

Department of Planning, Housing and Infrastructure

Our ref: PP-2025-859/ IRF25/1452

Mr Nick Tobin
Acting General Manager
Hunters Hill Council
22 Alexandria Street
HUNTERS HILL NSW 2111

22 September 2025

Subject: Planning proposal PP-2025-859 to amend Hunters Hill Local Environmental Plan 2012

Dear Mr Tobin

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend planning controls applicable to land at Gladesville Town Centre.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable direction of the Minister under section 9.1 of the Act 4.5 Acid Sulfate Soils is justified in accordance with the terms of the Direction.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act 1.4 Site Specific Provisions, 3.2 Heritage Conservation and 5.1 Integrated Land Use and Transport. Council should ensure this occurs prior to public exhibition.

I have determined not to authorise Council to be the local plan-making authority as the previous planning proposal had unresolved agency objections that have not been resolved in the current planning proposal.

The amending local environmental plan (LEP) is to be finalised on or before 2 October 2026. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

Department of Planning, Housing and Infrastructure

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning, Housing and Infrastructure, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

It is noted that the area surrounding the Gladesville Town Centre is likely to undergo a built form transition due to the Low and Mid-Rise Policy. This presents a different landscape to when the 2011 controls were introduced, and the master plan was prepared. As detailed in the Gateway Assessment Report, Council should consider uplift to the remainder of the Gladesville Town Centre in the context of the built form on the western side of Victoria Road. This may encourage redevelopment with minimal heritage and overshadowing impacts and reflect the change in circumstances. Council may then wish to consider progressing a new planning proposal for the surrounding areas.

Should you have any enquiries about this matter, I have arranged for Ashley Cook to assist you, who can be contacted on 02 9995 5996.

Yours sincerely

A handwritten signature in black ink, appearing to read "Jazmin van Veen".

Jazmin van Veen
Director, Local Planning (North, East and Central Coast)
Planning, Land Use Strategy, Housing and Infrastructure

Gateway Determination

Planning proposal (Department Ref: PP-2025-859): amend planning controls to facilitate a mixed use development at Gladesville Town Centre

I, the Director, Local Planning (North, East and Central Coast) at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *Hunters Hill Local Environmental Plan 2012* to amend planning controls to facilitate a mixed use development at Gladesville Town Centre should proceed subject to the following

The LEP should be completed on or before 2 October 2026.

Gateway Conditions

1. Prior to community consultation, the planning proposal is to be updated to:
 - (a) provide further justification on the need for such a detailed local provision and to demonstrate that it won't impact on the site's ability to redevelop.
 - (b) clarify whether height and FSR mapping will be excluded from heritage item I488 and provide justification for this decision.
 - (c) clarify whether Council intends on preparing a site-specific DCP to adopt the recommendations of the Transport Impact Assessment.
 - (d) provide details on existing traffic generation on site and clarify the net increase resulting from the proposed development.
 - (e) provide further analysis on the height and FSR alignment and how the proposed 522 dwellings and 5,000sqm of non-residential GFA can be achieved.
 - (f) provide further solar analysis and demonstrate the full extent of overshadowing on surrounding development and the impact on minimum sunlight requirements for those properties, including Gladesville Public School and Trim Place.
 - (g) clarify the intended ownership of the new public open spaces.
 - (h) consider the isolation of the Massey Street lots and if uplift on these lots may be appropriate.

The planning proposal should then be forwarded to the Department for review and approval.

2. Prior to community consultation, consultation is required with Transport for NSW.
The planning proposal and supporting material should then be updated to address TfNSW comments.
3. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as complex as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and

- (b) the planning proposal 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 *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
4. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
- Heritage NSW
 - City of Ryde Council
 - Department of Education
 - Relevant Utility Providers, including Sydney Water.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working 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 3.34(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).

Dated 22 September 2025



Jazmin van Veen
Director, Local Planning (North, East and
Central Coast)
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces