



4 November 2025

Ms Jazmin van Veen
Director, Local Planning (North, East and Central Coast)
Planning, Land Use Strategy, Housing and Infrastructure
Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

RE: Planning Proposal applying to Gladesville Town Centre – Additional information regarding Gateway Determination Condition 1

Dear Jazmin,

I write with regard to correspondence from Council to the Department of Planning, Housing and Infrastructure (DPHI) dated 8 October 2025 relating to Planning Proposal PP-2025-859 (PP-2025-859).

Council seeks to provide additional information to that contained within the above correspondence in order to address Condition 1 of the Gateway Determination relating to PP-2025-859. The information contained within this correspondence, including the attached Planning Proposal, has been developed following additional consultation between Council and DPHI Staff, and is intended to supersede Council's correspondence dated 8 October 2025 to the extent of any inconsistency.

Additional information in relation to each relevant item listed within Condition 1 is provided under the headings below, and is also reflected within the attached version of PP-2025-859.

(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

Additional information regarding key project outcomes is now provided within 'Part 1 – Objectives or Intended Outcomes' of the Planning Proposal as follows:

Specifically in relation to key project outcomes for the Key Site identified within Figure 5 of this document, this Planning Proposal seeks to deliver:

- *Two new publicly accessible open space areas which are:*
 - *A minimum area of 950 square metres and 800 square metres respectively.*
 - *Receive, on average, at least 70% and 50% direct sunlight between 11am and 2pm on 21 June each year respectively.*
 - *Provided at grade.*



HUNTER'S HILL COUNCIL

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- *Provision of through site with a minimum width of 6 metres connecting the public open spaces to Victoria Road, Massey Street and Cowell Street.*
- *At least 5,000 square metres of gross floor area used for the purposes of retail, including at least 3,500 square metres for the purposes of a supermarket.*

(h) consider the isolation of the Massey Street lots and if uplift on these lots may be appropriate.

In relation to facilitation of key project outcomes for the properties fronting Massey Street as identified within PP-2025-859, it is now proposed to rezone the site from its current 'MU1 – Mixed Use' zoning to an 'R3 – Medium Density Residential' zoning. This rezoning would both reflect the current residential use of the site, and facilitate development which is consistent with the scale of development permitted within adjoining residentially zoned areas under State Environmental Planning Policy (Housing) 2021.

Given the above, this correspondence including the attached updated Planning Proposal seek to address the remaining requirements of Condition 1, and Council therefore seeks DPHI approval in accordance with this Condition.

Should you require any additional information in relation to this matter, please don't hesitate to contact me on 0418 840 090 or gm@huntershill.nsw.gov.au.

Yours Sincerely

Nick Tobin

General Manager

Hunter's Hill Council

Enc.

Attachment – Planning Proposal - Gladesville Masterplan (November 2025)



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