HUNTER'S HILL COUNCIL

PLANNING PROPOSAL
Gladesville Masterplan
November 2025

Contents

Background and Context 1

Location and property description 1
History of the Gladesville Masterplan Project 3
Summary of planning proposal investigations 5

Part 1 – Objectives or Intended Outcomes 14

Part 2 – Explanation of Provisions 15

Part 3 – Justification 18

Section A – Need for the Planning Proposal 18
Section B – Relationship to Strategic Planning Framework 20
Section C – Environmental, Social and Economic Impact 30
Section D – State and Commonwealth Interests 31

Part 4 Mapping 32

Part 5 Consultation 34

Part 6 Project Timeline 38

Summary and Conclusion 39

Attachment 1 – Gladesville Masterplan Documentation 42

Attachment 2 – Economic and Feasibility Assessment 43

Attachment 3 – Transport Impact Assessment 44

Attachment 4 – Heritage Impact Assessment and AHIMS Database Search 45

Attachment 5 – Preliminary Site Investigation 46

Attachment 6 – Minutes of Council's Ordinary Meeting of 28 April 2025 47

Attachment 7 – Additional Solar Analysis 48

Background and Context

Location and property description

The Gladesville Masterplan Planning Proposal site is located within the suburb of Gladesville, in the Hunters Hill Local Government Area, approximately 10 kilometres north west of the Sydney Central Business District. The locality of the site is illustrated within Figure 1 below.

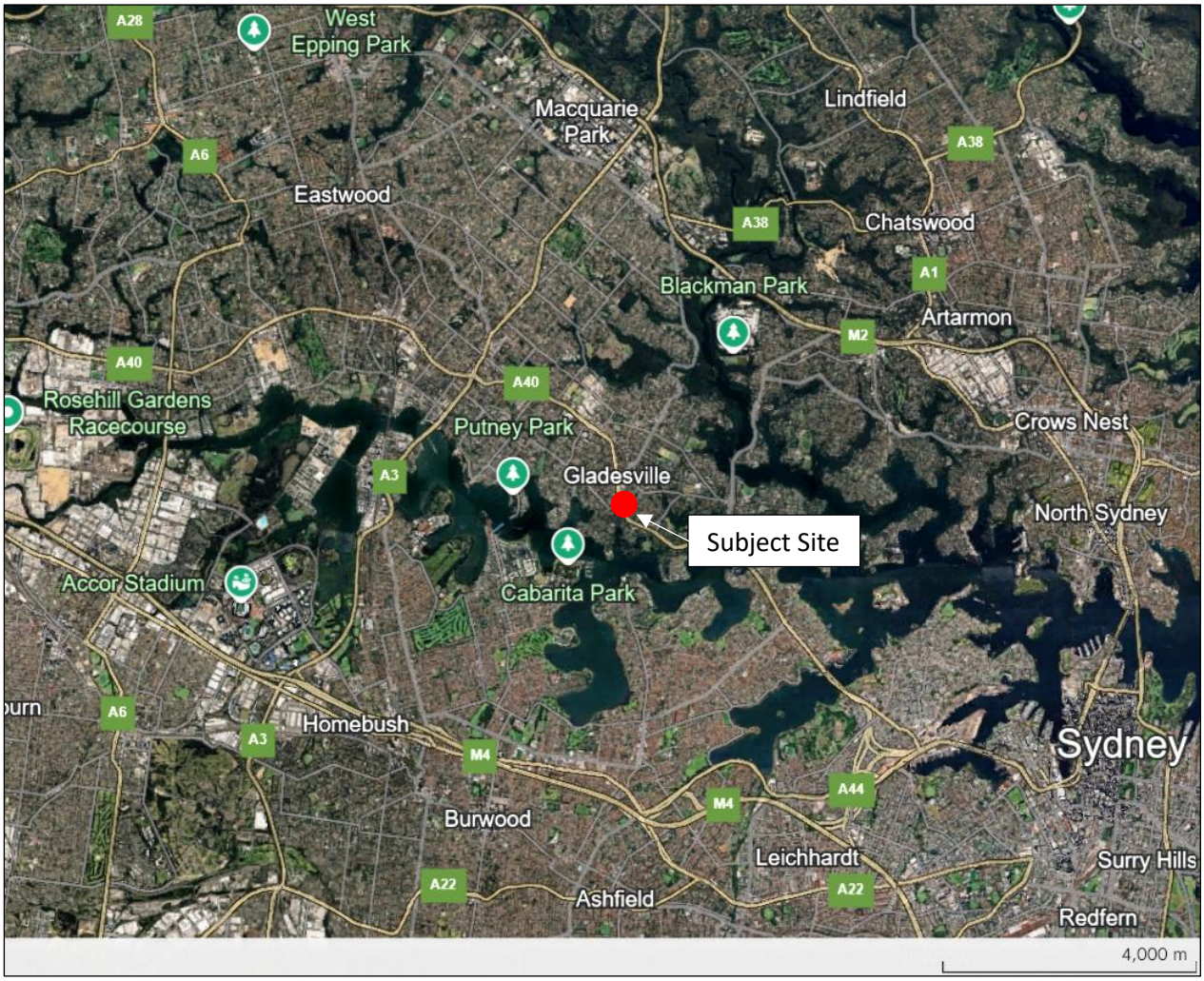


Figure 1 – Site Locality *(source: adapted from Google Earth, 2025)*

The Gladesville Masterplan Planning Proposal investigation area initially included 4 separate blocks (referred to as Blocks 1 - 4) fronting Victoria Road in Gladesville. However, in consideration of factors such as economic feasibility, heritage, lot configuration and existing local environmental plan (LEP) provisions applying the area (as discussed within this document) the investigation area considered within this Planning Proposal has been refined to one consolidated area of Gladesville (referred to as the Planning Proposal Site or Site).

The Planning Proposal Site has an area of approximately 1.58 hectares and incorporates the Gladesville Shopping Village and several nearby properties. The Site adjoins Victoria Road to the west, Massey Street to the north, Flagstaff Street to the east and Cowell Street to the south. The Planning Proposal Site is illustrated within Figure 2 below.



Figure 2 – Planning Proposal Site (outlined in blue)

It can be noted that several properties fronting Massey Street, within the north eastern section of the Site, did not form part of the initial Planning Proposal. However, these properties have now been included in consideration of the Gateway Determination issued in relation to this Planning Proposal on 22 September 2025. It is intended that these lots may achieve the following:

- Provide an improved urban form transition between the site and adjoining development.
- Reflect the scale of development permitted within adjoining residentially zoned areas under the Low and Mid-Rise Housing Policy as part of State Environmental Planning Policy (Housing) 2021.

The address and legal description of each of the properties within the Site is provided within Table 1.

Table 1 - Street Address and Legal Property Description

Street Address	Lot and Deposited Plan Number
225-227 Victoria Road	Lot 1 DP234486
223 Victoria Road	Lot A DP185405
219 Victoria Road	Lot B DP185405
217 Victoria Road	Lot 1 DP67696
Part 215 Victoria Road	Lot 1 DP336297
2 Cowell Street	Lot 36 DP336297
4 Cowell Street	Lot 37 DP979222 and Lot 38 DP979222
8 Cowell Street	CPSP4051
10 Cowell Street	Lot 1 DP952446
1-3 Flagstaff Street	SP60903
1 Massey Street	Lot 1 DP420791, Lot 1 DP858147, Lot 101 DP1005097
3, 3A, 5, 5A, 7, 7A, 9, 9A, 11 and 15 Massey Street	Lot 2 DP858147, Lot 3 DP858147, Lot 4 DP858147, Lot 5 DP858147, Lot 6 DP858147, Lot 7 DP858147, Lot 8 DP858147, Lot 9 DP858147, Lot 10 DP858147, Lot 11 DP858147

History of the Gladesville Masterplan Project

As noted above, the Gladesville Masterplan Planning Proposal investigation area initially included 4 separate blocks. Council has previously prepared development plans for these 4 blocks to inform the Gladesville Masterplan Project (the Project). The block plans were not fully worked up architectural/urban design plans and adjustments to the block options and further refinement of the building envelopes has been required. In addition to urban design work, initial economic feasibility analysis was undertaken and a traffic study prepared.

The approach taken by Hunter's Hill Council (Council), including initial economic, traffic and urban design investigations, provided the foundations for driving change and market interest in re-developing and updating the Gladesville Town Centre for the public benefit, rather than development interest alone. This was in response to community sentiment about the poor presentation of the town centre, variable trading performance and delayed renewal of properties, following consultation with land and business owners, as well as interested stakeholders.

On 19 July 2021, Council Resolved to place draft plans and studies for Blocks 1, 2 and 3 and draft Concept Block Plans for Block 4 on public exhibition for a period of 28 days. Council also Resolved that a report be prepared for Council with an assessment of any submissions received and recommendations for the finalisation of the Gladesville Masterplan. The draft Block Studies were subsequently placed on public exhibition from 5 August until 17 September 2021.

It was clear from the feedback from the consultation process that the renewal of the Gladesville Town Centre is important for local residents. The feedback indicated that the community would like to see well designed buildings, increased public open space and a new supermarket with associated retail. The community is also keen to see a vibrant night-economy, improved pedestrian connectivity and increased community facilities.

Whilst initial technical plans and studies were prepared to inform the previous block studies and to facilitate initial community consultation, in order to achieve the outcomes of the Project, changes to planning controls under the LEP are required. These changes are required as planning controls currently in place prohibit many of the envisaged outcomes of the Project, such as increased height of buildings and increased development floor space. These planning controls are proposed to be

amended through a Planning Proposal applying to the Planning Proposal Site (the Proposal). This Planning Proposal has been sought to meet the standards required to amend an LEP under Part 3 of *the Environmental Planning and Assessment Act 1979* and the NSW Government's LEP Making Guideline. This more detailed assessment and planning has built upon and not superseded previous work undertaken to inform the Project.

This matter was reported to Council's Ordinary Meeting of 27 November 2023, where an indicative program and resourcing structure to deliver the Project was considered. At this meeting Council unanimously Resolved:

…2. That Council endorses the implementation of the Council led planning proposal investigations to facilitate the implementation of the Gladesville Masterplan project...

This Planning Proposal was prepared as a result of the above Resolution of Council, and builds upon previous work undertaken in relation to the Gladesville Masterplan Project.

This Planning Proposal was reported to Council's Ordinary Meeting of 28 April 2025 (refer to Attachment 6 of this document). At this meeting it was Resolved that Council supports the recommendations set out below:

(A) Forward the Planning Proposal included as Attachment 1 to this report to the Department of Planning, Housing and Infrastructure seeking a Gateway Determination in accordance with section 3.34 of the Environmental Planning and Assessment Act 1979.

(B) Subject to (A) above, Council endorse for public exhibition the Planning Proposal as outlined in (A).

(C) Note that following public exhibition, the Planning Proposal would be reported back to Council detailing the outcome of the public exhibition period at which time Council may resolve:

(1) To proceed as recommended in this report.
(2) To proceed with amended controls in the Planning Proposal to that exhibited.
(3) To not proceed with the Planning Proposal.

(D) Delegate authority to the General Manager to make amendments to the Planning Proposal that:

(1) Are minor and do not alter the intent; or
(2) Are required in order to comply with the Gateway Determination.

For: Mayor Zac Miles, Deputy Mayor Julia Prieston, Councillor Carla Kassab, Councillor Carol Tannous Sleiman, Councillor Tatyana Virgara
Against: Councillor Marc Lane, Councillor Ross Williams

Given the above, Council sought a Gateway Determination in relation to this Planning Proposal. A subsequent Gateway Determination was issued to Council on 22 September 2025. This Planning Proposal has been updated in consideration of the requirements of the Gateway Determination.

Summary of planning proposal investigations

Subsequent to the above Resolution of 27 November 2023, Council Staff confirmed the scope of the Planning Proposal (including required specialist studies) in consultation with the NSW Governments Department of Planning, Housing and Infrastructure (DPHI).

A summary of the findings of the specialist investigations used to inform this Planning Proposal are provided under the following headings.

Preliminary site investigation (contaminated land assessment)

The preliminary site investigation (PSI) assessment sought to identify contaminated land constraints within the wider Project area. The PSI made the following conclusions:

- Historical land titles have indicated that the site has been owned by a number of private individuals and companies between 1890 and 2024 for Strata Plan No. 60993. It is considered that there is a low to moderate potential for land contaminating activities to have occurred within the Strata Plan that required further investigation.
- Review of historical aerial imagery has indicated that majority of the site has undergone minimal changes since 1943. The major changes have been observed to Block 4, whereby the current Gladesville Shopping Village was constructed between 1994 and 2004. Some demolition and extensions have been observed within majority of the block or surrounding lots. Based on review of historical aerial imagery at the site, further investigation is warranted.
- A review of publicly available contaminated land databases indicated that the site is not the subject of any licenses, applications, notices under Section 308 of the *Protection of the Environment Operations Act 1997*. The site is not notified under Section 60 of the *Contaminated Land Management Act 1997*. The site is not the subject of any notifications under Section 58 of the *Contaminated Land Management Act 1997*.
- Review of council certification has indicated that the site is not registered as:
  - Significantly contaminated land;
  - Subject to a management order;
  - The subject of an approved voluntary management proposal;
  - Subject to an ongoing maintenance order; or
  - The subject of a site audit statement.
- Based on the desktop review and site walkover, four (4) potential areas of environmental concern were identified within the site ranging moderate to high risk.
- Based on the assessments undertaken as part of this investigation, the PSI has concluded that the site is suitable for the proposed rezoning outlined within the Gladesville Master Plan, with the future associated redevelopment suitable subject to a Stage 2 Detailed Site Investigation that is required to address the four (4) potential areas of environmental concern (PAEC) prior to redevelopment works commencing.

Based on the conclusions stated above and the background data gathered during the course of this investigation, the PSI recommends the following:

- Undertake a Stage 2 Detailed Site Investigation within the identified potential areas of environmental concern to further characterise potential contamination, and inform whether further management or remediation is required prior to redevelopment works commencing on-site.

- Undertake a hazardous building material survey of the structures present on-site prior to demolition.
- Following removal of hazardous building materials (if identified), a clearance inspection must be undertaken by an appropriately qualified occupational hygienist / SafeWork NSW Licenced Asbestos Assessor.
- A waste classification assessment should be carried out on any soil materials proposed for disposal offsite as per the NSW Environment Protection Authority Waste Classification Guidelines (2014).
- Records of the transport and disposal of any materials off-site should be maintained.

This PSI is included as Attachment 5 of this Planning Proposal.

Heritage impact assessment

The initial Planning Proposal investigation area (inclusive of Blocks 1- 4) contains five heritage items. An additional heritage item also adjoins the site to the north of Massey Street. These heritage items are listed below:

- I480 – 2 Massey Street, Gladesville - "Dunham House".
- I487 – 263 Victoria Road, Gladesville - former Butcher shop.
- I488 – 219 Victoria Road, Gladesville -former Commonwealth Bank.
- I489 – 197-199 Victoria Road, Gladesville – Shops / Hotel.
- I490 – 173-183 Victoria Road, Gladesville – Shops.
- I514 – 10 Cowell Street, Gladesville – House.

In addition to the above heritage items, the Planning Proposal investigation area also contains part of a heritage conservation area (Hunters Hill Conservation Area No. 3 – Gladesville Village). Block 4, which is subject to this Planning Proposal, contains two heritage items (Item 1514 'House on 10 Cowell Street' and Item I499 'Former Bank Building 219 Victoria Road') and part of the heritage conservation area. These heritage items and conservation area are illustrated within Figure 3 below.

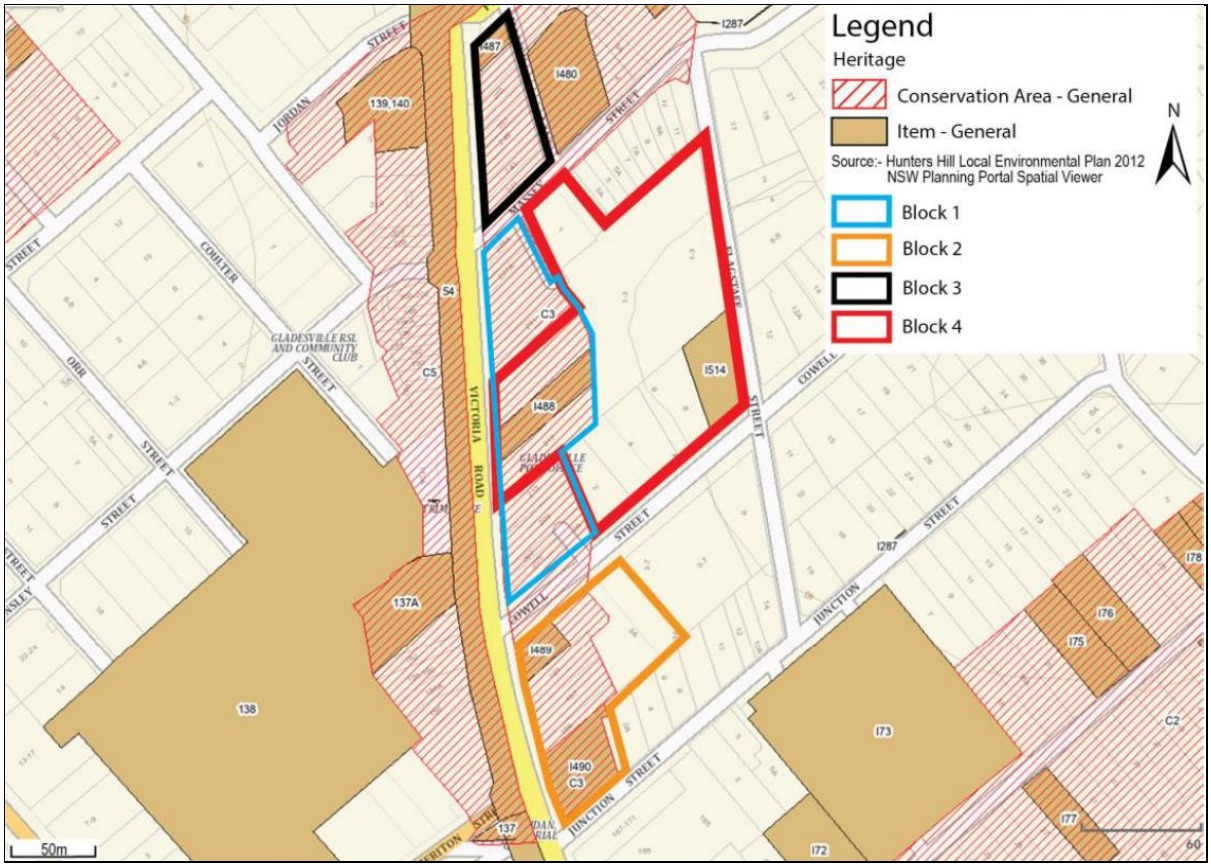


Figure 3 – Heritage Sites within the Project Area

A heritage impact assessment was subsequently undertaken to assess the significance of these sites and to provide recommendations for the management of historic heritage associated with the Proposal.

Recommendations from the heritage impact assessment have been considered in the development of the masterplan included as Attachment 1 to this Planning Proposal and the proposed LEP provisions outlined within Part 2 of this document. Information and recommendations sourced from the heritage impact assessment that are specifically relevant to the Planning Proposal are also summarised under the headings below. Recommendations within the heritage impact assessment that are not specifically relevant to this Proposal will be captured in future reviews of Council's LEP and Development Control Plan (DCP). The heritage impact assessment is included as Attachment 4 of this Planning Proposal.

<u>Hunters Hill Conservation Area No. 3 – Gladesville Village</u>

Discussion:

It is essential to create a strong differentiation between Block 4, and the properties along Victoria Road. The draft urban design strategy provides a high quality urban space, expanding the existing service lane in places and separating the Victoria Road development from development in Block 4, on the Coles site. The final urban design strategy that accompanies the planning proposal should acknowledge the constraints set by the character and from of the heritage conservation area and the heritage items facing Victoria Road.

Recommendations:

- Retain the consistent parapet line throughout HCA3, including infill development. New development is to be set back a minimum 5 metres from the street frontage to retain parapet lines.

- Encourage site consolidations where possible to achieve better heritage outcomes and quality shop top residential amenity.

Item I488 Former Commonwealth Bank – 219 Victoria Road, Gladesville

Discussion:

There is an opportunity to retain the part of the building that has heritage significance in a development that consolidates sites and places height and density uplifts on parts that are not of heritage significance, provided the impact on the building's visual curtilage is carefully handled.

Recommendations:

Retain the part of the former bank building that has heritage significance. In any future development the corresponding site area of the retained building should be excluded from height and density standards that would raise development expectations for this item. Inclusion in a larger consolidated site should be actively encouraged.

Item I514 House, including pressed metal linings on walls and ceiling but excluding the curtilage – 10 Cowell Street, Gladesville

Discussion:

It is understood that Council has accepted the approach of demolition and interpretation of the significance of the heritage item. Retention of heritage item I514 would severely inhibit good planning and urban design outcomes on Block 4.

Recommendations:

Archivally record the item by measured drawings and photography in accordance with NSW Heritage Guidelines and to use this information to interpret its significance in a publicly accessible location within the future development.

Transport impact assessment

A Transport Impact Assessment (TIA) has been prepared to inform this Planning Proposal, and to provide further information to stakeholders in relation to the transport constraints and opportunities associated with the Masterplan.

This assessment considers all modes of transport to, from and through the precinct area, including how alternative transport modes can be catered and encouraged. In addition to consideration for private vehicle, bus, taxi / rideshare, walking and cycling, the provision of parking is a key consideration to ensure parking demand does not spill into nearby residential streets.

The key findings and recommendations of the TIA, which have been considered as part of the development of this Planning Proposal and the associated masterplan, are summarised below:

- The future Gladesville Development has been defined for this assessment by The *Gladesville Masterplan: Economic and Feasibility Assessment* was prepared by HillPDA and includes:
  - 5,000m2 GLFA Retail
  - 522 apartments
- Encouraging a mode shift within the future Gladesville Development is critical to ensure both increasing quality of life for existing and future local residents and the economic viability of future development.
- It is recommended that the carparking rates in Council's DCP are adopted for future Gladesville Development, with the following changes:
  - The residential visitors parking rates within mixed-use developments is reduced to 1 per 10 units, as demand can be accommodated within the retail parking supply.
  - Up to 5% of the required parking supply can be provided as motorcycle parking, with two motorcycle spaces offsetting one car space.
  - 20% of residential parking within the development can be provided as unbundled car parking (purchased or rented separately to units) to provide a 20% car parking reduction.
  - Each carshare parking space provided offsets 5 residential parking spaces.
  - Bicycle parking is provided at the rates identified by Austroads and is in accordance with AS2890.3 and Austroads Guidelines.
  - Unrestricted off-street parking on Flagstaff Street and Junction Street are restricted to 1hr parking to ensure parking remains available.
- It is anticipated that the future Gladesville Development would generate a total of 565 tips in the AM peak and 829 trips in the PM peak. This is expected to have impacts on the Victoria Road / Cowell Street intersection, particularly the right turn into Cowell Street. However, any impact mitigation measures, such as turn pocket extensions or lane reallocations would be subject to further investigation.
- It is recommended that the planning proposal is accompanied by provision of existing bus stop location upgrades to include tactile ground surface indicators (TGSI) in accordance with *The Disability Standards for Accessible Public Transport* (DSAPT) and TfNSW's *Bus Stop Urban Design Guideline.*
- It is recommended that for the laneway internal to the existing Gladesville Shopping Village from Cowell Street to Massey Street, that service vehicle access is restricted to 6am-10am only, with hours outside of this time for exclusively pedestrians and bicycle users. The laneway should be provided with attractive features such as landscaping, street furniture and embellishments to support a vibrant public domain.
- Based on the above, there are no transport related matters to preclude the approval of the Gladesville Masterplan planning proposal subject to reasonable and relevant provisions to accommodate the proposed increased transport demand resulting from the development.

In addition to the traffic volumes noted within the TIA, it can also be noted that Victoria Road 70m to the east of Cressy Road (approximately 1.7 kilometres north west, and the closest Transport for NSW traffic monitoring location to the Site), is subject to 48,139 average daily traffic movements, incorporating movements in both east and west directions. The anticipated traffic generation as a result of the proposal would increase net traffic movements experienced within this section of the road network in the order of 109 AM movements and 214 PM movements. This net increase is anticipated to be associated with the proposed residential development on the Site, given the Site includes existing retail land use.

The TIA is included as Attachment 3 of this Planning Proposal, and the recommendations of the TIA will be addressed within *'Section 4.4 - Gladesville Village Centre'* of the Hunters Hill Development Control Plan.

Economic and feasibility assessment

As a result of economic and feasibility investigations used to inform this Planning Proposal, it has been identified that since the earlier feasibilities prepared in 2020, project costs have increased considerably. Construction costs have increased 30% or more, and development charges, land acquisition and holding costs have all increased. End sale values of apartments have been relatively flat, and pre-sales have slowed considerably largely as a result of rising interest rates amongst other factors. This feasibility testing shows that development under the masterplan is not currently viable, particularly with the application of a 3:1 floor space ratio. However, increase in floor space ratio to 4:1 subject to a satisfactory urban design outcome may be feasible in the short to medium term.

For the above reasons, floor space ratio and subsequent height of buildings provisions are proposed to be amended through this Planning Proposal for the Key Site (Block 4).

Blocks 1, 2 and 3 have been identified as not being feasible for redevelopment, even with the application of significantly higher floor space ratio provision of up to 5:1, which would inevitably also result in poor urban design outcomes. It can also be noted that existing LEP provisions already facilitate most development outcomes envisaged through the initial Gladesville Block Studies, if they were to be feasible. For these reasons, and in consideration of heritage values, fragmented land ownership and complex lot configuration, LEP amendments are not proposed by this Planning Proposal in relation to Blocks 1, 2 and 3.

This economic and feasibility assessment is included as Attachment 2 and has been used to inform the objectives and intended outcomes as detailed within Part 1 of this Planning Proposal.

Masterplan

An urban design tested masterplan has been prepared confirm the proposed urban form and proposed planning controls (to ensure intended urban form is achieved). This has included consideration of the above specialist studies, the potential development mix, location (what type of development in which location) and yield (total amount of each type of development. This masterplan is included as Attachment 1 and has been used to inform the objectives and intended outcomes as detailed within Part 1 of this Planning Proposal.

The following analysis has been undertaken in the development of this masterplan to confirm the subject height and floor space ratio provisions, which would ultimately facilitate the proposed 522 dwellings and 5,000sqm of non-residential Gross Floor Area (GFA):

GFA

- The massing strategy was developed through a digital 3D massing model which incorporates the surrounding terrain, based on GIS data. The massing scenarios tested were based on an Economic and Feasibility Assessment prepared by Hill PDA, which is included as an attachment to this Planning Proposal.
- A detailed spreadsheet of Gross Building Areas (GBA) was developed concurrently with the 3D model, to determine the likely GFA capacity of each floor level. The GFA calculations were based on an assumed efficiency of 80% applied to the GBA per level, per building (across both residential and non-residential uses).
- The calculations assume a total of 5,000sqm GFA for non-residential uses across the site, of which 3,500sqm GFA is assumed to be a supermarket located below the level of the new

plaza. The distribution of uses envisaged for the site is illustrated in Figure 71 of the Masterplan (Pg. 61).

