulation and SafeWork NSW Codes of Practice and preparation of an Asbestos Management Plan; and</p> <p>3. evacuated soil to be classified in accordance with the NSW EPA (2014) Waste Classification Guidelines.</p> <p>Following implementation of the above recommendations, the PSI considers the consent authority may be satisfied that the necessary considerations of Chapter 4 are satisfied for the following reasons:</p> <ul style="list-style-type: none"> • The PSI has assessed the site's history to identify potential contamination sources, and assessed potential risk to health and the environment; • Potential contamination sources include use of uncontrolled fill to level the site and the disused substation. Any potential contamination would be restricted to shallow soils immediately beneath the concrete hardstand given the size of the substation. • The site is likely suitable in its current condition and will be made suitable following implementation of the above recommendations. • The PSI has been completed prior to the change of land use.
4.5 Acid Sulfate Soils	Yes	<p>The site is identified is mapped as containing Class 5 Acid Sulfate Soils. The proposed amendment is appropriate given:</p> <ul style="list-style-type: none"> • the proposal would not preclude the application of the provisions of Clause 6.1 of the HHLEP 2012 for a future development application on the site; • the intended outcomes would not trigger the "action criteria" for development consent as it is not located within 500 metres of any adjacent Class 1-4 land that is located below 5 metres AHD and would likely not require the

S9.1 Direction Title	Consistency	Comment
		disturbance of soil exceeding 1 tonne, nor lower the water table.
4.6 Mine Subsidence and Unstable Land	N/A	
Focus area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Yes	
5.2 Reserving Land for Public Purposes	Yes	
5.3 Development Near Regulated Airports and Defence Airfields	N/A	
5.4 Shooting Ranges	N/A	
Focus area 6: Housing		
6.1 Residential Zones	Yes	<p>The Proposal is consistent with this Direction as it:</p> <ul style="list-style-type: none"> • does not seek to rezone the land to a residential zone nor result in a land zone that would contain significant residential development; • will broaden the choice of building types and locations available in the housing market; • makes more efficient use of an underutilised site for electricity infrastructure. • represents an opportunity to delivery high quality design outcomes on a site that is readily serviced with essential services at 1 Gale Street. • would not reduce the permissible residential density of the land.
6.2 Caravan Parks and Manufactured Home Estates	N/A	
Focus area 7: Industry and Employment		
7.1 Business and Industrial Zones	N/A	
7.2 Reduction in non-hosted short-term rental accommodation period	N/A	
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	
Focus area 8: Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	N/A	
Focus area 9: Primary Production		
9.1 Rural Zones	N/A	
9.2 Rural Land	N/A	

S9.1 Direction Title	Consistency	Comment
9.3 Oyster Aquaculture	N/A	
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	

Table 6: Assessment against Section 9.1 Directions

4.4.3 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 as a result of the proposal?

The site contains a substation that is fully covered with hard surface. The reuse or redevelopment of the land would be unlikely to have any impacts upon any threatened species, populations, or communities.

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

The Planning Proposal is unlikely to facilitate any environmental impacts that could not be suitably managed through the normal Section 4.15 assessment processes.

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

Social Effects

The proposal seeks to facilitate options for the redevelopment of the site for residential uses adjacent to a location identified in Council's strategic framework as a location for long-term improvements in a future Woolwich local centre. The proposed amendments to the HHLEP 2012 will facilitate additional housing supply in a highly desirable location adjacent to regionally significant open space and existing public transport networks.

Economic Effects

The site is a small lot used for a non-residential use as an electricity substation and will continue to do so. The indicative development outcome on the site for a part residential dwelling has the potential to support indirect employment.

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

The site is serviced, and the existing infrastructure will readily support the additional use that would be affiliated with the land.

Q12. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

The views of State and Commonwealth authorities would be consulted should Council deem it necessary.

4.5 Part 4 – Mapping

There are no changes proposed to any HHLEP 2012 maps.

4.6 Part 5 – Community Consultation

Details of consultation to the community such as notification of landowners, public notification in newspapers, and notification on Council's website or consultation required with Government agencies, or other authorities, that is to be undertaken on the planning proposal is anticipated to occur post Gateway and during exhibition.

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

4.7 Part 6 – Project Timeline

The project timeline will be guided by the Planning Authority. The landowner is however, committed to pursuing the Planning Proposal and completing any required studies that may arise from a Gateway Determination.

5.0 Conclusion and Recommendations

This Planning Proposal for 1A Gale Street, Woolwich, seeks to add an additional permitted use of a residential dwelling to Schedule 1 of the *Hunters Hill Local Environmental Plan 2012* (HHLEP 2012) as it applies to the site.

The proposal exhibits site-specific merit and strategic merit as it is consistent with the broad planning goals for the Hunters Hill locality identified in Council's and the NSW Government's strategic planning framework.

The impacts of the uses to be permitted by the amendment would have no adverse impacts or impacts to the amenity of the locality beyond what could be suitably managed through the normal assessment processes under Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

The minor amendments to the HHLEP 2012 will facilitate the redevelopment of the site for residential land uses without the need to rezone the site or amend any development standards, thereby providing certainty to the community and greater clarity of management for Council in administering its land use management function.

It is requested that Council resolve to include the requested minor amendments to the HHLEP 2012.



Attachments

Attachment 1: Preliminary Site Investigation

Prepared by Reditus

Attachment 2: Proposed Works Plan

Prepared by AA Power Engineering

Attachment 3: Indicative Development Outcome

Prepared by Altis Architecture

Attachment 4: Survey Plan

Prepared by Vertex Surveyors

Attachment 5: Kiosk Layout and Dimensions

Prepared by Ausgrid