Dwellings

The number of dwellings aligns with the dwelling estimate and FSR assumed in the Economic and Feasibility Assessment prepared by Hill PDA.

FSR

The maximum FSR was determined on the basis of the total GFA divided by the sum of lot areas defined by Hill PDA in the Economic and Feasibility Assessment included as Attachment 2 to this Planning Proposal.

Height of Buildings

The proposed maximum height of buildings was determined on the basis of the 3D model as outlined in Figure 62 of the Masterplan (Pg. 54).

Planning proposal scope

As outlined above, the focus of the Project scope has changed in response to the findings of specialist investigations used to inform the development of this Planning Proposal, and in particular economic and feasibility investigations.

The options considered in relation to the progression of the Planning Proposal following assessment to inform this process are outlined below.

Option 1 - Do nothing

The economic and feasibility assessment prepared to inform the Proposal, as requested by DPHI, found that the existing development proposal was not economically feasible. Given this finding, the option of doing nothing was considered. This option would acknowledge that the previous development options could not be achieved and would minimise Council resources being required for the Project. This option was ultimately considered unsuitable as it would not:

- Facilitate renewal of the Gladesville Town Centre as strongly requested by the community during initial Project consultation, in response to community sentiment about the poor presentation of the town centre, variable trading performance and delayed renewal of properties.
- Deliver on Council's commitments relating to renewal of the Gladesville Town Centre as detailed within Council's LSPS and LHS.
- Facilitate additional housing to align with Council's housing targets, as administered by the NSW Government and as outlined within Council's LSPS and LHS.

It can be noted that the 'do nothing' option may facilitate private sector interest in pursuing a planning proposal for the Site. However, the approach taken by Council seeks to facilitate change and market interest in re-developing and updating the Gladesville Town Centre for the public benefit, rather than development interest alone. It also ensures that the Project is not subject to future delays which could result from changing private sector interest to initiate change for the Site.

Option 2 - Pursue previously proposed development outcomes

Pursuance of the previously proposed development outcomes for the Site were initially sought for this Planning Proposal. However, economic and feasibility assessment prepared to inform the Proposal, as requested by DPHI, found that the existing development proposal was not economically feasible. Despite this, Council could proceed with a Proposal to deliver a Planning Proposal that would not result in a viable development outcome. This option would have the following benefits:

- It would align exactly with the previous preferred development option for the site.
- It would deliver on Council's commitments relating to investigation of renewal of the Gladesville Town Centre as detailed within Council's LSPS and LHS, irrespective of any physical outcomes.

However, it was also noted that this option would:

- Not result in renewal of the Site in the short to medium term, and potentially in perpetuity, as renewal of the Site is not economically feasible.
- Not deliver physical housing, as required by Council's housing targets.
- Potentially not be issued a Gateway Determination by DPHI, as Council would be seeking NSW Government approval of an unviable proposal. Ultimately, if a Gateway Determination is not issued, the Proposal will not progress. This may result in:
  - Poor use of Council resources in pursuance of an unviable proposal.
  - Erosion of community and key stakeholder (such as the NSW Government) confidence in Council's capabilities to deliver on its commitments for renewal of the Gladesville Town Centre.

Option 3 - Adopt much higher development densities to ensure the Proposal is viable

The economic and feasibility assessment included as Attachment 2 to this Planning Proposal notes that increasing development density, through increasing floor space ratio provision for the key site under the LEP to 4.75:1, would likely further increase development feasibility within the short term.

However, a key objective of this Project is to facilitate change and market interest in re-developing and updating the Gladesville Town Centre for the public benefit, rather than development interest alone. This Planning Proposal has sought to balance development feasibility with high quality urban design outcomes in consideration of initial community feedback in relation to the Proposal. Increasing the floor space ratio (FSR) provision for the key site under the LEP to 4:1 is considered a suitable compromise in ensuring a feasible development outcome in the medium term whilst also remaining aligned with the urban design principles sought by the community. It is considered that increase in development density to FSR 4.75:1 (an option suggested by the economic and feasibility assessment) would unreasonably compromise the urban design outcomes sought for the Project through:

- Unacceptable loss of functional public open space.
- Unacceptable overshadowing impacts, including unacceptable impacts to public open space within the Site and impacts to Gladesville Public School.
- Non-conformance with the apartment design guidelines, resulting in erosion of living standards for future residents or refusal of future development applications for the Site which are unable to comply with minimum design standards.

Option 4 - Adopt higher density outcomes to promote feasibility, whilst adhering to previous urban design principles and best practice design standards

Attachment 2 to this Planning Proposal notes that at FSR 4:1 project feasibility improves showing both the development margin and project IRR achieving 9.5% to 10%. These levels remain a little below target. However, sensitivity testing shows that with an improvement in end sale values of around 5% the development margin increases to 15% and the project internal rate of return to 13% which begins to look possible. Subsequent to the above, the report recommends increasing the height and FSR to around 4:1 subject to a satisfactory urban design outcome. As such, FSR of 4:1 was identified by the Project team as the minimum acceptable development density that could be pursued for the Key Site in consideration of economic and feasibility factors.

In order to achieve an outcome that may be economically feasible whilst also remaining true to initial Project principles and objectives, the Project team tested various options of increasing development density to promote development feasibility, whilst also adhering to previous urban design principles and achieving best practice design standards. The options tested involved distribution of Project massing to locations within the Key Site as presented in Attachment 1 to this Planning Proposal.

Ultimately, the preferred strategy incorporated strategic distribution of massing throughout the site which would seek to:

- Minimise the height of buildings as far as practicable.
- Where overall building height is required to be increased, the Project team sought distribution throughout the site rather than 'loading up' the tallest buildings, which may cause unacceptable overshadowing impacts, including unacceptable impacts to Gladesville Public School.
- Increasing massing on building podiums, where it does not unacceptably impact solar access to open space areas or result in potential non-compliance with the apartment design guidelines.
- Increasing massing on more marginal public open space, where the location of such massing would not compromise connectivity or the functionality of public open space within the Site.

In consideration of the above, it can be noted that the preferred design strategy (Option 4) seeks to promote the development feasibility of the Site following consideration of feedback from DPHI, whilst also ensuring the fundamental urban design principles of the Project (established as a result of significant initial community consultation) can be realised.

Part 1 – Objectives or Intended Outcomes

This Planning Proposal seeks to amend the Hunters Hill LEP 2012 (LEP) in order to:

- Achieve renewal of the Gladesville Town Centre, incorporating:

  - Well designed buildings,
  - Increased publicly accessible open space (which may remain in private ownership, but be made available and unrestricted to the public),
  - A new supermarket with associated retail services,
  - A vibrant night-economy,
  - Improved pedestrian connectivity; and
  - Increased community facilities.

- Deliver new and well located housing opportunities within the Gladesville Town Centre.

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.

- 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.

Relevant objectives and the associated intended outcomes for the Key Site are captured within the masterplan included within Attachment 1 to this Planning Proposal.

In relation to key project outcomes for the properties fronting Massey Street as identified within Figure 4 of this document, it is intended that these lots may achieve the following:

- Provide an improved urban form transition between the site and adjoining development.

- Reflect the scale of development permitted within adjoining residentially zoned areas under the Low and Mid-Rise Housing Policy as part of State Environmental Planning Policy (Housing) 2021.

Proposed amendments to the LEP are described in detail within Part 2 of this Planning Proposal. This Proposal will deliver on the vision for the Site as set out in Council's adopted LSPS and LHS.

Part 2 – Explanation of Provisions

As outlined previously within this Planning Proposal, amendments will be required to the LEP to realise the outcomes of the Gladesville Masterplan and this Planning Proposal.

Relevant principle LEP provisions are discussed in further detail under the headings below.

Land Zoning

The existing MU1 Mixed Use zone provides suitable land use permissibility to deliver the intended outcomes of the masterplan in relation to the Key Site. No amendment to the existing land use zoning under the LEP is therefore proposed for the Key Site.

While permissible under the LEP, particular land uses recommended by the masterplan, including publicly accessible open space and the area of retail floorspace, will require additional context through the applicable Development Control Plan, facilitated through local provisions under Part 6 of the LEP. The aim is to support the delivery of public benefits and the quantum of retail floorspace intended by the masterplan.

In relation to key project outcomes for the properties fronting Massey Street as identified within Figure 4 of this document, it is intended that these lots may provide an improved urban form transition between the site and adjoining development and reflect the scale of development permitted within adjoining residentially zoned areas under the Low and Mid-Rise Housing Policy as part of State Environmental Planning Policy (Housing) 2021 (e.g. six story residential buildings). The most efficient means to achieve this outcome is 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.

A comparison of key provisions currently applicable to the site, and the effect of the relevant key provisions of State Environmental Planning Policy (Housing) 2021 (should the site be rezoned to 'R3 – Medium Density Residential') are described within Table 2. The intent for this rezoning is also illustrated within Figure 4.

Table 2 - Comparison of Provisions applying to Massey Street Site

Existing Provision (HHLEP)	Applicable Provision under SEPP Housing 2021
Maximum Floor Space Ratio	
1.3:1	2.2:1
Maximum Height of Buildings	
9m	22 m
Minimum Lot Size	
Not applicable	Not applicable

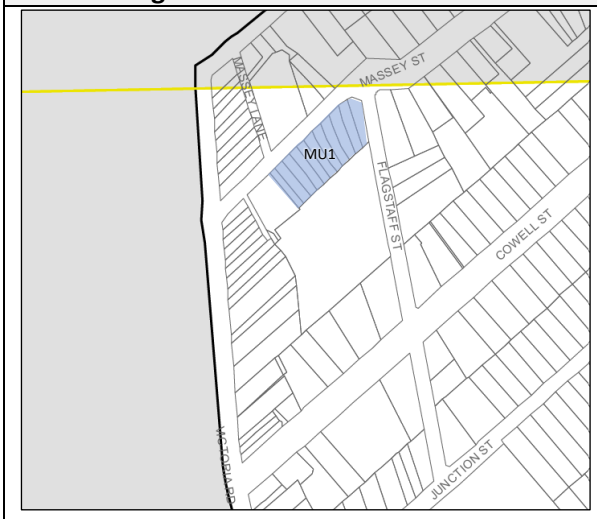
Current	Proposed
Land Zoning	
	

Figure 4 – Current and Proposed Massey Street Land Zoning LEP Mapping Provisions

Height of Buildings

It is proposed to retain existing height of building controls set out under the LEP for the Key Site. While increased building height is intended under the masterplan, it is proposed that this be achieved via the introduction of a key site map supported by additional site specific provisions under Part 6 of the LEP. This will provide a basis for establishing building height incentives to assist in delivery of intended land amalgamation, publicly accessible open space and minimum retail floorspace.

In relation to facilitating intended height of buildings outcomes for the properties fronting Massey Street as identified within Figure 4 of this document, rezoning of the site from its current 'MU1 – Mixed Use' zoning to an 'R3 – Medium Density Residential' zoning would facilitate height of building provisions under State Environmental Planning Policy (Housing) 2021 (e.g. six story residential buildings). Therefore, no change to height of building controls under the LEP are proposed for this site.

Floor Space Ratio

It is proposed to retain existing floor space ratio controls set out under the LEP for the Key Site. While increased floor space ratio is intended under the masterplan, it is proposed that this be achieved via the introduction of a key site map supported by additional site specific provisions under Part 6 of the LEP. This will provide a basis for establishing floor space ratio incentives to assist in delivery of intended land amalgamation, publicly accessible open space and minimum retail floorspace.

In relation to facilitating intended floor space ratio outcomes for the properties fronting Massey, rezoning of the site from its current 'MU1 – Mixed Use' zoning to an 'R3 – Medium Density

Residential' zoning would facilitate higher density provisions under State Environmental Planning Policy (Housing) 2021. Therefore, no change to floor space ratio controls under the LEP are proposed for this site.

Key Site Provisions / Part 6 Local Provisions

It is proposed to identify the Key Site on a Key Site Map and establish site-specific local provisions under Part 6 of LEP. This will include height and floor space ratio bonus incentives subject to Council's satisfaction that the requirements of *'Section 4.4 - Gladesville Village Centre'* of the Hunters Hill Development Control Plan have been adequately addressed.

These provisions are intended to facilitate the objectives and intended outcomes outlined within Part 1 of this document. This approach will also facilitate flexibility in how the requirements of the Development Control Plan are applied during subsequent design stages, to ensure the development can be practically achieved in consideration of the development provisions contained within the Development Control Plan.

Indicative drafting of the proposed Part 6 LEP amendment is outlined below. Indicative mapping used to identify the Key Site (where this amendment will apply) is illustrated within Figure 5 below. It can be noted that the purpose of this indicative drafting is to outline the intent of the local provision. This proposed amendment would be subject to final drafting as part of the planning proposal process.

6.11 Development of Gladesville Site

(1) The object of this clause is to facilitate the development of the Gladesville Site, including residential accommodation, retail and publicly accessible open space.

(2) This clause applies to land in Gladesville identified as "Area A" on the Key Sites Map.

(3) Development may exceed the maximum permissible height to an overall maximum of 70 metres in accordance with subclause (5).

(4) Development may exceed the maximum permissible floor space ratio to an overall maximum of 4:1 in accordance with subclause (5).

(5) Development consent must not be granted to development on the land unless the consent authority is satisfied that the requirements of 'Section 4.4 - Gladesville Village Centre' of the Hunters Hill Development Control Plan have been adequately addressed.

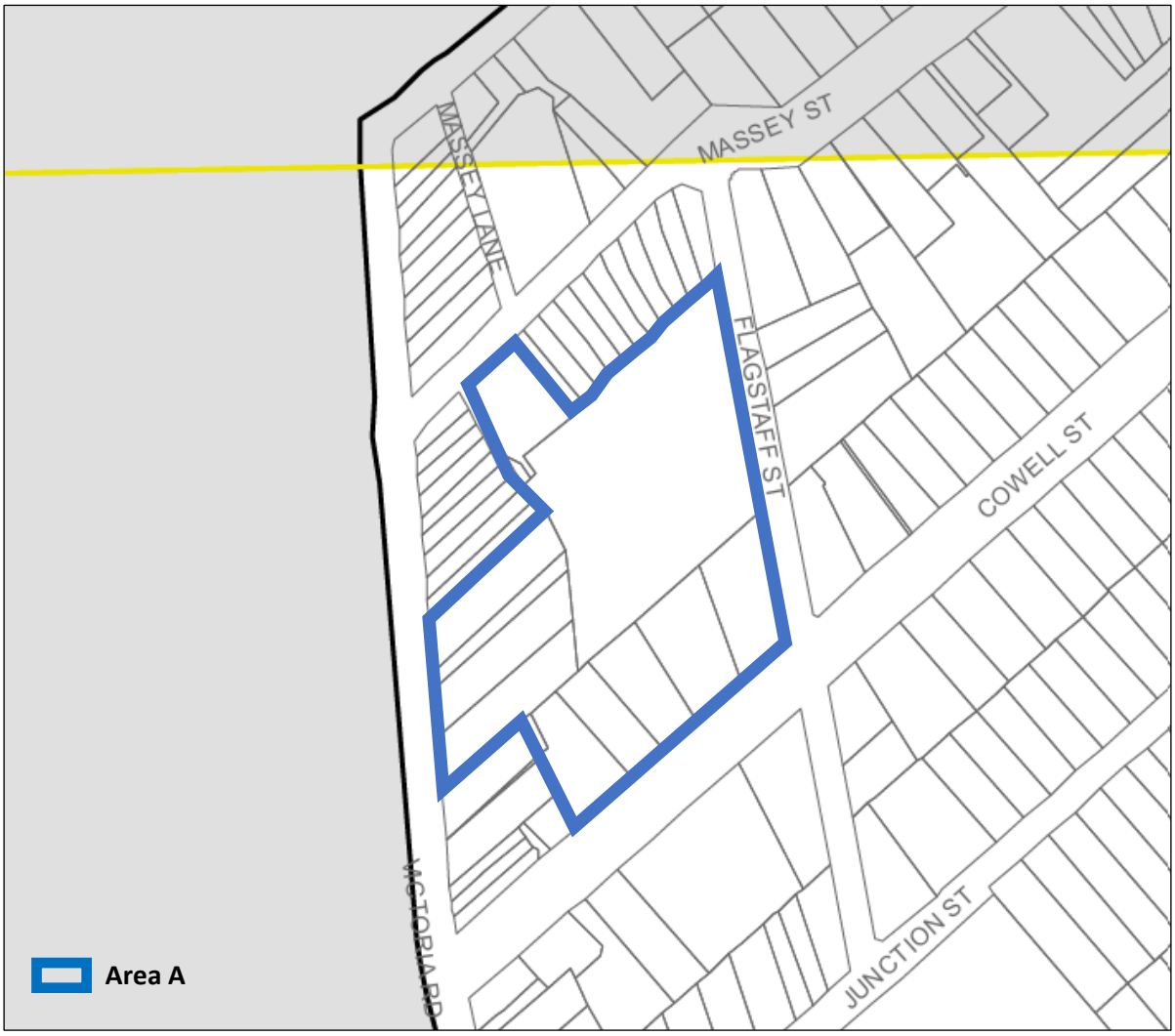


Figure 5 – Proposed Key Site LEP Mapping

Part 3 – Justification

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 consistency of the Planning Proposal with the Hunters Hill Local Strategic Planning Statement and the Hunters Hill Local Housing Strategy is discussed further under the headings below.

Local Strategic Planning Statement

The Hunters Hill Local Strategic Planning Statement (March 2020) contains the following actions in relation to the Gladesville Masterplan:

- 4.4. Focus new dwelling growth on Gladesville Town Centre and Hunters Hill Village.
- 4.5. Prepare a masterplan for key sites in Gladesville Town Centre to focus residential growth and provide design, infrastructure and access guidance.

- 6.1. Use place-making initiatives for centres and villages and key sites i.e. Gladesville, Hunters Hill, Boronia Park and the Gladesville Hospital Precinct. Gladesville Town Centre is the priority for place-making initiatives. Collaborate with City of Ryde Council on place-making initiatives for Gladesville Town Centre and Boronia Park Village (shared centres).
- 7.1. Focus on improved development outcomes for the Gladesville Town Centre and Hunters Hill Village as the priority centres for business and community places. Incorporate adaptable business spaces, evolving technology and sustainable practices into the business environment e.g. hubs, multipurpose premises.
- 7.4. Investigate opportunities to improve the connections and access between the Hunters Hill LGA and key centres of the North District e.g. Gladesville, North Ryde, Chatswood, Macquarie Park and Eastern Harbour CBD to foster business connection and centre promotion.

This Planning Proposal seeks to give effect to the above actions of the LSPS through the use of place-making initiatives to develop a master plan to focus new dwelling growth on Gladesville Town Centre. The Gladesville Masterplan has been developed in consideration of infrastructure and access and well as community and business needs. This process has been undertaken in consultation with City of Ryde Council and other key stakeholders to ensure holistic and best practice consideration of the opportunities and constraints of the site.

Local Housing Strategy

The Hunters Hill Local Housing Strategy (LHS) contains the following actions in relation to the Gladesville Masterplan:

- 1.2 – Focus mid-rise residential development in Gladesville Town Centre, Hunter's Hill Village and Boronia Park and complete precinct plans and detailed urban design analysis to inform new planning controls in these areas.
- 4.2 – Complete detailed character work, including urban design analysis and desired future character, for the key centres of Gladesville Town Centre and commercial core, Hunter's Hill Village and Boronia Park shops.

In addition to the above, the LHS also contains the following housing priority outcome:

- Gladesville Town Centre master plan and redevelopment is delivered, incorporating new residential precincts.

This Planning Proposal seeks to give effect to the above actions and seeks to achieve the above priority outcome of the LHS.

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

This Planning Proposal seeks to amend LEP mapping to align with the vision for the Gladesville Masterplan Site as outlined within Council's adopted LSPS and LHS.

The future vision for the site, including renewal of the Gladesville Town Centre and delivery of additional housing (as set out in Part 1 and Attachment 1 of this Planning Proposal) is unable to be achieved under the current floor space ratio and height of buildings provisions applicable to the site.

As such, the only way to facilitate the vision for the site as outlined above is to amend the relevant LEP provisions as detailed within Part 2 of this Planning Proposal.

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)?

North District Plan

The North District Plan contains the following planning priorities that relate to the Gladesville Masterplan:

Planning Priority N1. Planning for a city supported by infrastructure

The Proposal seeks to deliver urban renewal supported by infrastructure. In doing so, the Proposal seeks to meet forecast growth while adapting to the future service, infrastructure and social needs of the community in accordance with the objectives of this planning priority.

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

The Proposal seeks to deliver over 500 new well located homes within the strategic location of the Gladesville Town Centre. These homes will be collocated with existing services and adjacent to the existing arterial transport route of Victoria Road.

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

The Proposal seeks to renew the Gladesville Town Centre to create a great place for the local community while respecting the District's heritage. This will be achieved through undertaking urban design, social and heritage assessment to inform the Gladesville Masterplan and the overall renewal strategy for this important community precinct.

Given the above, this planning proposal would give effect to the relevant planning priorities within North District Plan.

Greater Sydney Regional Plan - A Metropolis of Three Cities

The North District Plan gives effect to the *Greater Sydney Regional Plan - A Metropolis of Three Cities (A Metropolis of Three Cities).* Relevant objectives from a Metropolis of Three Cities includes and a description of the consistency of the Planning Proposal with these objectives are provided under the headings below.

Objective 2 - Infrastructure aligns with forecast growth – growth infrastructure compact

Attachment 3 of this Planning Proposal has considered how forecast growth associated with this Proposal would impact upon transport infrastructure. Further, consultation would be undertaken with relevant infrastructure operators as part of the planning proposal process. This assessment and consultation will facilitate identification of infrastructure requirements associated with the Proposal in order to ensure infrastructure is aligned with forecast growth.

Objective 4 - Infrastructure use is optimised

The Proposal applies to land within an existing town centre and adjacent to the existing arterial transport corridor of Victoria Road. As such, the Proposal would maximise the utility of existing infrastructure assets to reduce the demand for new infrastructure.

Objective 6 - Services and infrastructure meet communities changing needs

The Planning Proposal seeks to deliver social infrastructure that reflects the needs of the community now and in the future, though improving urban connectivity and accessibility and provision of new community facilities within the Gladesville Town Centre.

Objective 7 - Communities are healthy, resilient and socially connected

The Planning Proposal would facilitate transformation of the Gladesville Town Centre, through provision of improved accessibility and connectivity, the creation of new shared public areas and colocation of new residential and commercial development alongside new well designed publicly accessible open space and community facilities.

Objective 10 - Greater housing supply

The Planning Proposal would facilitate the delivery of approximately 500 new residential units. As such, the delivery of this project alone would exceed the NSW Governments housing target for the entire Hunters Hill Municipality of 400 new completed homes by 2029.

Objective 11 - Housing is more diverse and affordable

The provision of additional well located housing as outlined above would improve diversity and availability of housing within the Hunters Hill Municipality.

Objective 12 - Great places that bring people together

The Proposal has been developed through place based planning with the intent to deliver great public spaces within the site through:

- Prioritising a people-friendly public realm and open spaces as a central organising design principle.
- Recognising and balancing the dual function of the plaza within the site as a place for people and movement.
- Providing fine grain urban form, diverse land use mix, high amenity and walkability within an existing town centre.
- Integrating social infrastructure, including publicly accessible open space and community facilities, to support social connections and provide a community hub.

Objective 13 - Environmental heritage is identified, conserved and enhanced

Environmental heritage has been identified and assessed through the Heritage Impact Assessment included as Appendix 4. This assessment and consideration of environmental heritage within this Planning Proposal will facilitate:

- Engagement with the community regarding the heritage values of the site.
- Adaptive re-use and interpretation of heritage where practical (for example in relation to the interpretation of *'Item 1514 House on 10 Cowell Street'*).
- Management of the cumulative impact of development on the heritage values and character of the locality.

Objective 14 - A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities

The Proposal integrates land use and transport through locating mixed use and residential development within an existing town centre, adjacent to the existing arterial corridor of Victoria Road. Transport connections to the site, including active transport modes, have been assessed as part of the development of this Planning Proposal as detailed within Appendix 3.

Objective 31 - Public open space is accessible, protected and enhanced

The Planning Proposal would facilitate the establishment of new publicly accessible open space as a key feature of the site.

Objective 33 - A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change

Integration of land use planning and transport in the development of this Planning Proposal will assist to mitigate emissions generated through the use of the site in perpetuity.

Objective 34 - Energy and water flows are captured, used and re-used

The renewal of the site as a result of this Planning Proposal will enable implementation of contemporary energy and water management for the site.

Objective 36 - People and places adapt to climate change and future shocks and stresses

The site of the Planning Proposal is not subject to identified natural hazards such as flood prone land or bushfire prone vegetation. The Proposal would also facilitate infill urban development, avoiding impacts to environmentally sensitive areas and areas of significant biodiversity.

Objective 37 - Exposure to natural and urban hazards is reduced

As outlined above, the site of the Planning Proposal is not subject to identified natural hazards such as flood prone land or bushfire prone vegetation.

Given the above, this Planning Proposal would give effect to the relevant objectives of A Metropolis of Three Cities.

Q4. Will the planning proposal give effect to a Council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Refer to Q1 in relation to alignment with the LSPS and LHS.

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

Refer to Q3 in relation to alignment with the Metropolis of Three Cities and North District Plan.

Q6. Is the planning proposal consistent with the applicable State Environmental Planning Policies (SEPPs)?

Consideration of relevant SEPPs is provided within Table 3 below. As detailed within Table 3, the Proposal is generally consistent with the applicable SEPPs.

Table 3: Assessment against relevant State Environmental Planning Policies

State Environmental Planning Policy (Biodiversity and Conservation) 2021		
Chapter 2 – Vegetation in Non-Rural Areas	Applicable	The Site of the Planning Proposal is an urban area with minimal native vegetation. Any future potential impact to vegetation which exists within the Site would be required to comply with relevant provisions of Chapter 2 of State Environmental Planning Policy (Biodiversity and Conservation) 2021, including seeking approval for impact to vegetation where required.
Chapter 3 – Koala habitat protection 2020	Not Applicable	Not applicable to the Proposal, as the land is not zoned RU1 Primary Production, RU2 Rural Landscape or RU3 Forestry.
Chapter 4 – Koala Habitat Protection 2021	Not Applicable	Not applicable to the Proposal, as the Hunters Hill Local Government Area is not listed within Schedule 2 of the SEPP.
Chapter 6 – Water Catchments	Applicable	The provisions of this chapter apply to land within the Sydney Harbour Catchment and require development to maintain a Neutral or Beneficial Effect on the water quality of the harbour. The provisions of this chapter of the SEPP may apply to future

		development applications on the Site.
Chapter 13 – Strategic conservation planning	Not Applicable	The Site is not identified as being within a strategic conservation planning area on the strategic conservation planning land application map.
State Environmental Planning Policy (Housing) 2021		
Chapter 2 – Affordable Housing	Applicable	The Site is zoned MU1 – Mixed Use and will facilitate new housing. The provisions of Chapter 2 of the SEPP may apply to future residential development on the site.
Chapter 3 – Diverse Housing	Applicable	The site is zoned MU1 – Mixed Use and will facilitate new housing. The provisions of Chapter 2 of the SEPP may apply to future residential development on the site.
Chapter 4 – Design of residential apartment development	Applicable	The Proposal would facilitate residential apartment development. The provisions of this Chapter (and the associated Apartment Design Guide) have been considered in the development of the masterplan included as Attachment 1 to this Planning Proposal. This chapter would also apply to any future residential apartment development applications on the Site.
Chapter 6 – Low and mid rise housing	Applicable	The Site of the Proposal is identified as a *'Town Centre'* on

		the *'Town Centres Map'*. This will permit certain types of low and mid rise housing within 800m walking distance of the Site. This provision has been considered within Section C of this Planning Proposal.
State Environmental Planning Policy (Planning Systems) 2021		
Chapter 2 – State and Regional Development	Applicable	The Site is not identified on the State Significant Development Sites Map. However, this chapter would apply if any development proposal subsequent to this Planning Proposal is identified within Schedule 1 of the SEPP.
Chapter 3 – Aboriginal Land	Not Applicable	The Site has not been identified as Aboriginal Land under the Policy provisions.
Chapter 4 – Concurrences and consents	Applicable	This chapter may be applicable to proposed future development on the Site.
State Environmental Planning Policy (Resources and Energy) 2021		
Chapter 2 – Mining, Petroleum Production and Extractive Industries	Not Applicable	Given the location and existing urban land use of the Site, the Proposal will not impact upon mining, petroleum production and extractive industries.
Chapter 3 – Extractive Industries in Sydney Area	Not Applicable	The Hunters Hill Local Government Area is not listed within Schedule 6 of the SEPP.
State Environmental Planning Policy (Transport and Infrastructure) 2021		
Chapter 2 – Infrastructure	Applicable	The provisions of this chapter may apply to future infrastructure

		related development on the Site, or to any development on the Site which impacts upon certain infrastructure as detailed within the SEPP.
Chapter 3 – Educational establishments and child care facilities	Applicable	The provisions of this chapter may apply to any future proposed educational establishments or child care facilities within the Site.
Chapter 4 – Major infrastructure corridors	Not Applicable	The Proposal does not occur within a major infrastructure corridor.
State Environmental Planning Policy (Resilience and Hazards) 2021		
Chapter 2 – Coastal Management	Not applicable	The Site is not located within the Coastal Zone.
Chapter 3 – Hazardous and Offensive Development	Not applicable	The Proposal is unlikely to facilitate Hazardous and Offensive Development.
Chapter 4 – Remediation of land	Applicable	Potentially contaminated land has been considered within the preliminary site investigation included as Attachment 5 of this Planning Proposal. This study has identified a number of sites that require further investigation prior to construction. However, the site has also been identified as suitable for the master planning/planning proposal.

State Environmental Planning Policy (Industry and Employment) 2021		
Chapter 2 – Western Sydney employment area	Not applicable	The Site is not within the Western Sydney Employment Area.
Chapter 3 – Advertising and signage	Applicable	The provisions of this chapter may be applicable to future advertising and signage within the site.
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021		
Chapters 2 - 7	Not applicable	The Site is not a precinct as identified within the SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008		
Parts 2 -8	Applicable	The aims of this policy are to provide streamlined assessment processes for development that complies with specified development standards. The provisions of this SEPP may be applicable to some future development on the Site.
State Environmental Planning Policy (Sustainable Buildings) 2022		
Chapter 2 and 3	Applicable	Building sustainability standards outlined within Chapters 2 and 3 of the SEPP may apply to future development within the Site.

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

The consistency of the Proposal with Ministerial Directions (s.9.1 directions) is considered within Table 4 below.

Table 4: Assessment against Section 9.1 Ministerial Directions

No	Direction	Objective	Applicable	Consistency	Comment
Planning Systems					
1.1	Implementation of Regional Plans	The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions, and actions contained in Regional Plans.	Yes	Yes	The consistency of the Proposal with *'A Metropolis of Three Cities'* and the North District Plan is outlined within Section B of this Planning Proposal.
1.2	Development of Aboriginal Land Council Land	The objective of this direction is to provide for the consideration of development delivery plans prepared under Chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021 when planning proposals are prepared by a planning proposal authority.	No	N/A	The land is not owned by an Aboriginal Land Council.
1.3	Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Yes	Yes	The Proposal will not result in concurrence from the Minister or referral authorities.
1.4	Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	Yes	Yes	The Proposal will not result in any provisions that will require specific land uses to be undertaken on the Site.
1.4A	Exclusion of Development Standards from Variation	The objective of this direction is to maintain flexibility in the application of development standards by ensuring that exclusions from the application of	No	N/A	The Proposal will not exclude any future development on the Site from the provisions of Clause 4.6 of the Hunters Hill Local Environmental Plan 2012.

No	Direction	Objective	Applicable	Consistency	Comment
		clause 4.6 of a Standard Instrument Local Environmental Plan (Standard Instrument LEP) or an equivalent provision of any other environmental planning instrument, are only applied in limited circumstances.			
1.5	Parramatta Road Corridor Urban Transformation Strategy	The objectives of this direction are to: (a) facilitate development within the Parramatta Road Corridor that is consistent with the Parramatta Road Corridor Urban Transformation Strategy (November, 2016), the Parramatta Road Corridor Implementation Tool Kit, and the Parramatta Road Corridor Urban Transformation Implementation Update 2021, (b) provide a diversity of jobs and housing to meet the needs of a broad cross-section of the community, and (c) guide the incremental transformation of the Parramatta Road Corridor in line with the delivery of necessary infrastructure.	No	N/A	The Site is located outside of the Parramatta Road Corridor Urban Transformation Strategy area.
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	The objective of this direction is to ensure development within the North West Priority Growth Area is consistent with the North West	No	N/A	The Site is located outside of the North West Priority Growth area.

No	Direction	Objective	Applicable	Consistency	Comment
		Priority Growth Area Land Use and Infrastructure Strategy (the Strategy).			
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	The objective of this direction is to ensure development within the Greater Parramatta Priority Growth Area is consistent with the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan dated July 2017 (the Interim Plan).	No	N/A	The Site is located outside of the Greater Parramatta Priority Growth area.
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	The objective of this direction is to ensure development within the Wilton Priority Growth Area is consistent with the Wilton Interim Land Use and Infrastructure Implementation Plan and Background Analysis.	No	N/A	The Site is located outside of the Wilton Priority Growth Area.
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	The objective of this direction is to ensure development within the precincts between Glenfield and Macarthur is consistent with the plans for these precincts.	No	N/A	The Site is located outside of the Glenfield to Macarthur Urban Renewal Corridor.
1.10	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	The objective of this direction is to ensure development within the Western Sydney Aerotropolis is consistent with the Western Sydney Aerotropolis Plan dated September 2020.	No	N/A	The Site is located outside of the Western Sydney Aerotropolis area.
1.11	Implementation of Bayside West Precincts 2036 Plan	The objective of this direction is to ensure development within the	No	N/A	The Site is located outside of the Bayside West Precincts.

No	Direction	Objective	Applicable	Consistency	Comment
		Bayside West Precincts (Arncliffe, Banksia, and Cooks Cove) is consistent with the Bayside West Precincts 2036 Plan (the Plan).			
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	The objective of this direction is to ensure development within the Cooks Cove Precinct is consistent with the Cooks Cove Planning Principles.	No	N/A	The Site is located outside of the Cooks Cove Precinct area.
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	The objective of this direction is to ensure development within the St Leonards and Crows Nest Precinct is consistent with the St Leonards and Crows Nest 2036 Plan (the Plan).	No	N/A	The Site is located outside of the St Leonards and Crows Nest 2036 Plan area.
1.14	Implementation of Greater Macarthur 2040	The objective of this direction is to ensure that development within the Greater Macarthur Growth Area is consistent with: (a) Greater Macarthur 2040 dated November 2018, (b) the Greater Macarthur Growth Area Structure Plan 2022 (Structure Plan), and (c) the Guide to the Greater Macarthur Growth Area (Guide).	No	N/A	The Site is located outside of the Greater Macarthur growth area.
1.15	Implementation of the Pyrmont Peninsula Place Strategy	The objectives of this direction are to: (a) facilitate development within the Pyrmont Peninsula that is consistent with the Pyrmont Peninsula Place Strategy (Place	No	N/A	The Site is located outside of the Pyrmont Peninsula Place Strategy area.

No	Direction	Objective	Applicable	Consistency	Comment
		Strategy) and the Economic Development Strategy, (b) align the planning framework with the Eastern City District Plan Planning Priority E7 Growing a Stronger and More Competitive Harbour CBD and actively support the consistent delivery of objectives in the Eastern City District Plan and Greater Sydney Region Plan, and (c) guide growth and change balanced with character, heritage, and infrastructure considerations (amongst others) across the Peninsula under the Place Strategy.			
1.16	North West Rail Link Corridor Strategy	The objectives of this direction are to: (a) promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL), and (b) ensure development within the NWRL corridor is consistent with the proposals set out in the NWRL Corridor Strategy and precinct Structure Plans.	No	N/A	The Site is located outside of the North West Rail Link Corridor Strategy area.
1.17	Implementation of the Bays West Place Strategy	The objectives of this direction are to:	No	N/A	The Site is located outside of the Bays West Place Strategy area.

No	Direction	Objective	Applicable	Consistency	Comment
		(a) facilitate development within the Bays West precinct that is consistent with the Bays West Place Strategy (Place Strategy) and the Urban Design Framework (which includes the Sustainability Framework and Connecting with Country Framework), (c) actively support the consistent delivery of objectives in the Eastern City District Plan and Greater Sydney Region Plan, and (d) guide growth and change balanced with character, Indigenous and European heritage, working harbour and infrastructure considerations across the Bays West precinct under the Place Strategy.			
1.18	Implementation of the Macquarie Park Innovation Precinct	The objective of this direction is to ensure development within the Macquarie Park Innovation Precinct is consistent with the Macquarie Park Innovation Precinct Place Strategy (Place Strategy) and Macquarie Park Innovation Precinct Strategic Master Plan (Master Plan).	No	N/A	The Site is located outside of the Macquarie Park Innovation Precinct that is located to the northwest of the Hunters Hill Local Government Area.
1.19	Implementation of the Westmead Place Strategy	The objectives of this direction are to: (a) facilitate development within the Westmead and Parramatta	No	N/A	The Site is located outside of the Westmead Place Strategy area.

No	Direction	Objective	Applicable	Consistency	Comment
		North precincts that is consistent with the Westmead Place Strategy, and (b) actively support the consistent delivery of objectives in the Central City District Plan and Greater Sydney Region Plan.			
1.20	Implementation of the Camellia-Rosehill Place Strategy	The objectives of this direction are to: (a) facilitate development within the Camellia-Rosehill precinct that is consistent with the Camellia-Rosehill Place Strategy, (b) guide growth and change in the Camellia-Rosehill precinct in a coordinated manner, that delivers appropriate infrastructure and retains the precinct's role as an employment hub, and (c) actively support the consistent delivery of objectives in the Central City District Plan and Greater Sydney Region Plan.	No	N/A	The Site is located outside of the Camellia-Rosehill Place Strategy area.
1.21	Implementation of South West Growth Area Structure Plan	The objective of this direction is to ensure that development within the South West Growth Area (also referred to as the South West Growth Centre) is consistent with Structure Plan and Guide dated December 2022.	No	N/A	The Site is located outside of the South West Growth Area Structure Plan area.

No	Direction	Objective	Applicable	Consistency	Comment
1.22	Implementation of the Cherrybrook Station Place Strategy	The objectives of this direction are to: (a) facilitate development within the Cherrybrook Station Precinct that is consistent with the Cherrybrook Station Precinct Place Strategy, and (b) actively support the consistent delivery of objectives in the North District Plan and Greater Sydney Region Plan.	No	N/A	The Site is located outside of the Cherrybrook Station Place Strategy area.
Design and Place					
N/A					
Biodiversity and Conservation					
3.1	Conservation Zones	The objective of this direction is to protect and conserve environmentally sensitive areas.	No	N/A	The Site is not located in a conservation zone and does not include any environmentally sensitive areas.
3.2	Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and Indigenous heritage significance.	Yes	No - inconsistency of minor significance	The Planning Proposal investigation area contains part of a heritage conservation area (Hunters Hill Conservation Area No. 3 – Gladesville Village) and two heritage items (Item 1514 'House on 10 Cowell Street' and Item I499 'Former Bank Building 219 Victoria Road'). Further information regarding these heritage items and conservation area, inclusive of potential impacts and associated mitigation measures, are detailed within the 'summary of planning proposal investigations' section of this Planning Proposal. As the Planning Proposal will change planning provisions applying to the site of the proposed heritage items and heritage conservation area to

No	Direction	Objective	Applicable	Consistency	Comment
					increase development density, the Proposal is considered to be inconsistent with this Ministerial Direction. However, the environmental heritage significance of the items and conservation area is conserved by existing heritage provisions of the Hunters Hill LEP 2012, which will assist to guide the future management and/or conservation of the sites. With the application of existing heritage provisions of the Hunters Hill LEP 2012 and with the application of recommendations of the Heritage Impact Assessment included as Attachment 4 of this Planning Proposal, it is considered that the inconsistency with this Ministerial Direction is of minor significance. In relation to Aboriginal Heritage significance, the site is an urban area which has been subject to significant past disturbance. An Aboriginal Heritage Information Management System (AHIMS) search undertaken to inform this Planning Proposal on 17 December 2024 did not identify any sites or places of Aboriginal significance within the location. As such, the Site has not been identified as being of high Indigenous heritage significance.
3.3	Sydney Drinking Water Catchment	The objective of this direction is to provide for healthy catchments and protect water quality in the Sydney drinking water catchment.	No	N/A	The Site is located outside of the local government areas identified in the Ministerial Direction.

No	Direction	Objective	Applicable	Consistency	Comment
3.4	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	The objective of this direction is to ensure that a balanced and consistent approach is taken when applying conservation zones and overlays to land on the NSW Far North Coast.	No	N/A	The Site is not located within the Far North Coast LEP overlays area.
3.5	Recreational Vehicle Areas	The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	No	N/A	The Proposal is not located within a conservation zone or located in close proximity to a beach.
3.6	Strategic Conservation Planning	The objective of this direction is to protect, conserve or enhance areas with high biodiversity value.	No	N/A	The Proposal does not relate to land that, under the State Environmental Planning Policy (Biodiversity and Conservation) 2021, is identified as avoided land or a strategic conservation area.
3.7	Public Bushland	The objective of this direction is to protect bushland in urban areas, including rehabilitated areas, and ensure the ecological viability of the bushland, by: (a) preserving: i. biodiversity and habitat corridors, ii. links between public bushland and other nearby bushland, iii. bushland as a natural stabiliser of the soil surface, iv. existing hydrological landforms, processes, and functions, including natural	No	N/A	The Proposal will not affect any public bushland areas.

No	Direction	Objective	Applicable	Consistency	Comment
		drainage lines, watercourses, wetlands, and foreshores, v. the recreational, educational, scientific, aesthetic, environmental, ecological, and cultural values, and potential of the land, and (b) mitigating disturbance caused by development, (c) giving priority to retaining public bushland.			
3.8	Willandra Lakes Region	The objectives of this direction are to: (a) protect, conserve, and manage the Willandra Lakes Region World Heritage Property (World Heritage Property) in accordance with a strategic plan of management prepared for World Heritage Property, and (b) establish a consultation process for making decisions on conservation and development within the World Heritage Property.	No	N/A	The Site is not located within the Willandra Lakes World Heritage Property.
3.9	Sydney Harbour Foreshores and Waterways Area	The objectives of this direction are to: (a) protect and enhance the natural assets and unique environmental, scenic, and visual qualities of Sydney Harbour and its islands and foreshores	No	N/A	The Proposal would not impact upon land within the Foreshores and Waterways Area as defined in the State Environmental Planning Policy (Biodiversity and Conservation) 2021.

No	Direction	Objective	Applicable	Consistency	Comment
		(b) minimise risk to development from rising sea levels or changing flood patterns as a result of climate change (c) ensure the protection, maintenance and rehabilitation of watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity (d) protect or enhance terrestrial and aquatic species, populations and ecological communities, including by avoiding physical damage to, or shading of, aquatic vegetation, (e) promote the equitable use of the Foreshores and Waterways Area (f) protect the cultural heritage significance of Sydney Harbour, its islands and foreshores (g) ensure a prosperous working harbour and effective transport corridor; and (h) encourage a culturally rich and vibrant place for people.			
3.10	Water Catchment Protection	The objectives of this direction are to: (a) maintain and improve the water quality (including ground water) and flows of natural	No	N/A	The Site is located outside of any water catchment areas.

No	Direction	Objective	Applicable	Consistency	Comment
		waterbodies, and reduce urban run-off and stormwater pollution (b) protect and improve the hydrological, ecological, and geomorphological processes of natural waterbodies and their connectivity (c) protect and enhance the environmental quality of water catchments by managing them in an ecologically sustainable manner, for the benefit of all users (d) protect, maintain and rehabilitate watercourses, wetlands, riparian lands and their vegetation and ecological connectivity.			
Resilience and Hazards					
4.1	Flooding	The objectives of this direction are to: (a) ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential	No	N/A	The Site is not identified as flood prone.

No	Direction	Objective	Applicable	Consistency	Comment
		flood impacts both on and off the subject land.			
4.2	Coastal Management	The objective of this direction is to protect and manage coastal areas of NSW.	No	N/A	The Site is not located on or in close proximity to any coastal wetlands or littoral rainforest areas, coastal vulnerability areas, coastal environmental or coastal use area.
4.3	Planning for Bushfire Protection	The objectives of this direction are to: (a) protect life, property, and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) encourage sound management of bush fire prone areas.	No	N/A	The Site is not identified as bushfire prone land.
4.4	Remediation of Contaminated Lands	The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.	Yes	Yes	A preliminary site investigation assessment has been undertaken to identify contaminated land constraints on the Site. This study has identified a number of sites that require further investigation prior to construction. However, the Site has also been identified as suitable for the master planning/planning proposal. This preliminary site investigation is included as Attachment 5 of this Planning Proposal.
4.5	Acid Sulfate Soils	The objective of this direction is to avoid significant adverse environmental impacts from the	Yes	No - inconsistency of minor significance	The Site is mapped as 'Class 5' in relation to acid sulphate soils. Class 5 areas do not necessarily indicate the presence of acid sulphate soils, but rather that the Site is within the vicinity of Class 1

No	Direction	Objective	Applicable	Consistency	Comment
		use of land that has a probability of containing acid sulfate soils.			– 4 acid sulphate soils and could impact on those areas in particular circumstances (for example through lowering of the water table). Given the Site is located in an elevated position on a ridge line and is greater than 500 metres to the nearest Class 2 and Class 3 acid sulphate soils, impacts to acid sulphate soils as a result of the Proposal are considered very unlikely and the associated inconsistency with this Ministerial Direction is considered of minor significance.
4.6	Mine Subsidence & Unstable Land	The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	No	N/A	The Site is not located within a Mine Subsidence Area or on unstable land.
Transport and Infrastructure					
5.1	Integrating Land Use & Transport	The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: (a) improving access to housing, jobs and services by walking, cycling and public transport, and (b) increasing the choice of available transport and reducing dependence on cars, and (c) reducing travel demand including the number of trips generated by development and	Yes	Yes	The Proposal will alter provisions relating to urban land, being an increase to maximum floor space ratio and height of buildings. Given the above, a transport impact assessment has been prepared to inform this Planning Proposal as outlined within the *'background and context'* section of this document. The full transport impact assessment is also included as Attachment 3 to this Planning Proposal.

No	Direction	Objective	Applicable	Consistency	Comment
		the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight.			
5.2	Reserving Land for Public Purposes	The objectives of this direction are to: (a) facilitate the provision of public services and facilities by reserving land for public purposes, and (b) facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.	No	N/A	The Proposal will not directly alter the land available for public purposes.
5.3	Development Near Regulated Airports and Defence Airfields	The objectives of this direction are to: (a) ensure the effective and safe operation of regulated airports and defence airfields; (b) ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and (c) ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the	No	N/A	The Site is not located in close proximity to any airports or airfields.

No	Direction	Objective	Applicable	Consistency	Comment
		development is not adversely affected by aircraft noise.			
5.4	Shooting Ranges	The objectives of this direction are to: (a) maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, (b) reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land, (c) identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.	No	N/A	The Site is not located in close proximity to any shooting ranges.
5.5	High pressure dangerous goods pipelines	The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring high pressure dangerous goods pipelines (relevant pipelines) are considered by planning proposal authorities.	No	N/A	The Proposal is not within 140 metres of a gasoline pipeline, ethane pipeline or jet fuel pipeline or within 200 metres from either side of a natural gas pipeline.
Housing					
6.1	Residential Zones	The objectives of this direction are to: (a) encourage a variety and choice of housing types to provide for existing and future housing needs,	Yes	Yes	Through the facilitation of medium and high density residential units within an existing town centre, the Proposal will facilitate the provision of additional housing that will broaden the choice of building types available in the housing

No	Direction	Objective	Applicable	Consistency	Comment
		(b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) minimise the impact of residential development on the environment and resource lands.			market within this location. Through its location within an existing town centre, the Proposal will also make efficient use of existing infrastructure and services and reduce the consumption of land for housing and associated urban development on the urban fringe. Good design of this new housing supply is being informed through master planning work undertaken to support this Planning Proposal, included as Attachment 1 to this document. Residential development within the Site will not be permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it).
6.2	Caravan Parks and Manufactured Home Estates	The objectives of this direction are to: (a) provide for a variety of housing types, and (b) provide opportunities for caravan parks and manufactured home estates.	No	N/A	The Proposal does not incorporate and will not impact upon caravan parks or manufactured home estates.
Industry and Employment					
7.1	Business and Industrial Zones	The objectives of this direction are to: (a) encourage employment growth in suitable locations, (b) protect employment land in employment zones, and (c) support the viability of identified centres.	Yes	No - inconsistency of minor significance	In relation to the Key Site, the proposal: • Gives effect to the objectives of this direction, through: - Encouraging employment growth in a suitable location within an existing town centre.

No	Direction	Objective	Applicable	Consistency	Comment
					- Protecting employment land in an employment zone through proposing further renewal of an existing MU1 – Mixed Use zoned site. - Supporting the viability of an existing town centre. • Retains the existing MU1 – Mixed Use zoning applying to the Key Site. • Will not reduce the total potential floor space area for employment uses and related public services within the Site. • Applies to an existing employment area identified within Council's Local Strategic Planning Statement and Local Housing Strategy. With regard to the Massey Street site, the proposal will result in the reduction of employment land through rezoning of the site from 'MU1 – Mixed Use' to 'R3 – Medium Density Residential'. The proposal is therefore inconsistent with this Direction. However, it is considered that this inconsistency is of minor significance given: • The site incorporates existing residential development. • Residential development, in support of associated employment generating development, is a key aspect of the wider Planning Proposal. • Significant redevelopment and renewal of the adjacent Key Site would result from this Planning Proposal, including substantial

No	Direction	Objective	Applicable	Consistency	Comment
					employment generating development associated with the renewal of the Gladesville Shopping Village.
7.2	Reduction in Non-hosted Short-term Rental Accommodation Period	The objectives of this direction are to: (a) mitigate significant impacts of short-term rental accommodation where non-hosted short-term rental accommodation period are to be reduced, and (b) ensure the impacts of short-term rental accommodation and views of the community are considered.	No	N/A	The Proposal is not within the Byron Shire Local Government Area.
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	The objectives for managing commercial and retail development along the Pacific Highway are to: (a) protect the Pacific Highway's function, that is to operate as the North Coast's primary inter- and intra-regional road traffic route, (b) prevent inappropriate development fronting the highway, (c) protect public expenditure invested in the Pacific Highway, (d) protect and improve highway safety and highway efficiency, (e) provide for the food, vehicle service and rest needs of travellers on the highway, and	No	N/A	The Proposal will not impact on development along the Pacific Highway.

No	Direction	Objective	Applicable	Consistency	Comment
		(f) reinforce the role of retail and commercial development in town centres, where they can best serve the populations of the towns.			
Resources & Energy					
8.1	Mining, Petroleum Production and Extractive Industries	The objective of this direction is to ensure that the future extraction of state or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	No	N/A	The Proposal will not impact on any petroleum production or extractive industries.
Primary Production					
9.1	Rural Zones	The objective of this direction is to protect the agricultural production value of rural land.	No	N/A	The Site is not zoned for rural purposes.
9.2	Rural Lands	The objectives of this direction are to: (a) protect the agricultural production value of rural land, (b) facilitate the orderly and economic use and development of rural lands for rural and related purposes, (c) assist in the proper management, development, and protection of rural lands to promote the social, economic, and environmental welfare of the State,	No	N/A	The Proposal will not impact on any agriculturally productive land.

No	Direction	Objective	Applicable	Consistency	Comment
		(d) minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses, (e) encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land, (f) support the delivery of the actions outlined in the NSW Right to Farm Policy.			
9.3	Oyster Aquaculture	The objectives of this direction are to: (a) ensure that 'Priority Oyster Aquaculture Areas' and oyster aquaculture outside such an area are adequately considered when preparing a planning proposal, and (b) protect 'Priority Oyster Aquaculture Areas' and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oysters and oyster consumers.	No	N/A	The Proposal will not impact on any oyster farms.
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	The objectives of this direction are to: (a) ensure that the best agricultural land will be available	No	N/A	The Site is not located in close proximity to any farmland of state and regional significance.

No	Direction	Objective	Applicable	Consistency	Comment
		for current and future generations to grow food and fibre, (b) provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning, and (c) reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into farming areas.			

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 is a proposed urban infill development area which has been subject to significant past disturbance. The Site is not identified as being of high environmental significance and the Proposal would not impact upon critical habitat or threatened species, populations or ecological communities, or their habitats.

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

As outlined above, the Site is a proposed urban infill development area which has been subject to significant past disturbance. As such, the Proposal would not impact upon areas of high environmental significance.

Any environmental effects of the Proposal are likely to be associated with potential impacts to existing and future surrounding land uses and heritage, transport and contaminated land. The effects of these potential impacts have been considered within the specialist reports included as attachments to this document. These reports and associated management measures have been captured within this Planning Proposal and have been considered in the development of the urban design information included within Attachment 1 to this report. Proposed measures to manage the potential impacts of the Proposal are also summarised within the *'summary of planning proposal investigations'* section of this Planning Proposal.

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

The site is intended to remain as the Gladesville Town Centre and the Proposal seeks to renew and enhance the existing site. As such, overall social and economic effects of the Proposal are likely to be positive and future land uses will remain generally consistent with the intent of the current land use zones within this location.

Notwithstanding the above, the Proposal will deliver housing and significantly increase development capacity on the Site. In order to ensure this increased development is appropriately planned, site constraint analysis has informed urban design planning associated with this Proposal as detailed within Appendix 1. This urban design planning will ensure significant public domain improvements can be achieved and overall public outcomes improved as a result of the Proposal.

It can also be noted that the Key Site of the Proposal is identified as a *'Town Centre'* on the *'Town Centres Map'* under State Environmental Planning Policy (Housing) 2021. This will permit certain types of low and mid rise housing within 800m walking distance of the Key Site. The renewal and enhancement of the Gladesville Town Centre will positively contribute to potential future development associated with this SEPP, by further supporting the role of the Gladesville Town Centre in providing publicly accessible open space, retail, community facility and transport opportunities within a central location.

Section D – State and Commonwealth Interests

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

The Proposal seeks to make efficient use of existing public infrastructure through renewal of an existing town centre. However, given the Proposal would facilitate a substantial increase to development capacity on the Site, it will result in increased demand for infrastructure.

In relation to transport infrastructure, a transport impact assessment has been prepared to inform this Planning Proposal. This assessment is included as Attachment 3 to this document and has provided a number of recommendations (as detailed previously within this report) that have been considered in the development of the Planning Proposal and the associated masterplan.

In relation to utility infrastructure, including electricity, sewer and water, consultation is proposed to be undertaken with relevant utility operators during the exhibition phase of the Planning Proposal process. This will facilitate consideration of the potential increased demand on this infrastructure as a result of the Proposal and advise Council of matters which should be addressed to ensure adequate infrastructure provision can be achieved.

Development associated with this Planning Proposal will not be permitted until the site is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it).

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

Relevant authorities will be consulted in accordance with the requirements of the Gateway Determination. The views of consulted public authorities will be summarised and addressed as appropriate in the final Planning Proposal.

Part 4 Mapping

As detailed previously within this document, the Planning Proposal includes new key site mapping to identify land to which the new LEP clause *'6.11 Development of Gladesville Site'* will apply. The intent for this mapping is illustrated within Figure 6 below.

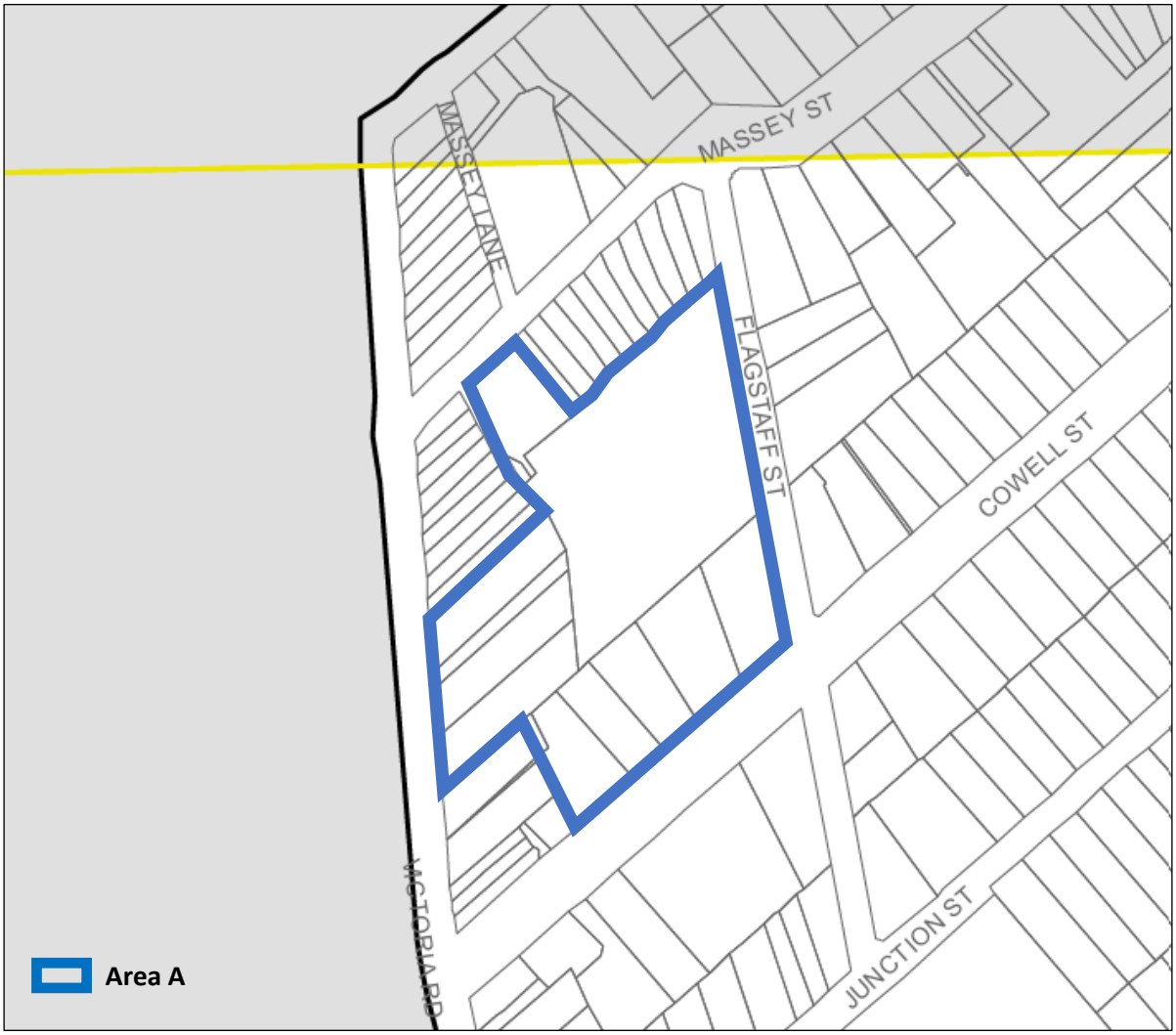


Figure 6 – Proposed Key Site LEP Mapping

In addition to the above, the Planning Proposal also seeks to amend the land use zone applicable to a number of lots fronting Massey Street from 'MU1 – Mixed Use' to 'R3 – Medium Density Residential'. The intent for this mapping is illustrated within Figure 7 below.

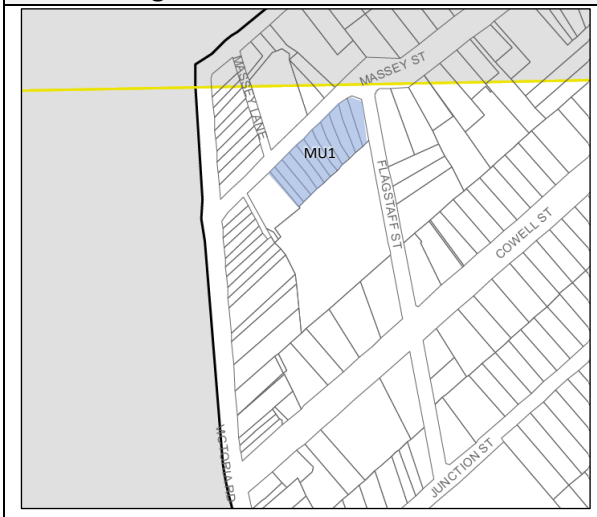
Current	Proposed
Land Zoning	
	

Figure 7 – Current and Proposed Massey Street Land Zoning LEP Mapping Provisions

This mapping would be required to be formalised as part of the planning proposal process in accordance with DPHI's Standard Technical Requirements for Spatial Datasets and Maps.

Part 5 Consultation

Public Consultation Undertaken to Date

Draft block studies associated with the Gladesville Masterplan were placed on public exhibition for a period of 37 days between 5 August and 17 September 2021.

A consultation report was prepared by Council's Communication team which was provided as an attachment to the report to Council's Ordinary Meeting of 18 October 2021. The consultation process was comprehensive and consisted of:

- Project webpage on Council's website.
- Social pin point – interactive map where people could make comments.
- Survey.
- Digital media:
    - Facebook.
    - Instagram.
    - Email database.
    - Webinars.
- Traditional media:
    - DL flyers.
    - Mayor's column.
    - Advertisements in local press.
    - Footpath decals with QR codes.
    - Newsletter (September) to all Hunters Hill households.
    - Advertisements travelator – shopping centre.

In total, 1,800 people participated – 165 made interactive map comments, 242 surveys and 81 written submissions were received. Seven community consultation sessions were held – 5 zoom meetings and 2 webinars which attracted 109 attendees.

For full details of the process, comments received and responses refer to the Gladesville Masterplan Consultation Report included as an attachment to the report to Council's Ordinary Meeting of 18 October 2021.

It was clear from feedback received that respondents are keen to see a revitalised town centre. The results of the survey showed that the following are most important in regards to Gladesville:

- Public space e.g. piazza/meeting places.
- Retail e.g. supermarket.
- Planning controls – height, housing types.
- Hospitality offering e.g. cafes/restaurants/small bars.
- Street appeal/presentation.
- Availability of parking/traffic management.
- Mix of businesses/retail mix.
- Pedestrian access.
- Access to public transport.
- Night-time economy.
- Access to community facilities.
- Affordable housing.

Council is aware and supportive of the sentiments raised above and the intention with the Gladesville Masterplan is to provide a town centre which is attractive and accessible and offers a wide retail offering, as well as useable open space. The addition of a residential component will not only provide a more affordable housing option in the Hunters Hill Municipality, but also provide a localised community to add to the sustainability of the centre.

It would appear from the main issues raised that while there is a general acceptance that the centre needs renewal, it is the form of the renewal that appears contested by members of the community. The main issues raised in written submissions, which were also raised in the other forms of feedback such as in the consultation sessions, on the interactive maps and through the survey are listed below:

- Height.
- Overshadowing.
- Floor Space Ratio (FSR).
- Traffic Management, Public Transport and Car Parking.
- Local (community) Infrastructure.
- Legacy Issues (e.g. the sale of the Council carpark and 10 Cowell Street).

In light of the feedback received following community consultation it was recommended that further targeted work be undertaken for Block 4. This work was intended to develop a draft development option and include:

- Economic feasibility testing to test redevelopment options and quantum of both retail/commercial and residential space.
- Refining of development option(s) to encourage redevelopment and provide generous, usable open space, as well as reduced height.
- Develop tailored building envelopes and test in greater detail the yield capacity of the envelopes through typical layouts as well as to ensure the capacity to meet Apartment Design Guideline requirements for solar access and overshadowing etc.
- Costing of public benefit including a percentage of affordable rental housing.
- Development of a Traffic Management Plan for the surrounding area of the Gladesville town centre.
- Liaison with Transport for New South Wales, Sydney buses, Department of Education and Department of Planning, Infrastructure and Environment.
- Liaison with landowners of Block 4 to facilitate a good development outcome for the community.

The concept plans for Block 4 were subsequently developed in consideration of the above and have directly informed the development of the urban design information provided within Attachment 1 of this Planning Proposal.

Public Exhibition

The Planning Proposal will be publicly exhibited for a minimum of 28 working days, and in accordance with the requirements of the Gateway Determination.

In addition, landholders within and adjoining the site will be notified in writing of the public exhibition.

Agency Consultation

In accordance with the Gateway Determination and as outlined within Section D of this Planning Proposal, consultation will be undertaken with relevant government agencies and utility operators. Feedback received as a result of this consultation will be addressed as part of the finalisation of the Planning Proposal.

Advice from the Hunters Hill Local Planning Panel

This matter was reported to the Hunters Hill Local Planning Panel (LPP) meeting of 10 April 2025 in accordance with the Local Plan Making Guideline and Ministerial Direction (9.1 Local Planning Panels – Planning Proposals), which require that Council's refer PPs to local planning panels for advice. During this meeting, the LPP unanimously resolved that:

1. The LPP advises Council that it supports the attached Planning Proposal investigations, which will support the submission of a Planning Proposal to the Department of Planning, Housing and Infrastructure seeking a Gateway Determination in accordance with section 3.34 of the *Environmental Planning and Assessment Act 1979*, noting the following comments:

    i. The proposed Clause 6.11 (5)(a) should be a separate sub-clause, if it is Council's intention that the site must be developed as a whole, and consideration must be given to strengthen the wording of this sub-clause;
    ii. Consideration of the inclusion of Blocks 1, 2 and 3 should continue to ensure the viability of the Gladesville Shopping Centre.

The comments from the Hunters Hill Local Planning Panel as noted above are discussed in further detail under the headings below.

Matter raised: The proposed Clause 6.11 (5)(a) should be a separate sub-clause, if it is Council's intention that the site must be developed as a whole, and consideration must be given to strengthen the wording of this sub-clause

Response: This comment was noted by Council Staff during the meeting and further analysed by Council Staff, urban design and town planning specialists following the meeting.

This further analysis noted that proposed clauses 1 and 2 seek to identify the intent of the proposal and the location of the site respectively. It was further noted that proposed clauses 3 and 4 provide provisions that would facilitate a higher density development outcome on the site.

In contrast to the above clauses 1 – 4, it was noted that proposed clause 5 was structured to include a list of provisions that seek to provide parameters to align development with the intent of the masterplan included as Attachment 1 to this Planning Proposal. Effectively, these are provisions that would control the outcome of the development of the site to align with the masterplan, including requirements for aspects such as minimum public open space, minimum retail floor space and solar access.

It was identified that creating a new separate and more specific clause for minimum site area alone would unproductively constrain potential development outcomes through removing flexibility, whilst also unjustifiably elevating the importance of minimum site area above other provisions such as minimum public open space and solar access.

Given the findings of the above further analysis, it was considered that the structure of the proposed LEP amendment best met the Planning Proposal Objectives and Intended Outcomes (to achieve renewal of the Gladesville Town Centre and deliver new and well-located housing opportunities). This is proposed to be achieved through appropriate development provisions to align the development with the masterplan, whilst also enabling some flexibility to address development constraints and enable design innovation. This preferred approach was intended to ensure desired and actual urban renewal can be achieved. It was therefore identified that the proposed structure of this clause as outlined within the Planning Proposal was fit for purpose in relation to the proposed LEP amendment.

Further to the above, a Gateway Determination was issued in relation to the Planning Proposal on 22 September 2025. This Gateway Determination contained the following Condition:

'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.'

In response to this Condition, the proposed local provision has been reviewed in consideration of potential impact on the site's ability to redevelop. An associated amended provision which aims to provide greater flexibility in relation to potential development outcomes and feasibility is now outlined within Part 2 of this Planning Proposal.

Matter raised: Consideration of the inclusion of Blocks 1, 2 and 3 should continue to ensure the viability of the Gladesville Shopping Centre

Response: Blocks 1, 2 and 3 continue to form an important part of the overall Gladesville Masterplan Project. These blocks have been comprehensively considered and assessed within the planning proposal investigations included as attachments to this Planning Proposal.

Amendments to the Hunters Hill Local Environmental Plan 2012 (LEP) are generally not required in order to achieve the intended outcomes for Blocks 1 ,2 and 3 as outlined within Council's initial block studies, as current LEP provisions already facilitate most intended development outcomes. For this and other reasons (including heritage values and development feasibility identified through planning proposal investigations included as attachments to this Planning Proposal Report), it is not currently justifiable or necessary to progress a planning proposal for Blocks 1, 2 and 3 to achieve the overall objectives and intended outcomes of the Gladesville Masterplan Project.

Blocks 1, 2 and 3 will continue to form a critical component of the overall Gladesville Masterplan Project, including continued consideration in urban design and transport planning. The outcomes of this work are intended to be captured within subsequent potential amendments to the Hunters Hill Development Control Plan and development contributions framework to achieve the objectives and the intended outcomes of the overall Gladesville Masterplan Project.

To specifically address the wording of this comment, the viability of the Gladesville Shopping Centre is likely to be significantly improved as a result of this Planning Proposal, which has, and will continue, to comprehensively consider the economic, heritage, transport, urban form and various other relationships between all blocks within the Gladesville Masterplan Project area, inclusive of Blocks 1, 2, 3 and 4.

Part 6 Project Timeline

As this Planning Proposal relates to change in principal development standards of the LEP, which would result in a significant increase in demand for supporting infrastructure and would require associated infrastructure funding, this Planning Proposal has been classified as 'complex' in accordance with the Local Environmental Plan Making Guideline.

The following project timeline has been developed in relation to the delivery of this Planning Proposal. This timeline is intended to be a guide only and may be subject to change in response to feedback received as a result of consultation processes and/or third party requirements, such as a direction given by the Department of Planning, Housing and Infrastructure or other relevant agency.

Table 5: Project Timeline

Task	Forecast timeframe
Report to Hunters Hill Local Planning Panel	April 2025
Report to Council seeking referral of the Planning Proposal for a Gateway Determination	April 2025
Referral of the Planning Proposal for a Gateway Determination	May 2025
Gateway Determination	September 2025
Undertake requirements of the Gateway Determination	October 2025 – February 2026
Public Exhibition and Assessment	March 2026 – June 2026
Finalisation	July 2026 – September 2026

Summary and Conclusion

The delivery of the Gladesville Masterplan is a key action within Council's LHS and LSPS and gives effect to the North District Plan and A Metropolis of Three Cities. The Project would seek to deliver much needed housing along with high quality open space, commercial and retail opportunities. The Project would also seek to revitalise the Gladesville Town Centre and provide improved connectivity and urban form within the precinct.

In order to achieve the outcomes of the Gladesville Masterplan Project, changes to planning controls under the LEP are required. These changes are required as planning controls currently in place prohibit many of the envisaged outcomes of the Project, such as increased height of buildings and increased development floor space. These planning controls are proposed to be amended as outlined within this Planning Proposal, which has been prepared to meet the requirements to amend an LEP under Part 3 of *the Environmental Planning and Assessment Act 1979* and the NSW Government's LEP Making Guideline.

This matter was reported to Council's Ordinary Meeting of 27 November 2023, where an indicative program and resourcing structure to deliver the Project was considered. At this meeting Council unanimously Resolved:

…2. That Council endorses the implementation of the Council led planning proposal investigations to facilitate the implementation of the Gladesville Masterplan project...

Subsequent to the above Resolution of 27 November 2023, Council Staff confirmed the scope of the Planning Proposal (including required specialist studies) in consultation with DPHI. A summary of the findings of the specialist investigations used to inform this Planning Proposal are outlined within this document, and full versions of the investigations are included as attachments to this Planning Proposal.

As a result of economic and feasibility investigations used to inform this Planning Proposal (included as Attachment 2), it has been identified that since the earlier feasibility assessments prepared in 2020, project costs have increased considerably. This recent feasibility testing shows that the preferred development option under the previously adopted masterplan block study is not currently viable, particularly with the application of a 3:1 floor space ratio. However, increase in floor space ratio to 4:1 subject to a satisfactory urban design outcome may be feasible in the short to medium term. As such, floor space ratio of 4:1 was identified by the Project team as the minimum acceptable development density that could be pursued for the Key Site in consideration of economic and feasibility factors.

In order to achieve an outcome that may be economically feasible whilst also remaining aligned to initial Project principles and objectives, the Project team tested various possible development options as detailed within this Planning Proposal. The options tested involved distribution of Project massing to various locations within the Key Site as presented in Attachment 1 to this Planning Proposal. Ultimately, the preferred strategy incorporated strategic distribution of massing throughout the site which would seek to:

- Minimise the height of buildings as far as practicable.
- Where overall building height is required to be increased, the Project team sought distribution throughout the site rather than 'loading up' the tallest buildings, which may cause unacceptable overshadowing impacts, including unacceptable impacts to Gladesville Public School.

- Increasing massing on building podiums, where it does not unacceptably impact solar access to open space areas or result in potential non-compliance with the apartment design guidelines.
- Increasing massing on more marginal public open space, where the location of such massing would not compromise connectivity or the functionality of public open space within the site.

In consideration of the above, it can be noted that the preferred design strategy (Option 4) seeks to promote the development feasibility of the Site following consideration of feedback from DPHI, whilst also ensuring the fundamental urban design principles of the Project (established as a result of significant initial community consultation) can be realised.

In order to achieve the objectives of the masterplan and to encourage the delivery of the identified public benefits, it is proposed to incentivise development via amendments to height and floor space ratio using a key site map and supporting provisions under Part 6 of the LEP to facilitate the following outcomes via the development application process:

- Amalgamation of a single feasible land parcel that is suitably sized and configured to achieve the intended development forms to overcome fragmented land ownership.
- Implementation of new public domain elements and retail floorspace proposed by the masterplan.
- Optimised solar access to publicly accessible open space to ensure amenity particular during mid-winter lunchtime hours.
- Limiting potential for 'one off' speculative smaller scale development which would comprise the delivery of the overall master plan vision.

To achieve the above, it is proposed to identify the site on a Key Site Map and establish site-specific local provisions under Part 6 of LEP. This will include height and floor space ratio bonus incentives subject to consideration of the requirements of the applicable Development Control Plan. A new key sites map would need to be established as none currently exists under the LEP.

Indicative drafting of the proposed LEP amendment is outlined below.

6.11 Development of Gladesville Site

*(1) The object of this clause is to facilitate the development of the Gladesville Site**,** including residential accommodation, retail and publicly accessible open space.*

(2) This clause applies to land in Gladesville identified as "Area A" on the Key Sites Map.

(3) Development may exceed the maximum permissible height to an overall maximum of 70 metres in accordance with subclause (5).

(4) Development may exceed the maximum permissible floor space ratio to an overall maximum of 4:1 in accordance with subclause (5).

(5) Development consent must not be granted to development on the land unless the consent authority is satisfied that the requirements of 'Section 4.4 - Gladesville Village Centre' of the Hunters Hill Development Control Plan have been adequately addressed.

In addition to the above, it can be noted that several properties fronting Massey Street within the north eastern section of the Site did not form part of the initial Planning Proposal. However, these

properties have now been included in consideration of the Gateway Determination issued in relation to this Planning Proposal on 22 September 2025. It is intended that these lots may achieve the following as outlined within the applicable Development Control Plan:

- Provide an improved urban form transition between the site and adjoining development.

- Reflect the scale of development permitted within adjoining residentially zoned areas under the Low and Mid-Rise Housing Policy as part of State Environmental Planning Policy (Housing) 2021.

This Planning Proposal is consistent with relevant State Environmental Planning Policies. Whilst the Planning Proposal is inconsistent with three Ministerial Directions under section 9.1 of the *Environmental Planning and Assessment Act 1979*, it is also considered that these inconsistencies are of minor significance.

Community consultation will be undertaken as outlined within this Planning Proposal. This will give members of the community an opportunity to review and provide feedback as part of the planning proposal process.

This Planning Proposal was reported to Council's Ordinary Meeting of 28 April 2025 (refer to Attachment 6 of this document). At this meeting it was Resolved that Council supports the recommendations set out below:

(A) Forward the Planning Proposal included as Attachment 1 to this report to the Department of Planning, Housing and Infrastructure seeking a Gateway Determination in accordance with section 3.34 of the Environmental Planning and Assessment Act 1979.

(B) Subject to (A) above, Council endorse for public exhibition the Planning Proposal as outlined in (A).

(C) Note that following public exhibition, the Planning Proposal would be reported back to Council detailing the outcome of the public exhibition period at which time Council may resolve:

(1) To proceed as recommended in this report.
(2) To proceed with amended controls in the Planning Proposal to that exhibited.
(3) To not proceed with the Planning Proposal.

(D) Delegate authority to the General Manager to make amendments to the Planning Proposal that:

(1) Are minor and do not alter the intent; or
(2) Are required in order to comply with the Gateway Determination.

For: Mayor Zac Miles, Deputy Mayor Julia Prieston, Councillor Carla Kassab, Councillor Carol Tannous Sleiman, Councillor Tatyana Virgara
Against: Councillor Marc Lane, Councillor Ross Williams

Given the above, Council sought a Gateway Determination in relation to this Planning Proposal. A subsequent Gateway Determination was issued to Council on 22 September 2025. This Planning Proposal has been updated in consideration of the requirements of the Gateway Determination.

Attachment 1 – Gladesville Masterplan Documentation

GYDE



Block 4
Gladesville

Built Form Study & Master Plan

Prepared on behalf of Hunter's Hill Council

April 2025_**DRAFT** Commercial in Confidence

DRAFT

GYDE



Towards Harmony by Aboriginal Artist Adam Laws

Acknowledgement of Country

Gyde Consulting acknowledges and pays respect to Aboriginal and Torres Strait Islander peoples past, present and future Traditional Custodians and Elders of this nation and the cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander people. We recognise the deep and ongoing connections to Country – the land, water and sky – and the memories, knowledge and diverse values of past and contemporary Aboriginal and Torres Strait communities.

Gyde is committed to learning from Aboriginal and Torres Strait Islander people in the work we do across the country.

This report has been prepared by Gyde with input from a number of expert consultants. To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. Gyde accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance on information in this publication.

Copyright © Gyde Consulting Pty Ltd

ABN 58 133 501 774

All Rights Reserved. No material may be reproduced without prior permission.

DRAFT

Contents

Part A: Introduction and Background 4

1 Introduction 5
- 1.1 Introduction 5
- 1.2 Purpose of this document 6
- 1.3 Methodology 6
- 1.6 The Study Area 9
- 1.7 Block 4 9

Part B: Planning Considerations 10

2 Strategic Context 11
- 2.1 Strategic Direction for Gladesville 11

3 Local Controls 13
- 2.5 Hunters Hill Local Environmental Plan 2021 13
- 3.1 SEPP (Housing) 2021 - Low and Mid-Rise Housing 15
- 3.2 Hunters Hill Local Development Control Plan 2013 16

4 2021 Block Study 19
- 4.1 Previous Block Studies 19

Part C: Context and Analysis 22

5 Context Analysis 23
- 5.1 Regional Context 23
- 5.2 Local Government Areas 23
- 5.3 Connectivity 24
- 5.4 Topography 25
- 5.5 Local Character 26
- 5.6 Local Destinations 27
- 5.7 Public Parking 27
- 5.8 Existing Development Scale 28
- 5.9 Emerging Scale 29
- 5.10 Development Grain & Historic Fabric 30
- 5.11 Larger Building Footprints 31
- 5.12 Pedestrian Movements and Laneway Connections 32

6 Site Investigations 33
- 6.1 Block 4 Characteristics and Amenity 33
- 6.2 An Opportunity Site 33
- 6.3 Key Constraints 34
- 6.4 Site Opportunities 35

7 Site Vision and Design Principles 36
- 7.1 Vision for Gladesville 36
- 7.2 Design Principles 37

8 Technical Studies 38
- 8.1 Economic Advice 38
- 8.2 Traffic and Transport 38
- 8.3 Heritage 39

Part D: Design Evolution 40

9 Massing Strategies 41
- 9.1 Strategies Explored 41
- 9.2 Strategy No. 4 - Preferred Strategy 46

10 Built Form Testing 47
- 10.1 Preferred Building Envelopes 47
- 10.2 Indicative Yields 47
- 10.3 Bulk and Scale 47
- 10.4 Overshadowing On and Off Site 48

Part E: The Master Plan 50

11 Preferred Master Plan 51
- 11.1 Block 4 Master Plan 51
- 11.2 Setbacks and Building Separation 52
- 11.3 Sectional Studies 53
- 11.4 Future Development Scale 54
- 11.5 Envelope Proportions 55
- 11.6 Building Separation 55
- 11.7 Residential Entries 55
- 11.8 Passive Surveillance 55
- 11.9 Solar Access 56
- 11.10 Natural Cross Ventilation 56
- 11.11 Communal Open Space 56
- 11.12 Overshadowing 56

12 Place Making 57
- 12.1 Place Principles 57
- 12.2 Key Place Elements and Destinations 59

13 Development Outcomes 61
- 13.1 Key Development Outcomes 61

Part F: Implementation 62

14 Implementation 63
- 14.1 Hunters Hill Local Environmental Plan 2012 63
- 15.2 Principles for Design Guidance via the HHDCP 65

DRAFT

Report Title: Block 4 - Gladesville Built Form Study & Master Plan

Version: 1.0_P-24683

Date: 8 April 2025

Status: Draft

Prepared by: Elina Braunstein (Associate Director), Sonny Embleton (Associate Director)

Reviewed by: Helen Deegan (Executive Director)

This report has been prepared by Gyde with input from a number of expert consultants. To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. Gyde accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance on information in this publication.

Copyright © Gyde Consulting Pty Ltd

ABN 58 133 501 774

All Rights Reserved. No material may be reproduced without prior permission.

DRAFT

Part A: Introduction and Background

DRAFT

1 Introduction

1.1 Introduction

This Master Plan Report was prepared by Gyde Consulting (Gyde) on behalf of Hunter's Hill Council (Council).

In preparing this report, Gyde's urban design and planning team has worked with the following consultant team:

- Hill PDA Consulting - Economics advice
- DFP Planning Consultants - Heritage advice
- Bitzios Consulting - Traffic and Transport advice

It is understood Preliminary Site Investigation was prepared by Sydney Environmental Group, concluding that the site is suitable for the proposed rezoning.

Gyde was appointed by Council to undertake urban design investigations and prepare an updated master plan proposal for Gladesville Village Centre in Gladesville (the Site). The purpose of the master plan is to inform a Planning Proposal for amendments to Hunters Hill Local Environmental Plan 2012 (HHLEP) as it relates to Block 4 within the Gladesville Village Centre.

Supporting economic, traffic and transport, and heritage studies were initiated by Council, in consultation with the Hunters Hill community, in an effort to deliver the vision for Block 4. The intention is to deliver the vision for the Gladesville Village Centre as set out in the adopted Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS).

In December 2018, Council resolved to prepare a master plan for a larger area including sites fronting Victoria Road in the Gladesville Village Centre to facilitate renewed urban development and place outcomes. A master plan was initiated in response to community concerns regarding the presentation of the town centre, variable trading performance and delayed renewal of existing stock.

In 2015, a proponent-led planning proposal was submitted for the Gladesville Shopping Village key site. It sought to facilitate the redevelopment of the Gladesville Shopping Village with increased development potential and the inclusion of public open space. In 2020, the Department of Planning, Industry and Environment (DPIE) recommended that the proposal not proceed.

Based on this decision, Council embraced the opportunity to expand the Gladesville Master Plan project to incorporate the Gladesville Shopping Village site. Subsequently, block studies were developed by GM Urban Design and Architecture (GMU).

In 2021, Council gave consideration to the GMU block studies and resolved for them to be placed on public exhibition to seek submissions from the community on three (3) draft Master Plan options.

Gyde was engaged by Council in 2024. Our brief was to develop and refine the built form outcomes envisaged by Council's preferred built form Option (Option No 1) developed as part of the 2021 Gladesville Block Study.

Informed by feedback received during the public exhibitions period (2021), the comprehensive body of built form studies previously undertaken by GMU was re-examined by Gyde. The aim was to better understand the project history along with key constraints and objectives informing the built form study.

Gyde considered the existing and likely future development context of Block 4 (the Site) in **Figure 1.** This has, along with updated technical reports on economic feasibility, traffic and heritage impacts, informed a detailed understanding of the future potential of Gladesville Town Centre, and the role of the Block 4 Site within it. This updated Master Plan takes into consideration Council's preferred block study option undertaken in 2021, and the findings of updated urban analysis.

This report summarises Gyde's analysis of the Gladesville Town Centre and the vision for genuine urban renewal which was supported by Council in 2021. This report documents the built form testing undertaken in response to updated technical advice. It seeks to achieve an updated framework to deliver economically viable redevelopment of the town centre, whilst adhering to the urban design principles established for the site in the 2020-2021 block study work.

The updated Master Plan framework is supported by recent technical advice sought by Council to 'ground-truth' the built form supported in 2021 and to deliver and future proof robust urban design outcomes for Gladesville.

Figure 1 illustrates the location of the Site (Block 4) in relation to the broader study area considered under this Master Plan

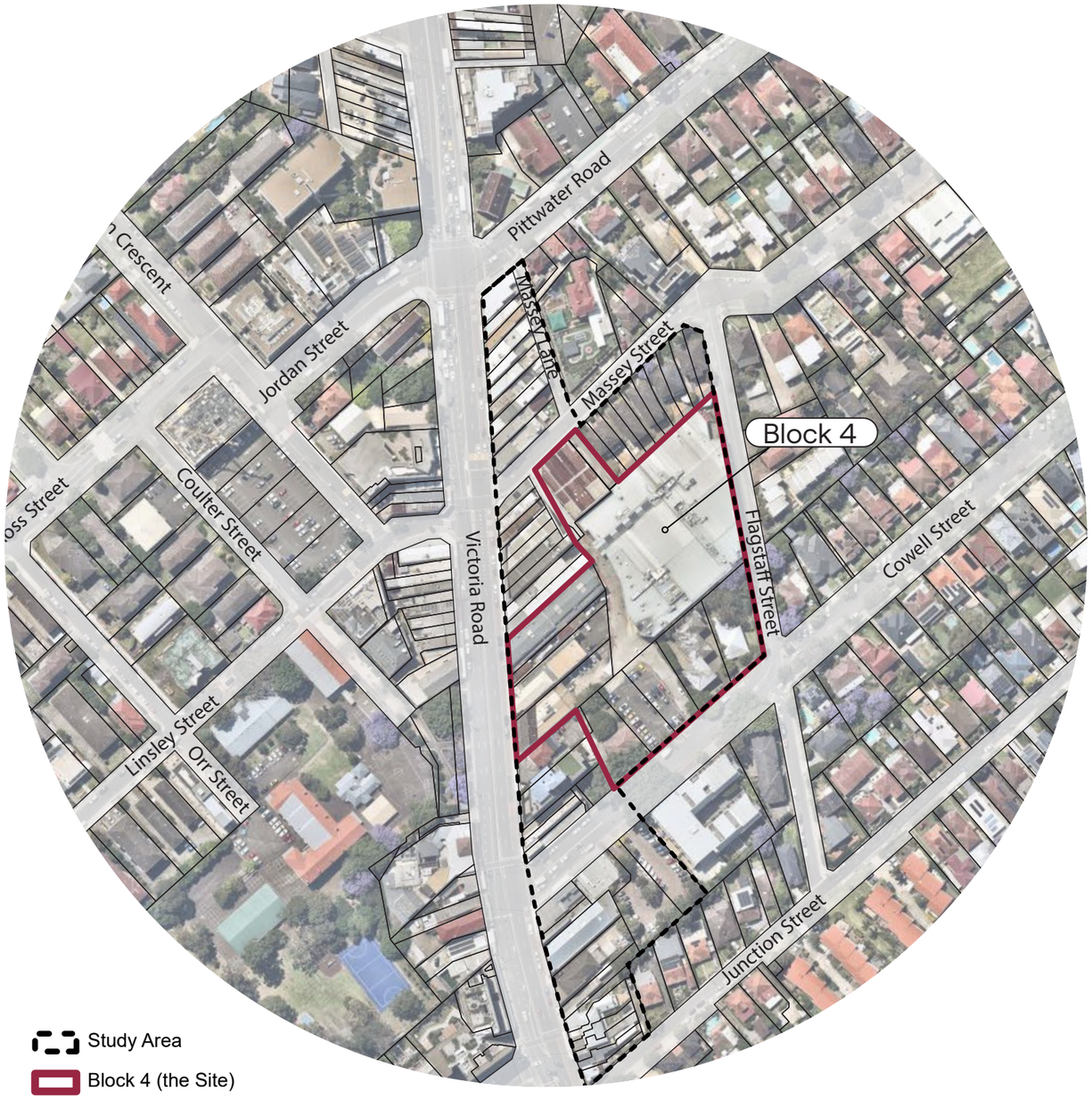


Figure 1. Location of Block 4 (the Site)

DRAFT

1.2 Project History

In December 2018, Council resolved to prepare a Master Plan for three blocks fronting Victoria Road in the Gladesville town centre **(Figure 2, Blocks 1-3**).

A number of reasons prompted Council to undertake the initial master plan investigations:

- Concerns about the presentation of the town centre, variable trading performance, and delayed renewal of properties.
- A number of Land and Environment Court determined development applications.
- A proponent-led Planning Proposal was lodged with Council to increase the permissible height and FSR on the Gladesville Shopping Village (GSV) "Key Site" located immediately east of Blocks 1-3.

In July 2020, Council was advised by DPIE that the proponent-led planning proposal for the GSV site would not proceed. Gyde understood the reasons for this included the absence of a clear vision for the site, the proposed density, traffic impacts and poor urban design outcomes.

Based on the DPIE decision, Council embraced the opportunity to prepare a holistic vision and master plan solution for Gladesville. It decided to incorporate the GSV site into the master plan investigations area as "Block 4". The GSV Site is, along within other sites in the block, nominated in the existing HHDCP as a "Key Site" under the HHDCP (refer **Figure 10**).

Subsequently, Council commissioned GMU in 2020 to undertake further block form studies. Gyde understands these were informed by traffic and transport assessments as well as by economic viability analysis and other technical advice. The traffic advice included findings relating to the limited capacity of the existing network, and the economic advice guided the overall quantum of floor space pursued in the block studies, along with assumptions made in relation to floor space allocation per use. The outcomes of landowner meetings and other input from local stakeholders also informed the urban design investigations.

In collaboration with Council, GMU developed 3 massing options which were summarised in the Gladesville Block Study. The 3 massing options delivered a similar overall FSR (approximately 3:1) but varied in terms of the number of building heights and publicly accessible open space.

On 19 July 2021, Council gave consideration to the block studies and resolved to place them on public exhibition for community comment. The draft options presented in the studies undertaken by GMU included:

- The Gladesville Block Study - Blocks 1,2 and 3 (by GMU, February 2020)
- The Gladesville Block Study - Block 4 Concept Plans (by GMU, May 2021)

The public exhibition period was 5 August 2021 to 17 September 2021 (37 days).

The Gladesville Masterplan Consultation Report (October 2021) summarised the consultation process, issues raised by local residents and stakeholders along with media coverage at the time of exhibition. According to Council's Scoping Report, the key issues raised in written submissions included:

- Building height
- Overshadowing
- Floor space ratio (FSR)
- Traffic management, public transport and car parking
- Local (community) infrastructure
- Legacy Issues (e.g. the sale of the Council carpark and 10 Cowell Street to Gladesville Shopping Village)



Figure 2. Diagram indicating urban blocks 1-4 as defined in the 2021Gladesville Block Study by GMU.

DRAFT

At the Ordinary Council Meeting of 18 October 2021 Council unanimously resolved that:

- Lower height options will be investigated as part of further work
- Council would continue to consult and involve the community in the development of the Gladesville Masterplan

Council again reconsidered the matter at its ordinary meeting on 27 November 2023. It resolved to build upon the GMU work with more update analysis.

Gyde was engaged in December 2024 to review the GMU work to date, and consider updated technical reports.

This block analysis focused on the preferred option one block model from GMU and the urban design principles that were part of the 2021 exhibition. This included a concept of approximately 14 storeys in height and 3:1 FSR

A key driver for the Master Plan is renewal and revitalisation of the Gladesville Village Centre and therefore economic viability of a development is very important. Hence updated economic advice suggests that to achieve a potentially viable development, a floor space ratio of 4:1 is required. This has been a key driver in the scenario investigations.

A key component of the Master Plan outcomes is to achieve a development form that remained consistent with the key design principles that had previously been exhibited including:

- Generous sequence of inter-connected open spaces.
- Slender towers above lower scale podium forms
- East-west and north-south links.
- Towers and open spaces orientated to prioritise solar access and pedestrian sight lines.
- Retention of heritage fabric fronting Victoria Road.



Figure 3. Photograph of the entry to Gladesville Shopping Village.

DRAFT

1.3 Purpose of this document

This document provides an urban design analysis for the key site known as Block 4 within the Gladesville Village centre. It has been informed by previous block analysis undertaken by GMU and specialist technical inputs.

The analysis has included re-examination of a number of scenarios to establish a suitable built form for the site which will be the subject of a Council Planning Proposal. The key driving factors in the outcomes of this Master Plan has been a set of design principles established by community engagement in 2021 and the need to ensure a development outcome that is economically viable and therefore capable of stimulating renewable of stimulating renewal of this ageing centre.

This document provides the background to the project the methodology of the urban design investigations and consideration of the conclusion of technical advice. The report has considered the broader context, and existing local and state planning controls. The conclusion is an indicative built form for Block 4 that achieves a floor space ratio (FSR) of 4:1. It ensures the key design principles of maintaining and establishing through site links, providing additional and attractive public open space and public benefits. The master plan identifies a planning mechanism to implement this preferred outcome while still allowing some opportunities for further detailed design and flexibility in delivery stages.

The materials in this report should be read in conjunction with the Planning Proposal Report prepared by Hunters Hill Council.

1.4 Methodology

In undertaking the analysis to inform this Master Plan, Gyde reviewed strategic planning framework applying to Gladesville and surrounding areas as well as local and regional planning controls, the project history and extensive background information.

In consultation with Council staff, the team tested a number of massing strategies examining opportunities for how to adjust to building envelopes to accommodate the increased floor space capacity, while minimising adverse impacts to the site and its setting.

Gyde's urban design team tested various options for allocation of additional height and bulk against potential impacts such as additional overshadowing and overbearing bulk especially on the ground floor plane.

Though a digital 3D model, built form options were examined to maintain the ability of the updated proposal, to provide the desired outcomes such as; adequate building separation, appropriate streetwall heights, workable building footprints, solar corridors between towers and pedestrian permeability.

Gyde was asked to evaluate the built form testing to inform an updated massing strategy which was presented to Councillors at an internal workshop held 17 March 2025.

Following the workshop session, questions and suggestions raised were considered and incorporated into the preferred indicative master plan scheme which is presented in this report.

Further details regarding the built form testing, technical advice and indicative development outcomes are discussed in later chapters of this report.

This has then informed the proposed amendments to the current development standards under HHLEP.

In undertaking this study, Gyde has adopted the following detailed methodology:

1. Review of background material

- Local planning and development controls currently applicable to the site and surrounding areas including the Hunters Hill Local Environmental Plan (HHLEP) 2012 and Hunters Hill Consolidated Development Control Plan (HHDCP) 2013.
- Relevant directions of the Greater Sydney Regional Plan and the North District Plan, along with local strategic plans including Hunters Hill Local Strategic Planning Statement (LSPS) and the Hunters Hill Local Housing Strategy (LHS).
- Key development controls applying to areas within City of Ryde including Ryde Local Environmental Plan 2014 and City of Ryde Development Control Plan 2014. To inform an understanding of the local character.
- Reviewed information relating to the Low and Mid-Rise Housing Policy to understand how new planning policies may impact on the evolving character, density and scale of surrounding areas.
- Comprehensive built form testing undertaken for Council by GMU in 2020 and 2021.
- Gladesville Consultation Report October 2021 outlining community feedback received.
- Block Study document "Option 1 for Block 4" prepared by GMU, which was nominated as the most appropriate built form strategy to proceed with by Council.
- Request for Quotation documents provided by Council, confirming Option 1 for Block 4 as the preferred built form option to inform this master plan study.
- Scoping Proposal report prepared by Council.
- Other relevant information relating to Option 1 for Block 4 as the preferred early massing strategy prepared. This included the presentation packages prepared by GMU, summarising the underlying design principles developed for the preferred massing strategy.
- Traffic Assessment and Transport Advice prepared by McLaren Traffic (dated September 2021).
- Reviewed Gladesville Master Plan Expanded – Economic Viability Analysis by Atlas Urban Economics (dated November 2020).
- Reviewed Council minutes and information provided in relation to recent development applications and development approvals in the vicinity of the site.
- Survey information prepared by Craig & Rhodes (2012) as provided by Council.
- Landowner and strata information provided by Council.
- Economic and Feasibility Assessment by Hill PDA (February 2025).
- Heritage advice prepared by dfp Planning Consultants (March 2025).
- Transport Impact Assessment by Bitzios Consulting (March 2025).
- Internal technical advice provided by Council.

2. Site analysis and reaffirming development principles

- Site and locality inspections to understand the site in its wider context including the existing character of the Victoria Road high street and surrounding streets. As part of the site inspections, our team also visited surrounding residential areas to understand how the grain and scale of neighbouring suburbs relates to the edges of the 'town centre' in general, and the in relation to subject site in particular.
- A walk through the local area to appreciate pedestrian connectivity including existing key constraints affecting the walkability of the area, and identify local desire lines and key community destinations.
- Desktop context and site analysis to understand the street networks and surrounding urban pattern.
- Urban design analysis to confirm and reaffirm key constraints and opportunities relevant to the site and the wider area.
- Prepared urban design principles for the site based on the findings of analysis, communications and the technical inputs from the economic, traffic and heritage specialists.

3. Block Analysis and Modelling

- Prepared a digital 3D model of the 2021 Option 1 for Block 4 (by GMU) and preparation of indicative yields tables for Council's preferred massing strategy.
- Prepared built form testing and design adjustments to the preferred built form option in response to the updated feasibility advice.

4. Refinement and review with client

- Liaised with Council and other consultants to ensure the updated massing strategy and built form responses to respond to the updated technical advice while complementing the design principles and precinct vision identified in the 2021 Block study.
- Prepared various progress presentation packages to update Council staff on various massing strategies and built form options explored for the site.
- Attended numerous meetings with Council staff along with one Councillor workshop, outlining the methodology and the updated built form option.

This report provides a summary of the urban design analysis and built form testing undertaken by Gyde. The report considers the findings of the analysis and the reasons guiding the design decisions made in collaboration with the project team.

Note:

- *A site survey has not been undertaken to confirm the site area.*
- *3D modelling has been undertaken based on cadastral data sourced from the NSW database.*
- *Yields have been calculated based on site area identified in the Hill PDA report.*

DRAFT

1.6 The Study Area

Gladesville is located approximately 10 kilometres north west of Sydney's CBD.

The western and northern parts of the suburb are located within City of Ryde Local Government Area (LGA) whereas the eastern and southern parts of Gladesville fall under Hunters Hill LGA.

The area is known for its leafy character, undulating terrain and bushland vistas. Surrounding residential streets benefit from proximity to foreshore areas along Parramatta River (south), and Lane Cove River (north).

The study area presented in this report considers the broader area which encompasses the blocks fronting the eastern side of Victoria Road from Pittwater Road to the north, to Junction Street to the south. The study area is indicated in **Figure 5**.

The study area includes the large consolidated site located at the eastern and southern portion of the block that also incorporates the Gladesville Shopping Village (GSV).

The GSV site fronts Cowell Street to the south and Flagstaff Street to the east but excludes the single dwellings fronting Massey Street which are included in the study area.

1.7 The Subject Site - Block 4

The subject site is identified as Block 4 in the 2021. It incorporates the Gladesville Shopping Village (GSV) and Nos 217, 219 and 223-227 Victoria Road.

Block 4 includes the following lots:

- 1 Massey Street
- 1-3 Flagstaff Street
- 2 Cowell Street
- 4 Cowell Street
- 8 Cowell Street
- 10 Cowell Street
- Part 215 Victoria Road
- 217 Victoria Road
- 219 Victoria Road
- 223 Victoria Road
- 225-227 Victoria Road

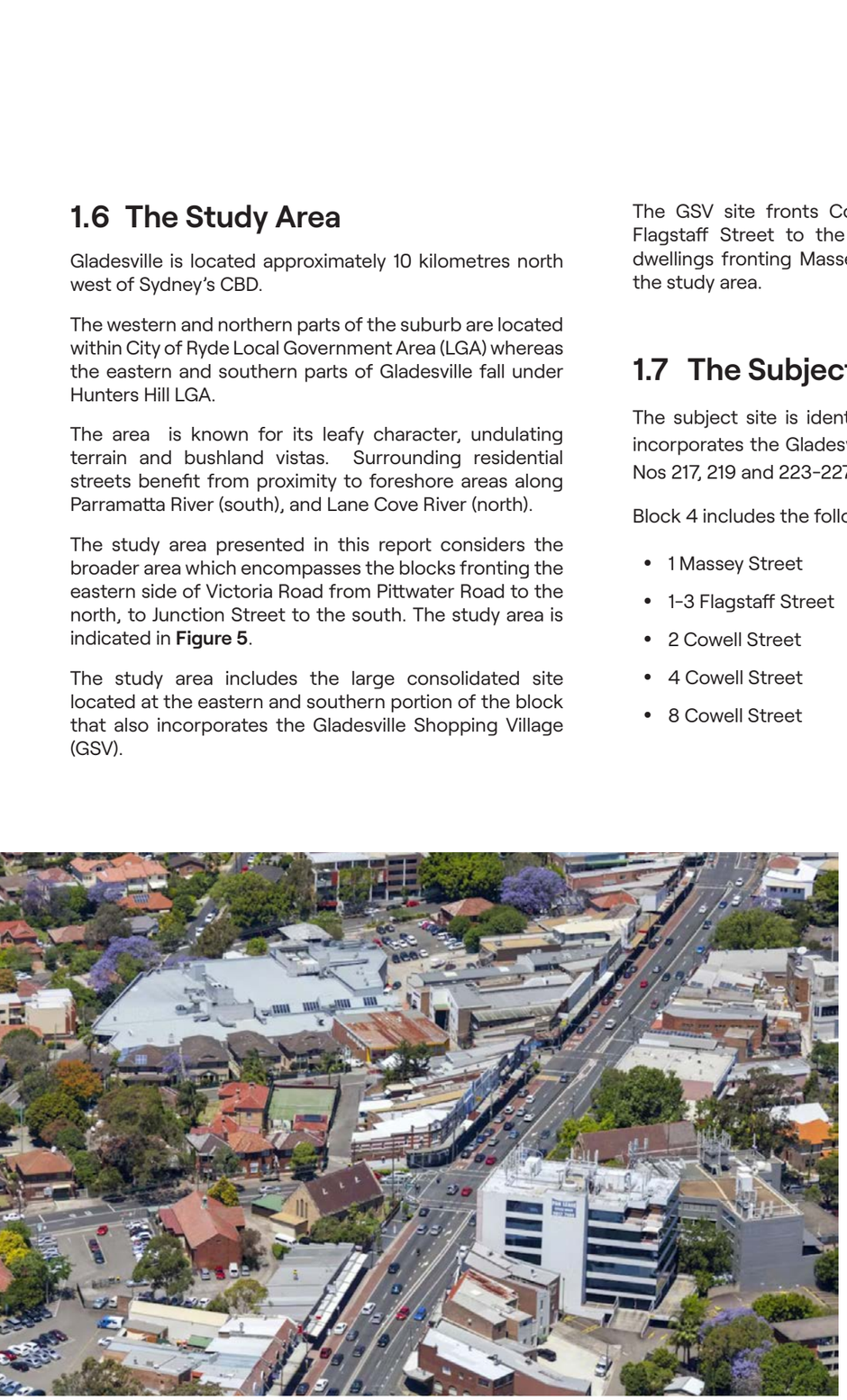
Based on the NSW Valuer General data base, the combined site area is 13,870.50sqm.

The Site is highlighted in a red outline in **Figure 6**.

The Site fronts Massey Street to the north, Cowell Street to the south, Flagstaff Street to the east and Victoria Road to the west.

The Site is currently occupied by existing structures including:

- **Massey Street:** A single storey retail shop fronting Massey Street and a Right of Way (RoW).
- **Massey Street and Flagstaff Street:** A single level shopping centre with on grade parking.
- **Cowell Street:** A two storey single dwelling, an asphalt sealed car park, a 2 storey residential flat building consisting of 6 strata titled apartments and a single storey cottage occupied by commercial premises.
- **Victoria Road:** Australia Post office building, 2 storey former bank building, single storey shopfront building, 2 storey multi-tenanted arcade with several vacant shops.



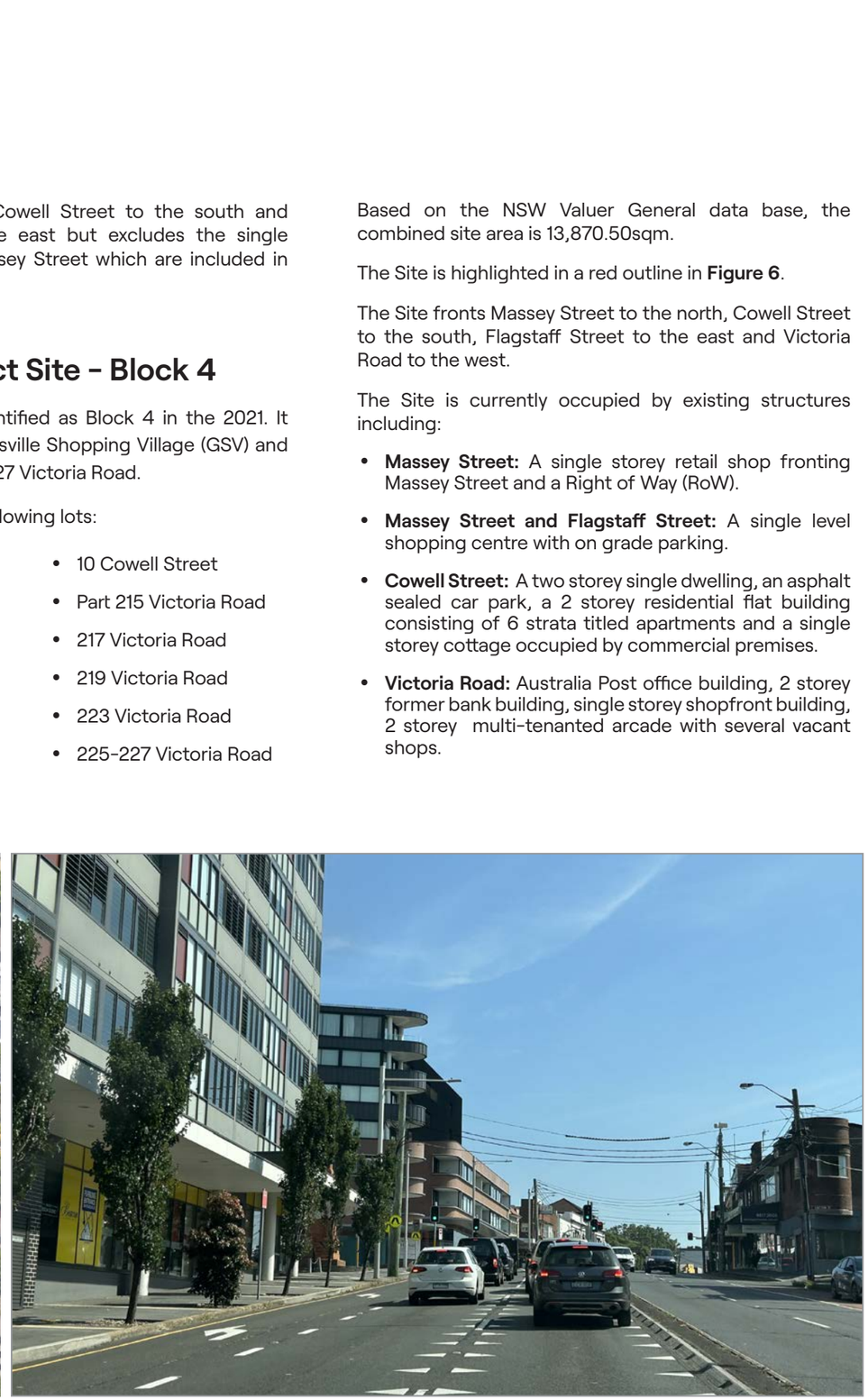


Figure 4. (Left) Aerial view of the study area (Source: Council). (Right) Photograph of Victoria Road.



Figure 5. (Top) Diagram indicating the Study Area (black dotted outline).
Figure 6. (Bottom) Diagram indicating Block 4 as a hatched area.

DRAFT

Part B: Planning Considerations

DRAFT

2 Strategic Context

2.1 Strategic Direction for Gladesville

This chapter considers the role of Gladesville, and the Site, within the strategic and planning framework. Gyde's strategic review informs consideration for how future development may complement and contribute to achieving outcomes consistent with strategic aims identified for the locality.

2.1.1 The North District Plan

The Plan sets out planning priorities and actions for the North District to guide future growth in the area. The structure plan for the North District provides guidance on major land uses, precincts and centres nominating:

- Strategic Centres
- Local Centres
- Economic corridors
- Green spaces
- Brown spaces (residential, business, industrial land uses)

The Plan identifies Gladesville as a Local Centre. Other Local Centres in the area include Boronia Park, Ryde, Meadowbank, West Ryde, Lane Cove and North Ryde. An excerpt from the North District Plan is included in **Figure 7.**

The Plan nominates Local Centres as providing "many of the District's great places". It proceeds to confirm Local centres are a focal point of neighbourhoods and where they include public transport and transport interchanges, they are an important part of a 30-minute city.

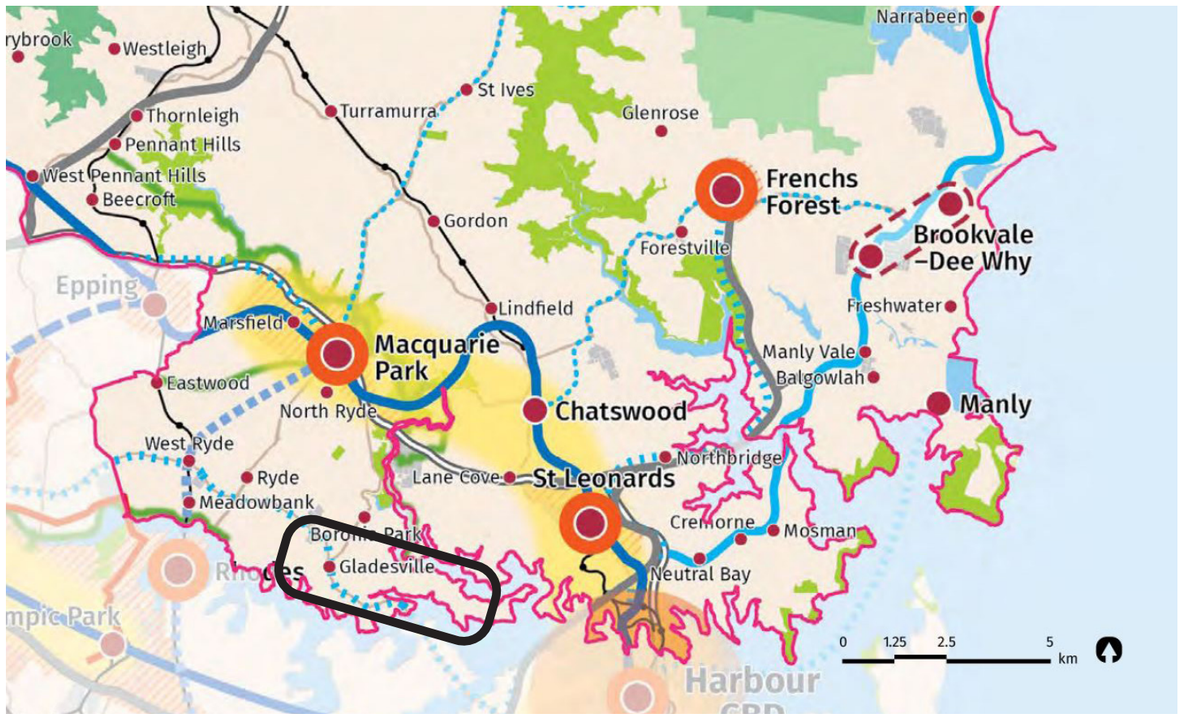
The Plan proceeds to outline that while local centres are diverse and vary in size, they provide essential access to day to-day goods and services close to where people live.

The Ten Directions for planning and the for implementation of the North District Plan are:

- A city supported by infrastructure
- A collaborative city
- A city for people
- Housing the city
- A city of great places
- A well connected city
- Jobs and skills for the city
- A city in its landscape
- An efficient city
- A resilient city

The two Planning Priorities of the North District Plan are:

- Preparing local strategic planning statements informed by local strategic planning
- Monitoring and reporting on the delivery of the Plan



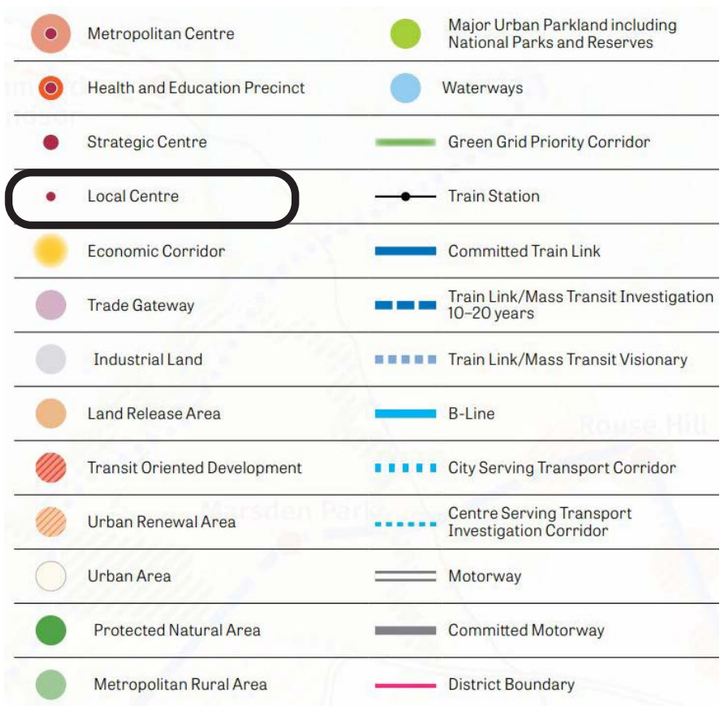


Figure 7. The Norther District Plan with Gladesville highlighted in a black outline (Source: Greater Sydney Commission).

DRAFT

2.1.2 Hunters Hill Local Strategic Planning Statement (LSPS)

The LSPS was adopted 27 April 2020. It is a 20 year plan to manage land use growth and change in the Hunters Hill LGA until 2040, in light of community aspirations and broader economic, social and environmental matters that influence the daily lives of locals.

The purpose of the LSPS is identified as:

- Providing a 20-year land use vision for the area.
- Outlining the characteristics which make an area special.
- Identifying the LGA's shared values to be enhanced or maintained.
- Direct how future growth and change will be managed.
- Make changes to planning controls in the HHLEP and HHDCP.
- Implement the North District Plan, where applicable to Hunters Hill.
- Identify where further detailed strategic planning may be needed.

The Statement identifies that Gladesville is the largest of the two local centres in the LGA (North District Plan), which it shares with the City of Ryde. Extracts are quoted on this page.

The Statement confirms it is located on the western edge of Hunters Hill LGA and is made up of two commercial areas, being:

- Victoria Road shopping strip, and
- Gladesville Shopping Village site

The Statement provides a strong and detailed vision for Gladesville to guide future place-based redevelopment of the centre to improve the presentation and design quality of the commercial core, and achieve strong urban outcomes for the centre.

2.1.3 Local Housing Strategy

The Hunters Hill Local Housing Strategy (LHS) was adopted on 26 April 2021. It establishes a vision for housing delivery in the Hunters Hill LGA. The Hunter's Hill Local Housing Strategy (LHS) is a framework to guide the future direction of housing in the municipality.

The LHS outlines the community's vision and identifies needs for housing. The Hunters Hill LHS was prepared in accordance with guidelines provided by the Department Planning Industry and Environment.

The Strategy contains the following actions in relation to the Gladesville Masterplan:

- [1.2] Focus mid-rise residential development in Gladesville Town Centre, Hunter's Hill Village and Boronia Park and complete precinct plans and detailed urban design analysis to inform new planning controls in these areas.
- [4.2] Complete detailed character work, including urban design analysis and desired future character, for the key centres of Gladesville Town Centre and commercial core, Hunter's Hill Village and Boronia Park shops.

In addition to the above, the LHS also contains the following housing priority outcome:

- Gladesville Town Centre master plan and redevelopment is delivered, incorporating new residential precincts.

The master plan and site vision summarised in this report seeks to enable the above actions and achieve the above priority outcomes identified in the LHS.

2.1.4 Commonwealth Government - National Housing Accord

The Australian Government has established a National Housing Accord with states and territories, local governments, institutional investors, and the construction sector. Initially, the Accord set a goal to build one million well-located homes over five years commencing in mid-2024. In August 2023, the target was updated to 1.2 million homes. Additionally, the Commonwealth committed $3.5 billion to support state, territory, and local governments in achieving this target.

The Accord is part of a broader housing strategy that includes substantial funding for social and affordable housing, as well as support for renters and homebuyers. Under the Accord, the Commonwealth pledged $350 million over five years from 2024-2029 to build 10,000 affordable homes, with states and territories agreeing to match this to create up to 20,000 affordable homes in total.

Under the Accord, the NSW Government has committed building 377,000 well located homes across NSW by 2029, including 3,100 affordable homes. To meet these targets, the NSW government has as established housing targets to be delivered by 2029. Under these targets, 400 new homes will need to be delivered in Hunter's Hill LGA.

Block 4 is strategically located help deliver on the NSW Government's target with attributes that support connectivity, accessibility and liveability. These are a strong foundation for focusing growth for new homes

GLADESVILLE TOWN CENTRE VISION (HUNTERS HILL LSPS)

"Gladesville Town Centre will be a renewed and revitalised, mixed-use urban centre."

"The focal point of the Centre will be a renewed Gladesville Shopping Centre and public spaces between Massey Street and Cowell Street.

The redevelopment of the shopping centre with increased commercial space and residential apartments in well-designed buildings will be the catalyst for renewal, place-making and urban design outcomes throughout the broader Gladesville centre."

DRAFT

3 Local Controls

2.5 Hunters Hill Local Environmental Plan 2021

Hunters Hill Local Environmental Plan 2021 (HHLEP) applies to all land within the Gladesville Village Centre. Extracts of relevant controls are referenced below.

HHLEP sets out permissible land uses, building height and floor space ratio (FSR) within the Centre.

2.5.1 Land Use Zoning

As indicated in **Figure 6**, the Site is located within the MU1 Mixed Use Zone under HHLEP.

The relevant objectives for the MU1 Zone zone aim:

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To ensure that new buildings provide an appropriate transition between employment zones and surrounding residential localities.

2.5.2 Height of Buildings

The Site is currently subject to maximum Height of Buildings controls under HHLEP.

The relevant objectives of the Height of Buildings as per the Cl. 4.3 of HHLEP are:

1) The objectives of this clause are as follows—

(a) to specify limits for the size and scale of development that would be compatible with the character, amenity and potential of particular locations,

(b) to maintain the character and identity of Hunters Hill by limiting the scale of buildings to a maximum of two storeys in the low density residential zone, heritage conservation areas and foreshore areas facing Lane Cove River or Parramatta River,

(c) to consolidate developments that would be taller than two storeys in Zone E1 or MU1, while ensuring a suitable visual transition to the adjoining zones,

(d) to protect existing dwellings from excessive overshadowing, loss of privacy, obstruction of views and general visual impacts.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map

The maximum building height within the Site varies between [O2] 16m, [Q] 19m, [T] 26m and [U]34m.

The applicable building height controls are indicated in **Figure 8**.

2.5.3 Floor Space Ratio

The subject site is currently subject to a maximum Floor Space Ratio (FSR) controls under HHLEP.

The objectives of Clause 4.4 of HHLEP are:

(1) The objectives of this clause are as follows—

(a) to specify limits for the size of development that would be compatible with the character and potential of particular locations,

(b) to encourage higher-intensity development in Zones E1 and MU1 so that the zones are well-serviced by public transport and shops,

(c) to manage the density and intensity of multi unit residential development according to the purpose of each residential zone,

(d) to encourage buildings that maximise the proportion of site area that may be retained as landscaped area.

The maximum FSR within the site varies between [T] 2.3:1, [U1] 2.5:1 and [U2] 2.7:1

The applicable FSR controls are indicated in **Figure 6**.

2.5.4 Heritage

The subject site includes a number of locally listed heritage items, and part of the Site also falls within a Heritage Conservation Area.

Heritage matters are guided by Clause 5.10 of HHLEP, the objectives of which are:

(a) to conserve the environmental heritage of Hunters Hill,

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

(c) to conserve archaeological sites,

(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

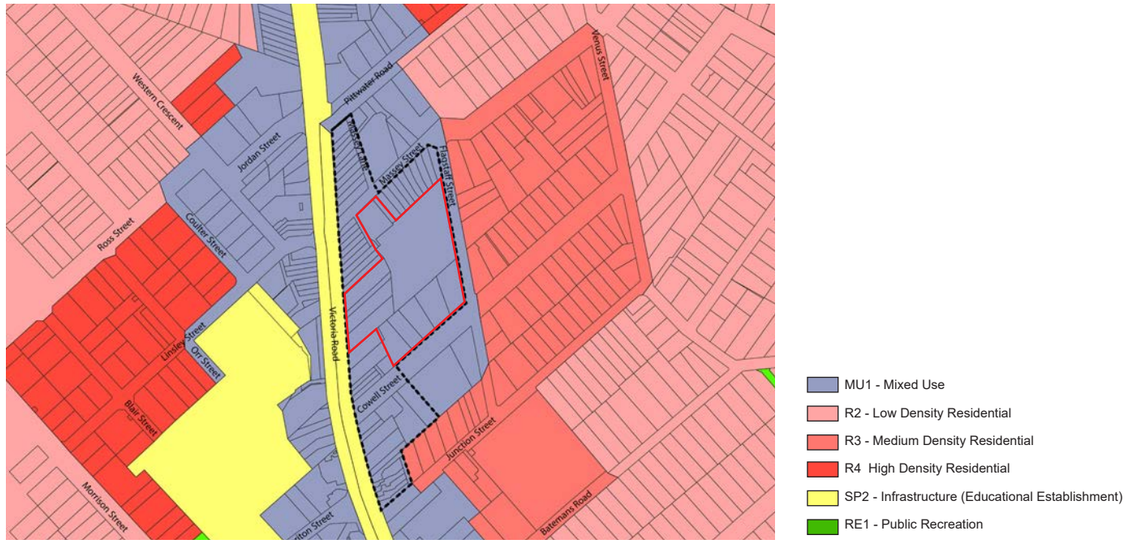
Heritage Items located within the site are:

- **I488 Gladesville Bank** - 219 Victoria Road - Lot B, DP 185405 - Local.
- **I514 Gladesville House** (including pressed metal linings on walls and ceilings but excluding the curtilage) - 10 Cowell Street - Lot 1, DP 952446 - Local

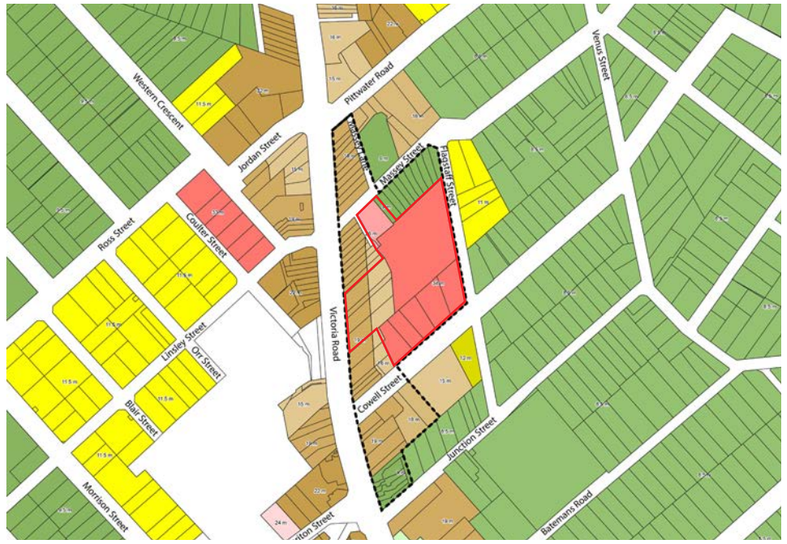
The applicable heritage controls are indicated in **Figure 8**.

DRAFT

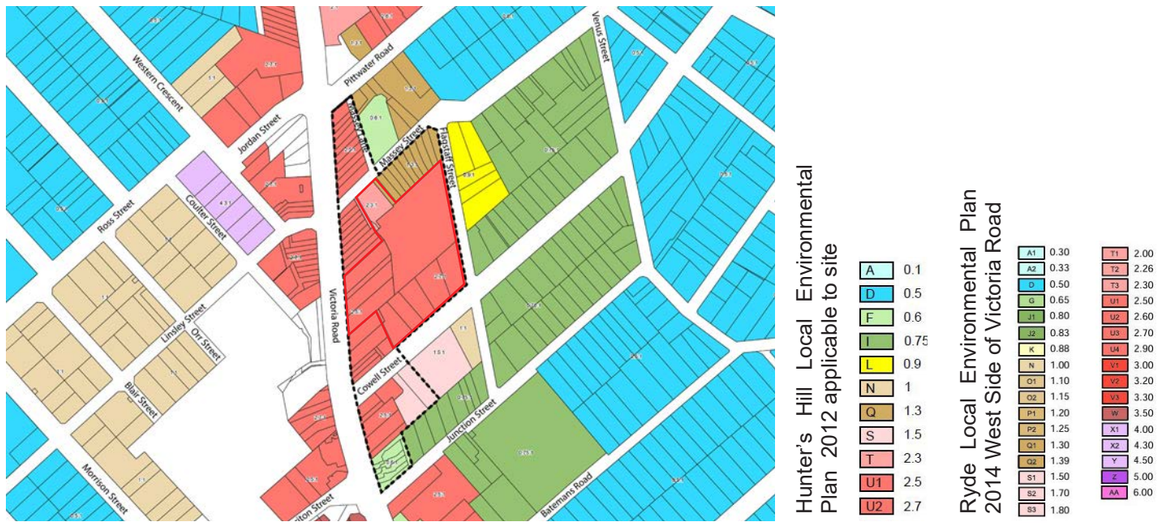
Land Zoning Map



Height of Buildings Map



Floor Space Ratio Map



Heritage Map

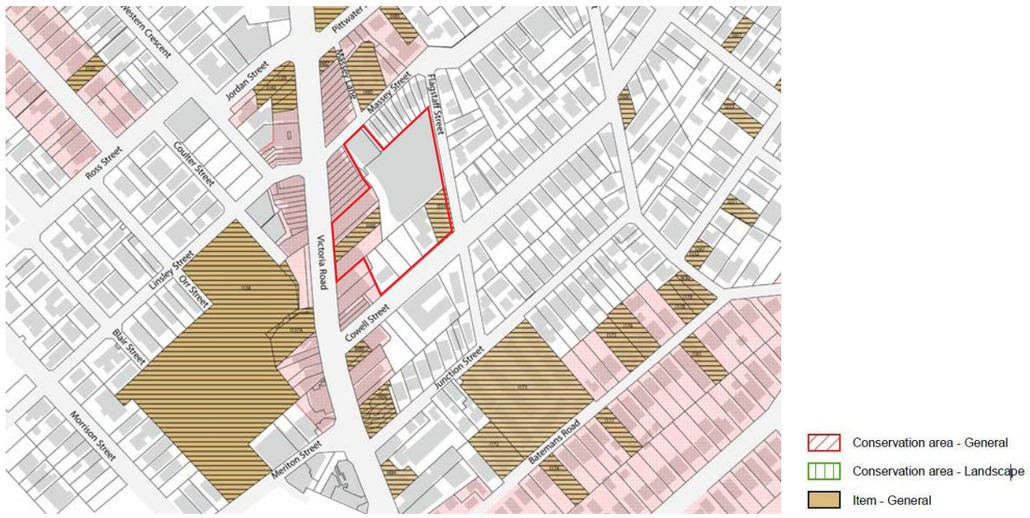


Figure 8. Extracts from the NSW Planning Portal Spatial Viewer. The study area is outlined in black and Block 4 is outlined in red.

DRAFT

3.1 SEPP (Housing) 2021 - Low and Mid-Rise Housing

On 28 February 2025, the NSW Government introduced new planning controls via Chapter 6 of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) to increase housing supply, diversity and choice.

Chapter 6 of the Housing SEPP allows for low and mid-rise housing in the form of residential flat buildings and shop top housing within walking distance of land identified as "Gladesville Town Centre".

Figure 9 provides an indicative map of where the low and mid-rise housing areas apply in around Gladesville confirming that it is identified as a Town Centre.

The Policy allows dual occupancies, terraces, townhouses, apartments and shop top housing in low and mid-rise housing for residential zoned land within well located areas within 800 metres walking distance of well located shops.

Land in a low and mid rise housing inner area (i.e. within 400m walking distance of Gladesville town centre) that is within the R3 Medium Density Residential or R4 High Density Residential Zone permits a maximum:

- FSR of 2.2:1
- height of 22m for residential flat buildings; and
- height of 24m for shop top housing (6 storeys).

Land in a low and mid rise housing inner area (i.e. within 400m walking distance of Gladesville town centre) that is within the R1 General Residential or R2 Low Density Residential Zone permits a maximum:

- FSR of 0.8:1
- height of 9.5m.

The key implication of these provisions under the SEPP is the surrounding residential context is permitted to be developed at a greater height than currently permitted by the LEP.

The policy may result in increased development scale across individual sites or consolidated areas surrounding the identified "Gladesville Town Centre" boundary and the Block 4 Site.

This changes the planning context on surrounding land, which could be expected to accommodate development of up to 6 storeys (22-24m) on adjacent R3 zoned land along Flagstaff Street and further within 400m of the identified "Gladesville Town Centre" boundary and the Block 4 Site.

Later chapters of this report outline how the potential for increased development scale may impact on the future character of Gladesville due to recent policy changes.

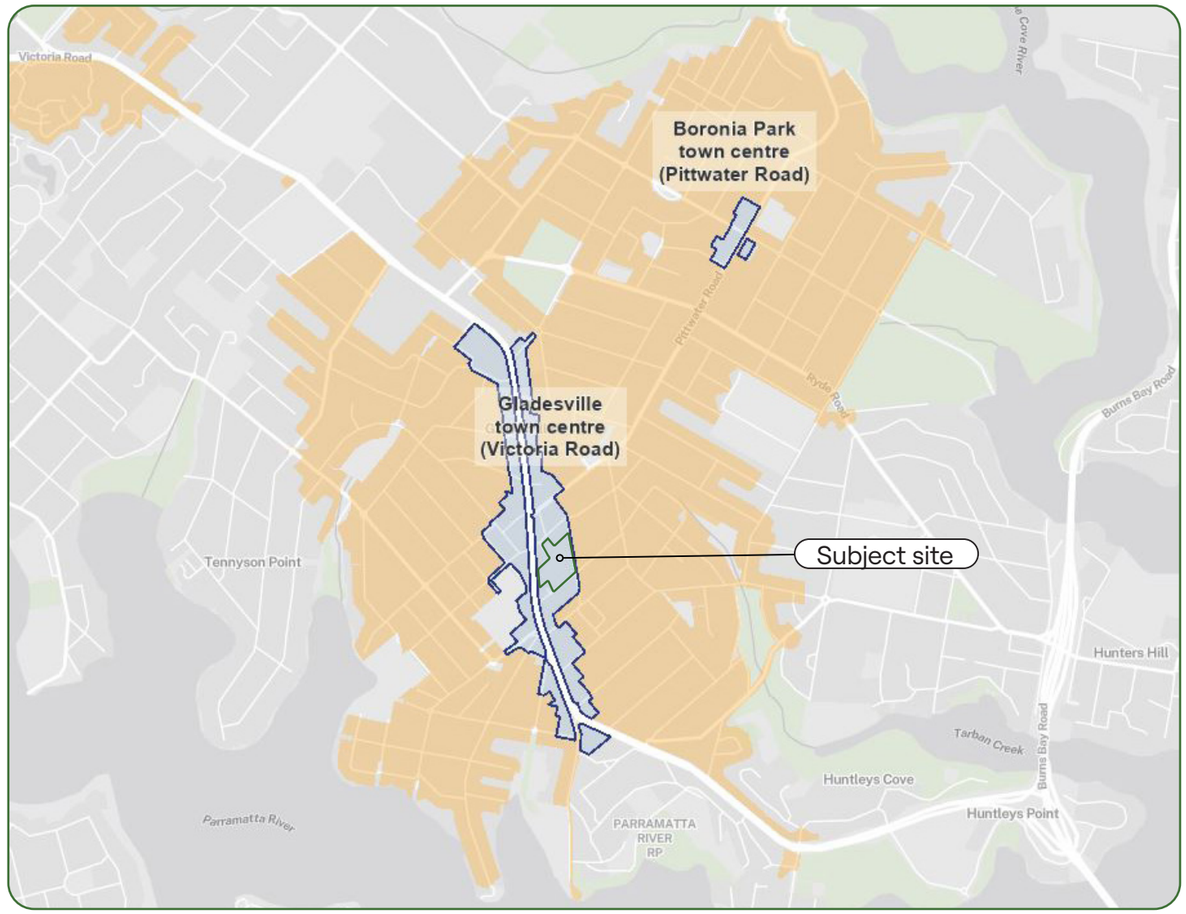


Figure 9. Indicative map of where the low and mid-rise housing areas apply in around Gladesville. The Site is outlined in red. Areas affected by the Low and Mid Rise Housing Policy are indicated in orange (Source DPHI).

DRAFT

3.2 Hunters Hill Local Development Control Plan 2013

Hunters Hill Development Control Plan 2013 (HHDCP) includes a suite of controls applying to the site and the Gladesville Town Centre. Controls relevant to Block 4 are considered below.

The massing considered in the urban design analysis informing this master plan has taken into account the outcomes intended by the DCP.

While the uplift sought as part of a future Planning Proposal for Block 4, requires a site specific DCP, the indicative massing scheme generally meets the outcomes intended by the existing DCP controls for the precinct. The "Gladesville Village Key Site" is nominated in Figure 4.1 of HHDCP **(Figure 10)**.

3.2.1 Key Site and Sub Precincts

Chapter 4.4 provides development controls applicable to development in Gladesville Village Centre.

Chapter 4.48 applies to the Key site encompasses the block bounded by Victoria Road, Cowell Street, Flagstaff Street and Massey Street.

The Key site includes 4 sub precincts. Block 4 is equivalent to Precinct 3 and 4. Relevant controls include:

- In Precinct 1: width of any development site shall be sufficient to accommodate onsite parking as required by Council's policies.
- In Precinct 2: any re-development of existing buildings must maintain existing right-of-way access to neighbouring properties.
- In Precinct 3: co-ordinated re-development in conjunction with Precinct 4 is most desirable, although a stand-alone mixed use re-development would be acceptable.
- In Precinct 4: the co-ordinated mixed-use re-development of all properties is desirable in order to deliver public facilities that are specified by this section.

3.2.2 Character

Section 4.4.3 of the HHDCP sets out guidance for desired character within the Gladesville Village Centre and particularly for the commercial core precinct which extending from Pittwater Road to Junction Street within which the site is located. The following character elements are relevant to the site:

- Transform the shopping strip into a vibrant mixed-use centre.
- Contribute to revitalisation of the village centre as a whole by effective redevelopment of the existing Gladesville Shopping Village and adjoining properties.
- Enhance the amenity of existing streets and retail frontages by new developments which incorporate public domain improvements such as a new public square that is protected from traffic noise in Victoria Road, landscaping and new paving or street furniture.
- Along street frontages, retain the continuity of established building alignments or setbacks, as well as footpath awnings.

Under Part 2 of HHDCP, Section 2.2.4 (d)(v) seeks to establish the following character for commercial buildings in the Hunters Hill LGA.

- Setbacks for lower storeys of any proposed street facade should be the same as, or similar to, existing traditional shop buildings nearby.
- Proposed walls which would face a residentially zoned property should have side and/or rear setbacks to accommodate a screen of 'deep soil landscaping' between neighbouring buildings.
- Heights of proposed front facades should be compatible with existing commercial or mixed-use buildings nearby.
- Proposed side and/or rear facades that would adjoin a residential building should be compatible with the height of those neighbouring residential buildings.
- Compatibility with the height of existing buildings may be achieved where new developments incorporate a pronounced setback between lower storeys and any upper storeys that would be taller than those existing buildings.

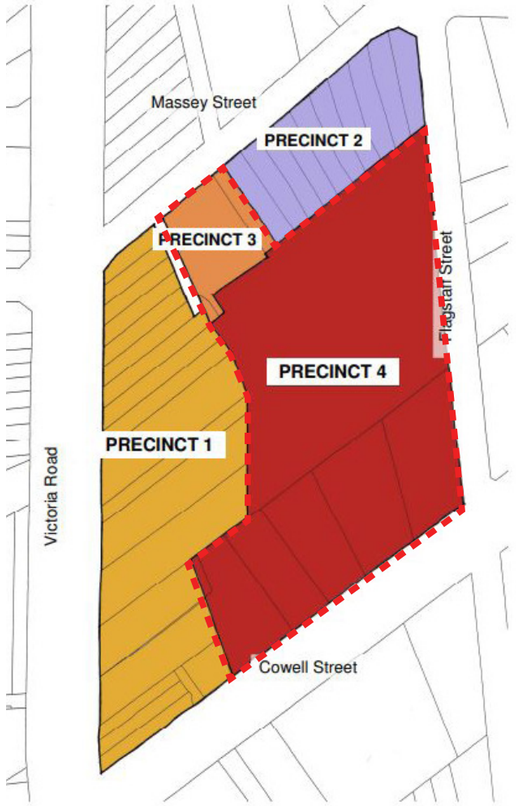


Figure 10. Existing development precincts within the Gladesville Village Key Site (HHDCP). Note Block 4 is included largely in Precinct 4 with smaller areas in Precinct 1 and 3.

3.2.6 Vehicle Access & Traffic Management

Figure 4.2 of HHDCP includes controls for access and traffic including:

- Comprehensive redevelopment in Precinct 4 shall consolidate and relocate existing rights-of-way (RoW) to align with the rear boundaries of all properties that face Victoria Road.
- The consolidated rights-of-way shall extend continuously from Cowell Street as a 'laneway' which is 8.5 meters wide to accommodate two way traffic plus one footpath. This RoW shall remain fully open to the sky, and shall not be overhung by the upper storeys of any development.

In conjunction with redevelopment of Precinct 3, the existing public laneway and the associated RoW from Massey Street should be realigned and widened to match the required Cowell Street RoW (irrespective of whether the latter RoW has been constructed at that time).

The combined rights-of-way should permit free access to the rear of Victoria Road properties and passage from Cowell Street through to Massey Street.

In conjunction with any comprehensive redevelopment of Precinct 4, investigate improved traffic flows such as one-way shoppers' access from Cowell Street to Victoria Road via Flagstaff and Massey Streets, and incorporating reconfiguration of the Massey Street / Victoria Road intersection to provide an exit for north-bound traffic.

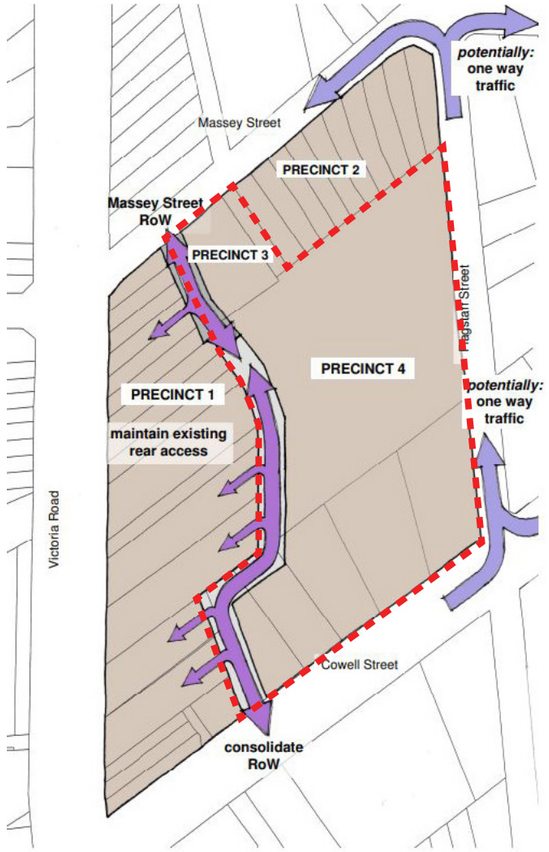


Figure 12. Existing controls for vehicle access & traffic management for the Gladesville Village Key Site (HHDCP). Note Block 4 is included largely in Precinct 4 with smaller areas in Precinct 1 and 3.

3.2.3 Pedestrian Links & Public Places

Figure 4.3 of HHDCP (**Figure 11**) includes controls to ensure existing pedestrian pathways are maintained. Further controls are included to ensure:

- New pedestrian pathways are provided that permit direct access to the Town Centre via Flagstaff Street from existing residential neighbourhoods to the east.
- Precinct 4 provides a minimum 600sqm barrier free public space facing Cowell Street. Existing controls require the new public space to be fully open to the sky with sunlight falling onto at least half of the surface area on any day between 10:30 am and 1:30 pm.
- Existing controls specify that the finished surface must not lower than RL 46 (AHD) at the western-most end of the new public space fronting Cowell Street

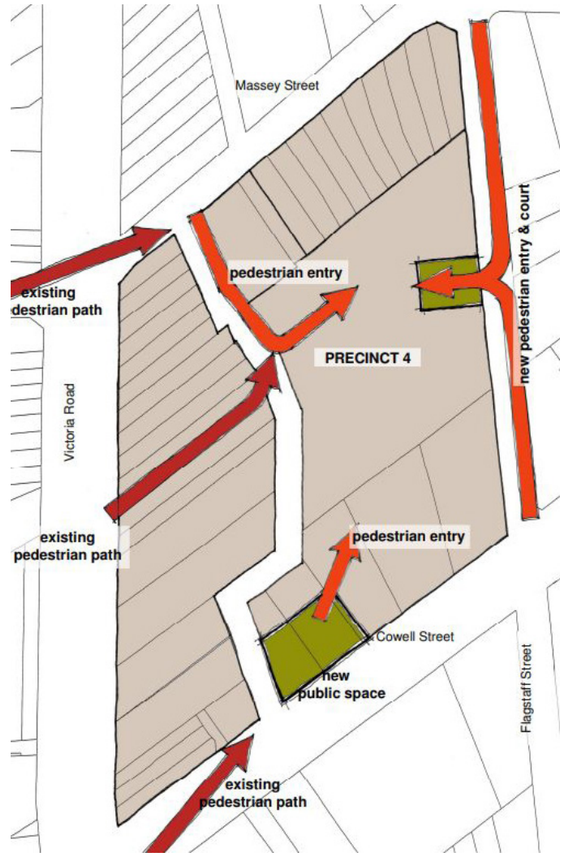


Figure 11. Pedestrian links & public places for the Key site (HHDCP).Block 4 is outlined in a red dotted line. Note Block 4 is included largely in Precinct 4 with smaller areas in Precinct 1 and 3.

DRAFT

3.2.4 Existing Building Heights

Existing controls include the following objectives for height:

- Ensure that new building forms are compatible with character of the most significant streetscapes in this village centre.
- Prevent any unreasonable impact upon the character or amenity of surrounding residential areas.
- Specify limits for the scale and intensity of future development.

Other existing HHDCP controls for building heights within the Key include heights for:

- Solar access to dwellings
- Solar access to open space
- Number of Storeys
- Floor to ceiling heights

Indicative principles sections guiding the number of storeys are included in Figure 4.4. The sections indicate the following:

- 8.5m laneways
- Right-of-way (RoW) separating existing dwellings fronting Massey Street and new development within Precinct 4.
- Retail levels below the new plaza is the assumed strategy for managing the existing change in levels.

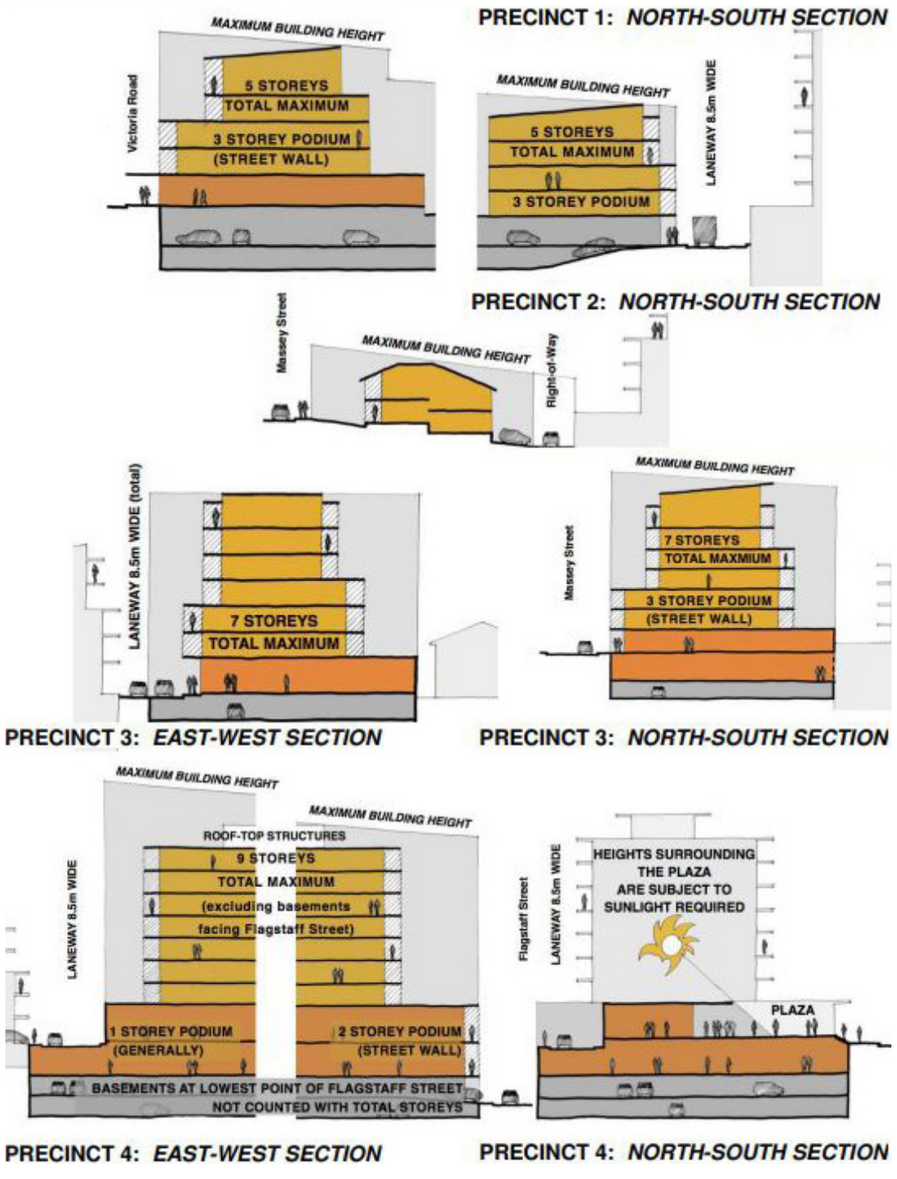


Figure 13. Existing controls for Building lines and setbacks for the Gladesville Village Key Site (HHDCP).

3.2.5 Building Lines and Setbacks

HHDCP includes a suite of existing objectives and controls for building lines and setbacks including:

- The combined footprints of residential components should not exceed 40% of the podium area below (Precinct 4).
- Minor encroachments beyond the specified envelopes by elements such as balconies and roofs are acceptable provided that:
  - Sunlight to public places and streets would not be restricted as a result.
  - Amenity of any existing dwelling nearby would not be compromised.
  - Heritage values of any listed item would not be affected.

Existing controls note that building forms shall comply with the requirements for sunlight, natural cross ventilation and amenity separation in the Residential Flat Design Code under State Environmental Planning Policy No 65 (currently the Apartment Design Guide under the Housing SEPP).

DRAFT

4 2021 Block Study

4.1 Previous Block Studies

In December 2018, Council resolved to prepare a master plan for three blocks along Victoria Road in the Gladesville town centre. Block Studies were prepared by GM Urban Design and Architecture (GMU) for Blocks 1-3 outlined in **Figure 14**.

GMU undertook massing studies for the 3 blocks which was summarised in the Gladesville Block Study released in September 2020.

The Study examined built form outcomes for future development consistent with the current HHLEP controls. The study was informed by feasibility and traffic advice.

Initially, the GSV Site was excluded from the block study, however, following the Department of Planning Housing and Infrastructure's (DPHI) refusal of an applicant led Planning Proposal, the GSV site was included in the study area as Block 4.

The Block Study Area was subsequently amended to include 217, 219 and 223 Victoria Road in Block 4 to include the potential for through site links and visual connectivity to Trim Place. The amended Block Study Area is indicated in **Figure 15.**

On April 29 2021, Council resolved to adopt the Hunters Hill Local Housing Strategy, which was subsequently approved by DPHI. The Strategy confirms that Gladesville town centre is the main area nominated for future housing growth.



Figure 14. 2020 and 2021 Block Studies (Source GMU).



Figure 15. Amended Block Study Area (Source GMU).

DRAFT

In May 2021, The Gladesville Block Study, Block 4 – Concept Plans (by GMU) was released.

The area identified as Block 4 in the 2021 study (by GMU), includes sites fronting Massey Street to the north, which provide an opportunity to improve place making opportunities. The north facing lots provide an opportunity to link future pedestrian movements to the existing laneway network north of Massey Street to further support through site links. The area identified as Block 4 also includes also lots fronting Victoria Road (No 217, 219 and 223) as indicated in **Figure 15.**

The Gladesville Block Study package presented built form testing of three options for potential built form distribution across the area nominated as Block 4. The three options are indicated in **Figure 16.**

Each of the three 2021 options present a unique built form solution for distributing mass across the site, building on common site layout principles including:

- Generous sequence of inter-connected open spaces.
- Slender towers above lower scale podium forms
- East-west and north-south links.
- Towers and open spaces orientated to prioritise solar access and pedestrian sight lines.
- Retention of heritage fabric fronting Victoria Road.

Options 1-3 each represent 3:1 FSR with a range of open space provisions as summarised in **Figure 16**.

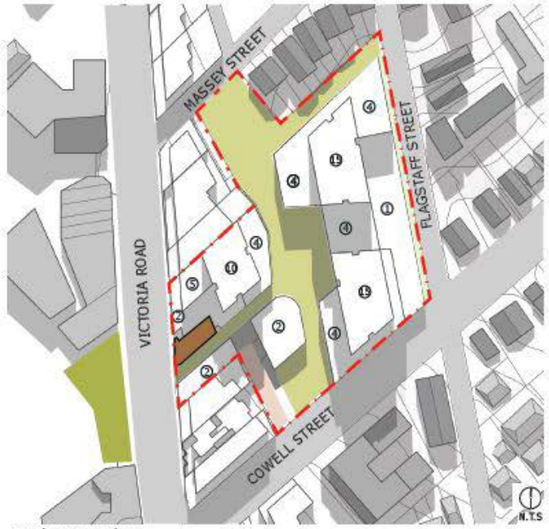
The options vary by:

- The location of supermarket
- The potential tower locations
- Location of pedestrian links
- The maximum building heights
- The quantum of open space

The options provide maximum building heights as follows:

- Option 1 - 15 storeys
- Option 2 - 19 storeys
- Option 3 - 19 storeys

OPTION 1



Option 1 - plan

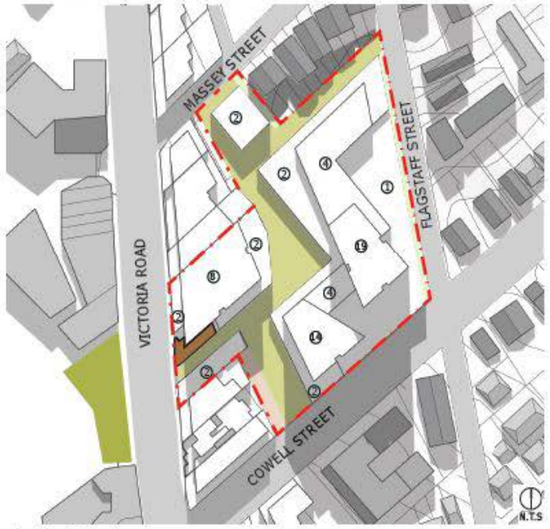
Option 1	GBA (sqm)
Building A - tower	10406
Building B - tower	10252
Podium	16920
Building C - Victoria Rd	9986
Building D - Victoria Rd	610
Building E - central building	1100
Supermarket	3400
Total GBA	52674
GFA @ 80% efficiency	**42139**
Total GFA required	42028
Total site area	13846
Total FSR (new development inclusive of all uses)	**3.04**

NOTE: The total GBA is inclusive of community facility pavilion. However, it excludes the community facilities located in the heritage item fronting Victoria Road.

Landscaped park	1200
Urban piazza	1130
Active square for residents	630
Links	1340
Total open space	**4300**

High-level GFA Calculations

OPTION 2



Option 2 - plan

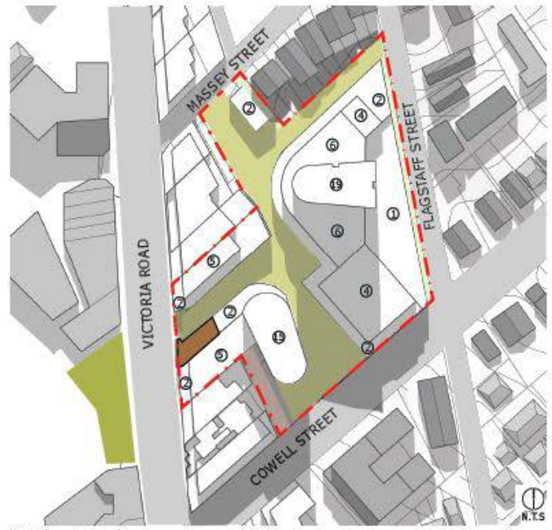
Option 2	GBA (sqm)
Building A - tower	13050
Building B - tower	7190
Podium	17643
Building C - Victoria Rd	9952
Building D - Victoria Rd	700
Building E - Massey	848
Supermarket	3400
Total GBA	52783
GFA @ 80% efficiency	**42226**
Total GFA required	42028
Total site area	13846
Total FSR (new development inclusive of all uses)	**3.05**

NOTE: The total GBA is exclusive of the community facilities located within the heritage item fronting Victoria Road.

Urban piazza	1120
Informal green space	610
Links	1250
Total open space	**2980**

High-level GFA Calculations

OPTION 3



Option 3 - plan

Option 3	GBA (sqm)
Building A - tower	9347
Building B - tower	12600
Podium	21179
Building C - Victoria Rd	2660
Building D - Victoria Rd	2368
Building E - Heritage extension	642
Building F - Massey Rd	480
Supermarket	3400
Total GBA	52676
GFA @ 80% efficiency	**42141**
Total GFA required	42028
Total site area	13846
Total FSR (new development inclusive of all uses)	**3.04**

NOTE: The total GBA is exclusive of the community facilities located within the heritage item fronting Victoria Road.

Northern community hub	800
Southern urban piazza	750
Central space	700
Links	1650
Total open space	**3900**

High-level GFA Calculations

GMU Urban Design & Architecture

Figure 16. Extract from Gladesville Block Study Block 4 – Three height distribution options (Source GMU)

DRAFT

On 19 July 2021, Council resolved to place the block studies on public exhibition to seek feedback from the community on the draft options.

Following the public exhibition, Council resolved Option 1 as the preferred option. The key outcomes of Council's preferred option are illustrated in **Figure 17**.

Gyde's brief for undertaking the further studies presented in this report are based upon the preferred Option 1 prepared by GMU in 2021. The brief was to review previous master plan massing in response to updated traffic, heritage and feasibility advice, adhering to the design principles shared with the community in 2021.

The built form testing undertaken by Gyde is summarised in later chapters of this report.



Figure 17. Gladesville Block Study Block 4 – Council's preferred Option 1 (Source GMU).

DRAFT

Part C: Context and Analysis

DRAFT

5 Context Analysis

5.1 Regional Context

Gladesville is located approximately 10 kilometres north-west of the Sydney's CBD, approximately 6km south west of Chatswood and 5km south of Macquarie Park.

Geographically, Gladesville is regarded as an inner city suburb in the context of the Sydney Greater Metropolitan Area. Due to the area's the proximity to Sydney's waterways via the Parramatta River, and the single road access spine (Victoria Road) through which the suburb is accessed, results in a more secluded and 'suburban' character than other areas within similar distance from Sydney's CBD.

The site is well serviced by public transport with express bus services providing frequent peak-hour services to Sydney and Parramatta CBD.

The lack of a railway or Metro connection contributes to Gladeville's 'village' identity.

Nearby suburbs include:

- Hunters Hill
- Putney
- Breakfast Point
- Abbotsford
- East Ryde
- Henley

The location of Gladesville in a regional context is indicated in **Figure 18.**

5.2 Local Government Areas

The eastern part of Gladesville is located within Hunters Hill LGA.

Hunters Hill LGA encompasses the two peninsulas extending onto the Parramatta River and Sydney Harbour being the Woolwich/Hunters Hill Peninsular, and the Peninsular of Huntleys Point/Henley/Huntleys Cove.

Neighbouring Local Government Areas include:

- City of Ryde (west)
- Lane Cove (North)

Victoria Road serves as the boundary between the Hunters Hill and City of Ryde LGAs. The LGA boundaries effectively bisect the Gladesville Town Centre, placing its governance under the jurisdiction of both LGAs.

This necessitates consideration of the distinct policy frameworks of each LGA to inform a coordinated master plan approach.

Nevertheless, both sides of the town centre play a role in how the centre is experienced by local residents and visitors alike.

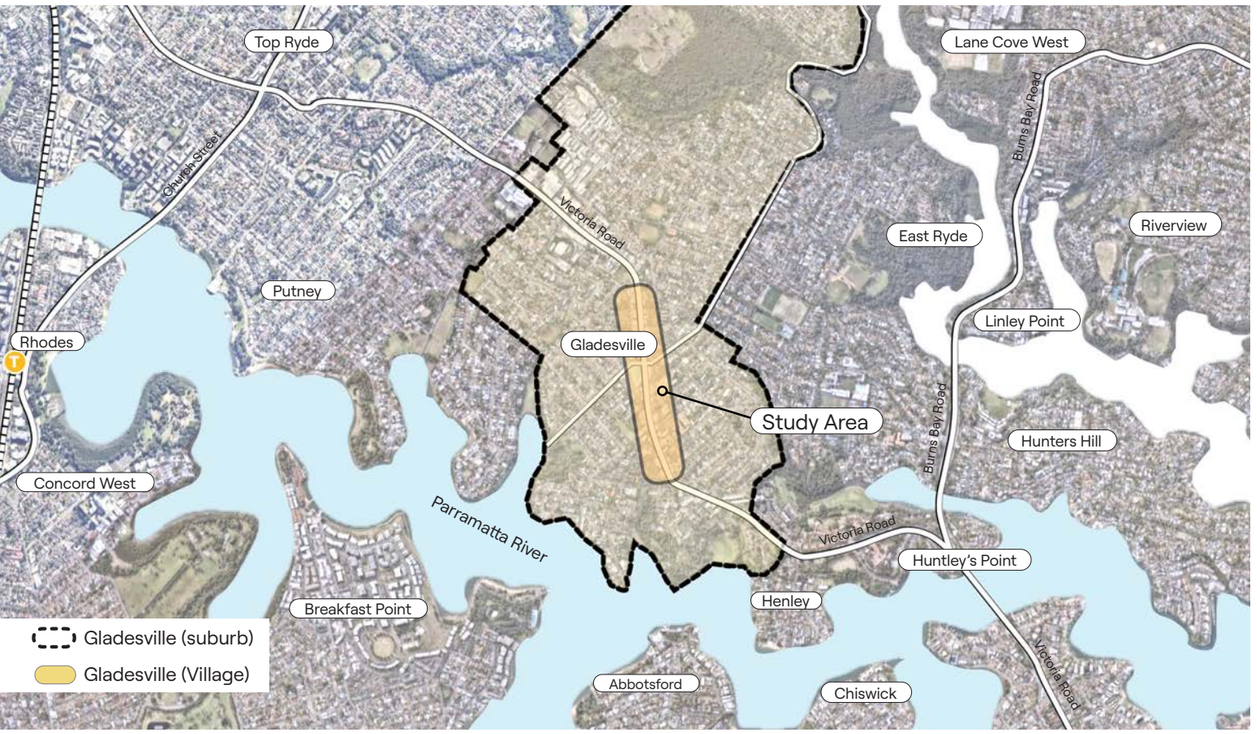


Figure 18. Locality map indicating the outline of Gladesville suburb in a black dotted line.



Figure 19. Map outlining Hunters Hill LGA (Source: HHLSPS).

DRAFT

5.3 Connectivity

As summarised in previous chapters of this report, Victoria Road is the main connector road providing vehicular access to and from Gladesville.

While the major arterial road provides transport access, it also acts as a barrier between the eastern and the western sides of Gladesville.

Victoria Road is known as one of the most congested road in Sydney. In Gladesville, the carriageway includes 3 lanes in each direction separated by concrete and metal median barriers (north of Meriton Street).

The significant traffic volumes generates a hostile pedestrian environment. Walkable areas and pedestrian nodes are located away from the main street with limited pedestrian permeability along and across the main spine.

Similar examples can be found across Sydney where retail tenancies are largely empty along a main connector road due to the adverse impacts (acoustics, fumes and vibrations) caused by significant traffic volumes and congestion.

Victoria Road (A40) links the suburb to:

- Huntleys Points and Drymmoyne to the south
- Meadowbank and West Ryde to the north west.
- Rozelle in Sydney's Inner West,
- O'Connell Street in Parramatta.

The suburb is not currently serviced by heavy or light rail connections.

According to the Transport Impact Assessment prepared by Bitzios Consulting, the precinct is generally well served by bus stops.

There are several bus stops within a 400m (5 minute walk) of the centre that service a range of bus routes to provide access to the CBD, Parramatta and more. It is noted that the kerbside southbound lane operates a bus lane from 6am – 10am on weekdays.

Bus connections to Macquarie University, Ryde and Circular Quay (route 507) can be accessed from Pittwater Road to the of the Site. Bus connections to West Ryde, Parramatta and Central Sydney (routes 500,501, 518) can be accessed along Victoria Road.

During peak hours, Gladesville is also serviced by a number of express (Pre-paid) bus services. (Commuter ferry service are not located in walking distance to the Gladeville Village).



Figure 21. Ferry wharf locations. The yellow area represents the area of Gladesville.





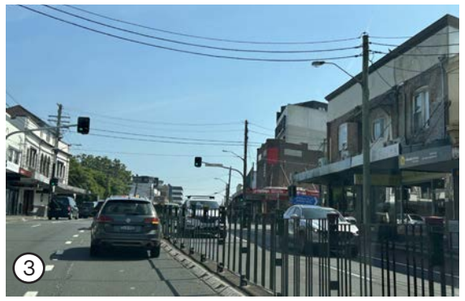








Figure 20. Pedestrian view locations. Diagram indicating bus stop and pedestrian crossings. The dotted outline indicates the study area.

Key

- Study area
- Block 4
- Median strip
- Pedestrian crossing
- Bus stop

DRAFT

5.4 Topography

The topographical framework contributes to the visual identity of the area.

On approach from the south, Victoria Road ascends towards Gladesville and Pittwater Road which are located along the ridgeline.

Undulating streets descend to the residential areas located east and west of Victoria Road.

On the eastern side of Victoria Road, the land falls to the east and south east which enables east bound local and district views from areas near the site.

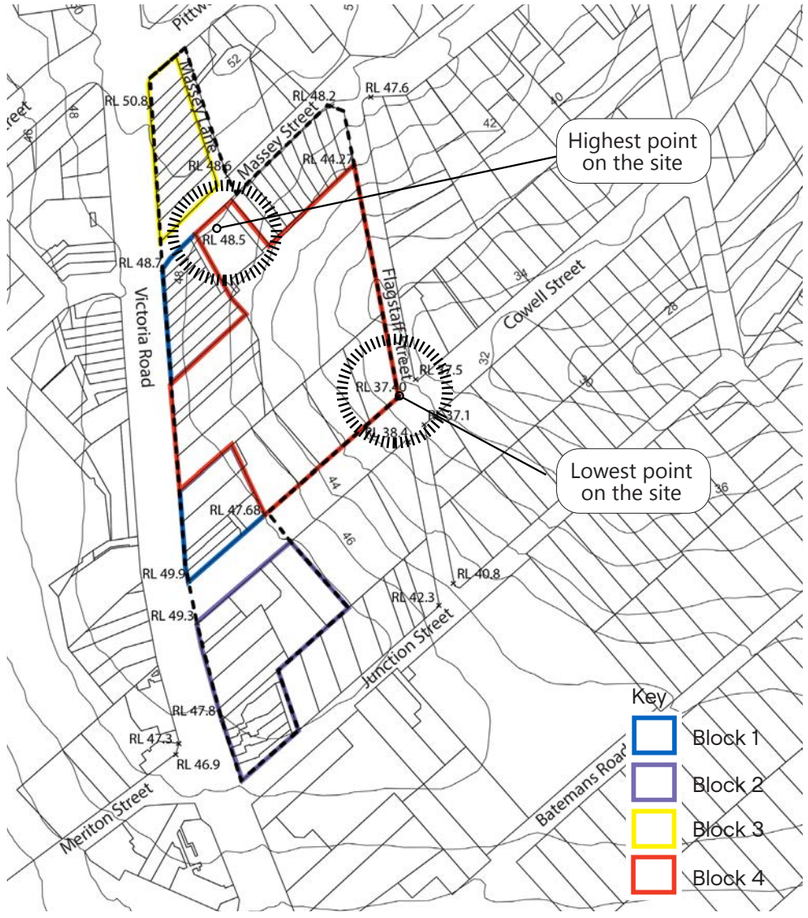
On Block 4, the land slopes from the north west (Massey Street) to the south east (Flagstaff Street) by approximately 11.10m.

The land slopes as follows:

- Cowell Street - Along the southern boundary 10.28m (west to east).
- Flagstaff Street - Along the eastern boundary 6.87m (north to south).
- Along the eastern boundary 0.82m (north to south).

The highest point within the Block 4 site is located at the north, adjacent to Massey Street whereas the lowest point is within the south eastern corner of the site.

The local land form is indicated in **Figure 22**.



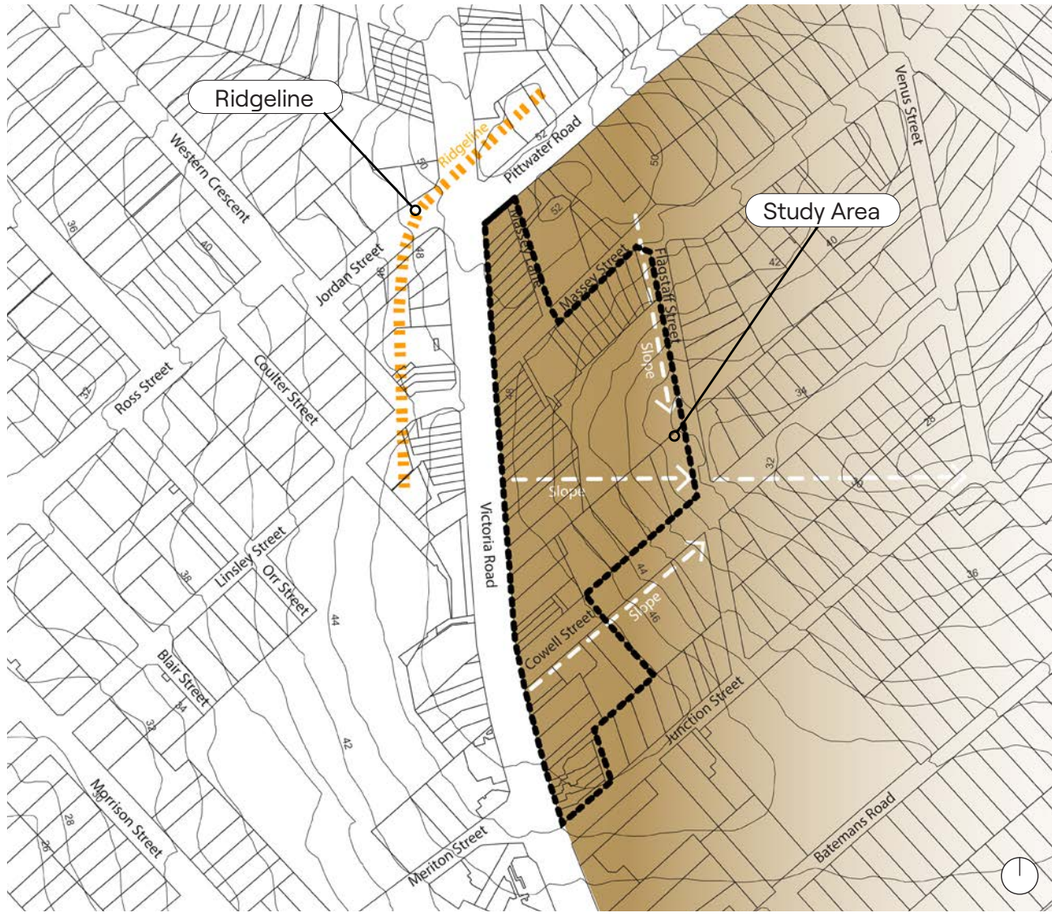


Figure 22. Diagrams indicating Gladesville's topographical framework.

DRAFT

5.5 Local Character

Gladeville is known for its garden character, scenic bushland and foreshore setting and proximity to inner city areas.

Foreshore areas along the Parramatta River define the southern perimeter of the suburb whereas the meandering Lane Cove River defines areas north of Gladesville and Boronia Park.

The foreshore exposure and pristine bushland amenity provides for a unique and highly desirable setting. For the broader suburb, the combination of older established neighbourhoods and prominent landscape character provides for high quality streetscape settings with a sense of community and permanence. Its neighbourhood character is amplified by its strong heritage.

The main access spine connecting the suburb to surrounding areas is Victoria Road which, as discussed in earlier chapters of this report, acts as a barrier limiting pedestrian movements and retail opportunities along the main street. The character the town centre is dominated by heavy traffic flow and large trucks.

Across Sydney, other town centres share similar circumstances where town centres are intersected by major roads. However, where other local centres like Narrabeen, Dee Why or Double Bay typically provide walkable retail areas off the main arterial road, Gladesville does not currently have a neighbourhood node or high street destination sheltered from the busy road.

Gladesville is characterised by its village-like qualities, concentrated around the GVC which provides a supermarket and a limited selection of ancillary retail.

The centre is outdated with no pedestrian amenity or public domain ambience.

A few local cafés, such as the one fronting the Cowell Street car park, provide isolated opportunities for outdoor seating however, the Gladesville currently lacks an activated outdoor area with retail, cafés and outdoor dining.

As discussed in later chapters of this report, this observation has informed the vision for Block 4.

Residential neighbourhoods within the eastern portion of the suburb largely consist of single dwellings with a scattered residential flat buildings and multi dwelling typologies presenting to residential streets.

The western part of Gladesville (City of Ryde LGA) provides a greater variety of dwelling typologies with higher density development presenting to Victoria Road.

Henley Park to the south of Gladesville also includes a greater presence of apartment and manor house typologies.

Access to the shopping centre is through the car park area fronting Cowell Street, or through the small arcade from Victoria Road.

Along the eastern edge of Victoria Road, a consistent two storey street wall with traditional shopfronts define the main street along, returning along side streets.

The heritage buildings provide a fine grained character to the street frontages throughout the village centre. Brick façades are common throughout the centre with some contemporary developments adopting the use of brick to reflect this.



Figure 23. Location Map indicating the pedestrian view locations.

Most taller new developments include a two storey street wall with upper levels set back so the streetwall reads as a continuous form.

Footpaths are relatively narrow with opportunities for respite on side streets and rear lanes, however existing laneways are not activated with public facing retail or commercial uses.











DRAFT

5.6 Local Destinations

The suburb of Gladesville benefits from a number of local community and health facilities including:

- Gladesville Public School
- Gladesville Hospital
- Gladesville Library
- Fire and Rescue NSW / Fire station
- Grand Adventures Family Day Care
- Little Zak's Academy Gladesville
- Gladesville Shopping Village
- Sydney Bible Presbyterian Church
- Anglican Christ Church Gladesville
- Glades Hill Presbyterian Church
- Gladesville RSL & Community Club
- Glades Bay
- Trim Place
- Coulter Lane
- Bill Mitchell Park
- Riverglade Reserve
- Banjo Paterson Park

While the centre benefits from a range of local destinations, these are distributed across both sides of Victoria Road. Limited pedestrian connectivity across Victoria Road means that despite the proximity of destinations, the centre is perceived as fragmented.

Within the eastern side of Gladesville, local destinations include the GSV which services the retail needs of locals. Currently the retail activation offered within the GSV site is largely internalised with most interfaces being service areas and blank wall conditions.

Context analysis indicates that Trim Place and Gladesville Public School functions as the main community anchors, supporting pedestrian activation and a sense of community. Both locations are located west of Victoria Road. The proximity and visual connectivity between the two destinations contributes to a vibrant and active public place in this area.

The consolidated area within Block 4 offers a unique opportunity to strengthen the retail activation within the village and provide a pedestrian focal point is screened from Victoria Road, and capable of providing public access to high amenity urban areas.

Local destinations in Gladesville are indicated in **Figure 24.**

5.7 Public Parking

According to the transport Impact Assessment (by Bitzios Consulting), the Council-owned car park fronting Cowell Street includes 40 car parking spaces with 3-hour off-street car parking which has been observed to have a high occupancy.

Other off-street car parking opportunities in the area include:

- John Wilson Car Parking on Pittwater Road
- City of Ryde car Parking on Coulter Street
- Peel park Car Park on Morrison Road
- Riverglade Reserve Parkingon Manning Road



Key

1. Gladesville Public School
2. Gladesville Library
3. Trim Place
4. Gladesville Shopping Village
5. Little Zak's Academy Gladesville
6. Anglican Christ Church Gladesville
7. Gladesville RSL & Community Club
8. Coulter Lane
9. Gladesville Fire Station
10. Council's car park
11. City of Ryde car Parking on Coulter Street
12. Australia Post

Key

- Educational uses
- Carpark
- Supermarket
- Public park
- Places of worship
- Retail activation

Figure 24. Diagram indicating location of local destinations.

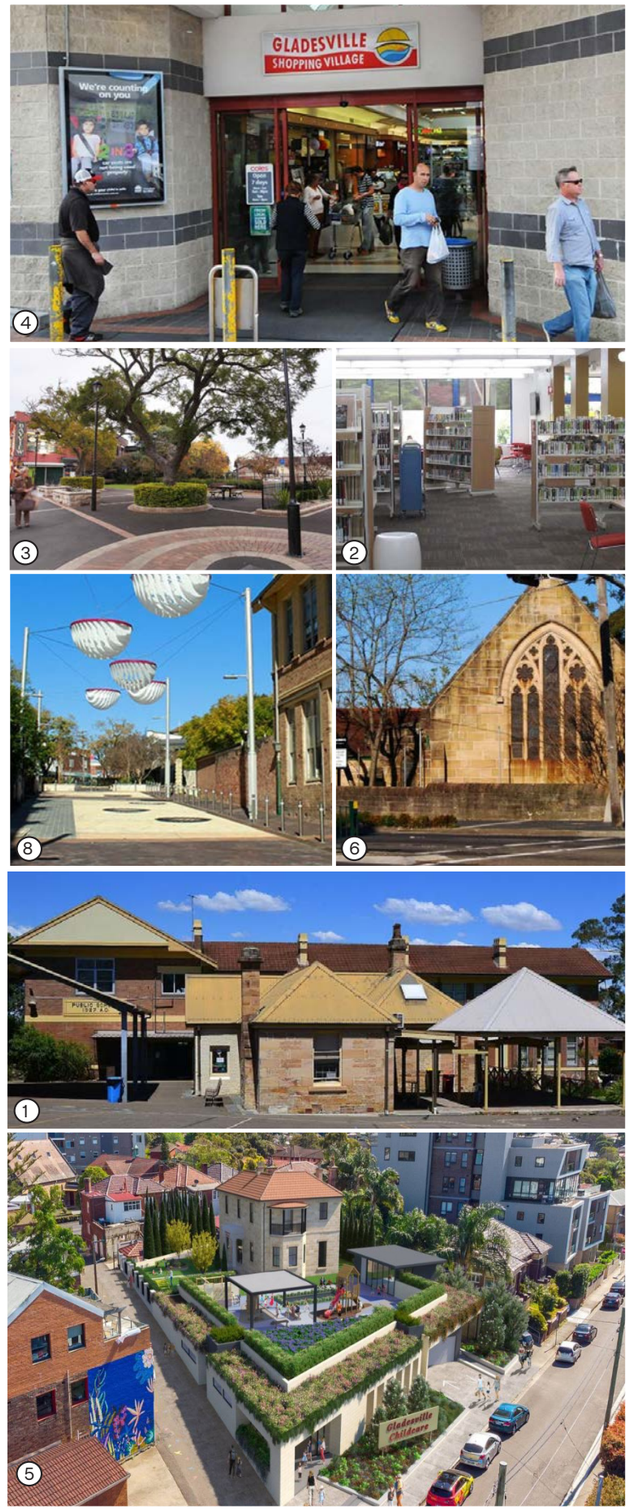


Figure 25. Local destinations.

DRAFT

5.8 Existing Development Scale

As part of the context investigations, the scale of existing development along Victoria Road as well as within, and around Block 4 was considered.

Height clusters are generally concentrated near intersections along the western side of Victoria Road, or within urban blocks located behind Victoria Road.

Taller forms are concentrated within the town centre, ranging from 5-10 storeys however, the predominant development scale along Victoria Road is 2 storeys. The predominant scale within residential areas surrounding the town centre is 1-2 storey.

Along the eastern side of Victoria Road (Hunters Hill LGA), taller forms present as isolated examples of infill development within the traditional shop frontages. A continuous 2 storey presentation defines the eastern edge of Victoria Road with a few examples of 5 storey forms recessed above the streetwall.

Along the western side of Victoria Road (Ryde LGA), taller forms are concentrated in 'clusters' near key intersections, announcing the southern and northern ends of the commercial core.

North of Cowell Street, the streetscape fronting Victoria Road presents with a diversity of built form and varied architectural styles. 2-3 storey traditional shop front development presents to the eastern side of Victoria Road, whereas examples of taller and more contemporary development is visible west of Victoria Road.

One contemporary 5 storey development fronts the eastern side of Victoria Road. The taller component is recessed behind the 2 storey streetwall element which aligns with the general scale of existing development.

It is understood that a number of other active development approvals exists for sites fronting the eastern side of Victoria Road. The approvals are understood to be of a similar scale as the 5 building.









Figure 26. Key map with existing development scale demonstrated in photographs and height map.

DRAFT

5.9 Emerging Scale

One of the local characteristics of Gladesville is the visual presence of contemporary buildings in proximity to traditional development.

Mixed use development up to 7 storeys front the western side of Victoria Road within Ryde LGA.

Several of the taller building forms present as continuous forms without a podium element forming the 'base' of the building.

Besides the height clusters concentrated within the commercial core along the main road corridor, existing development of 5-10 storeys is visible in areas immediately adjacent to residential areas near to, or outside, the mixed use area.

As shown in the photographs in **Figure 27**, part of Gladesville's emerging character is the presence of taller forms terminating view lines from pedestrian vantage points.





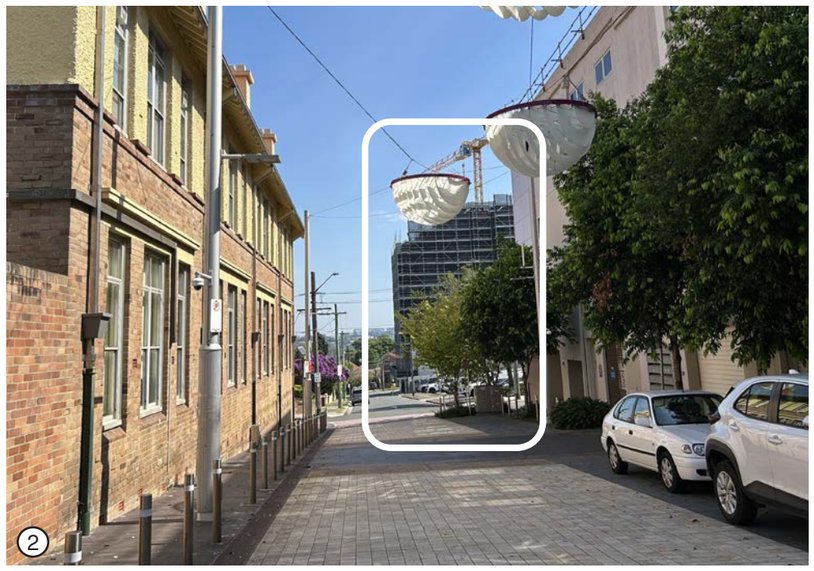




Figure 27. Pedestrian view lines terminating in taller building forms.

DRAFT

5.10 Development Grain & Historic Fabric

Historic fabric and traditional shop front typologies contribute to the character and identity of Gladesville as a whole.

As part of the urban design analysis, the existing development grain was examined to understand how contemporary development and larger footprint built forms co-exist within the historic, and evolving subdivision pattern.

Within the commercial core area of Gladesville, narrow lot proportions and historic building fabric with elaborate fenestration and ornate brick details, contribute to the textured nature of the local streetscapes. Other elements emphasise the thematic subdivision pattern such as mature trees, sandstone walls, kerbs and the lot alignments.

Residential areas include traditional Bungalow typologies along with a diverse range of contemporary residential typologies including multi dwellings, residential flat buildings and terrace house. Larger footprint built forms are located east and west of Victoria Road.

The GSV Site presents extensive blank wall areas along Flagstaff Street as indicated in **Figure 26**.

Typical lot widths in proximity of Block 4 vary as follows:

- Victoria Road - Approximately 5m-13m
- Cowell Street - Approximately 15m-23m
- Massey Street - Approximately 6m-23m
- Flagstaff Street - Approximately 13m-81m

An extract of the grain analysis is included in **Figure 28**

Gladesville includes a large quantum of heritage listed items along with several Heritage Conservation Areas within both Hunters Hill and City of Ryde LGAs. Heritage items and conservation fabric contributes to the grain and visual diversity of areas like Gladesville.

Block 4 includes 2 locally listed items including:

- 10 Cowell Street (Item I514, Lot 1, DP 952446). The property is located at the south eastern corner of Block 4. Under HHLEP (Part 1), the item is listed as "House, including pressed metal linings on walls and ceilings but excluding the curtilage"
- 219 Victoria Road (Item I488, Lot B, DP 185405). The property fronts Victoria Road within the western portion of Block 4. Under HHLEP (Part 1), the item is listed as "Bank"
- Other heritage listed and contributory items are located along Victoria Road, some of which define prominent corners.

As part of the 2021 Block Study (by GMU), it is understood that Council resolved to remove the existing fabric at No 10 Cowell Street and to reinterpret the existing listed fabric at No 219 Victoria Road. It is noted that an existing approval for a 5 storey mixed use development exists on No 219 Victoria Road.

Gyde was instructed by Council to assume a similar strategy for the heritage listed fabric as intended by the 2021 Block Study. That is No 10 Cowell Street is proposed to be demolished to form part of the new low scale podium, and contributory components of the former Commonwealth Bank building are retained.

A Heritage Impact Statement by DFP Planning Consultants has been prepared as supports this document and Council's Planning Proposal.



Figure 28. A range of residential typologies are present in and around Gladesville.

DRAFT

5.11 Larger Building Footprints

Larger footprint buildings are generally concentrated within, and in proximity to, the town centre where smaller lots have been assembled to enable redevelopment.

The GSV site within Block 4 provides the largest building footprint within the subject site, presenting continuous blank walls to Flagstaff Street along the eastern site edge as indicated in **Figure 29**.

Future redevelopment of the GSV Site presents an opportunity to modulate streetwalls and tower elements to complement the existing development pattern.

Large scale building footprints with uninterrupted spans are generally required for supermarket uses. The sloping terrain of the Block 4 site presents an opportunity to accommodate a supermarket below the level of a new retail plaza, which will vacate a portion of the ground plane allowing for publicly accessible open space and retail activation.

While supermarkets generally serve as retail anchors, they generally offer limited engagement with pedestrian areas which has been considered as part of the opportunities available for the area.

The local community's desire for an updated shopping experience has informed ongoing master planning work undertaken by Council since 2020. The urban analysis indicates that large footprint buildings are currently concentrated on the western side of Victoria Road. A limited number of consolidated sites present on the western side of Victoria Road (Hunters Hill) which is why the Block 4 provides the best opportunity to stimulate change and renewal within the centre.

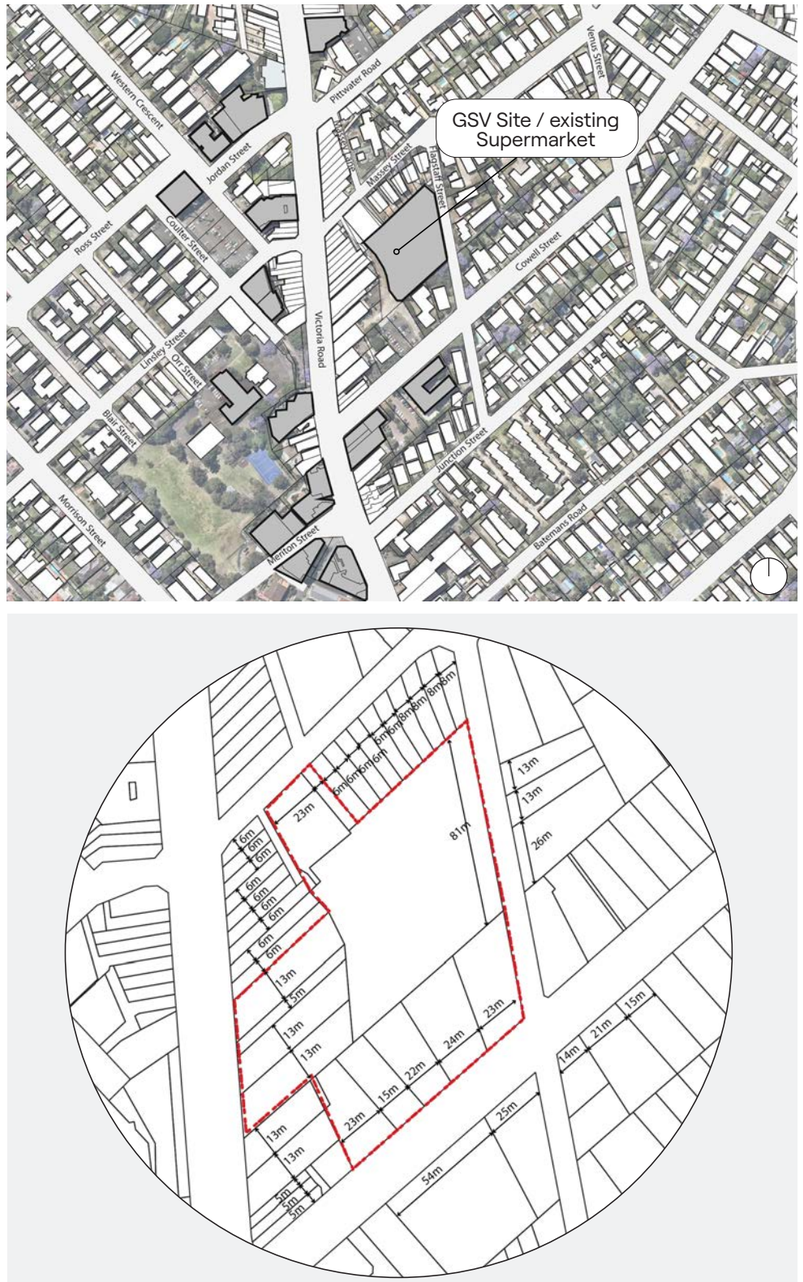








Figure 29. Building footprint analysis. (Top) Larger footprint buildings are highlighted in grey. (Bottom) Extract of analysis demonstrating the fine grain of the existing development pattern. (Left) Larger footprint buildings in the area.

DRAFT

5.12 Pedestrian Movements and Laneway Connections

Laneways and pedestrian links provide for great urban spaces which enhance opportunities for active transport and increased foot traffic.

Well designed laneways encourage activation and increased passive surveillance. Incorporating dynamic elements such as light, sound or public art can promote a sense of curiosity and delight.

Gladesville includes a number of pedestrian links however, the visual and spatial qualities of existing links and arcades are limited and poor visual amenity impacts on opportunities for retail activation. Photographic examples are provided in **Figure 30**.

The site represents great opportunities for linkages and movements. It is a significant advantages of this part of Gladesville Town Centre and Block 4. The opportunity to activate these spaces is a key urban design outcome being sought.

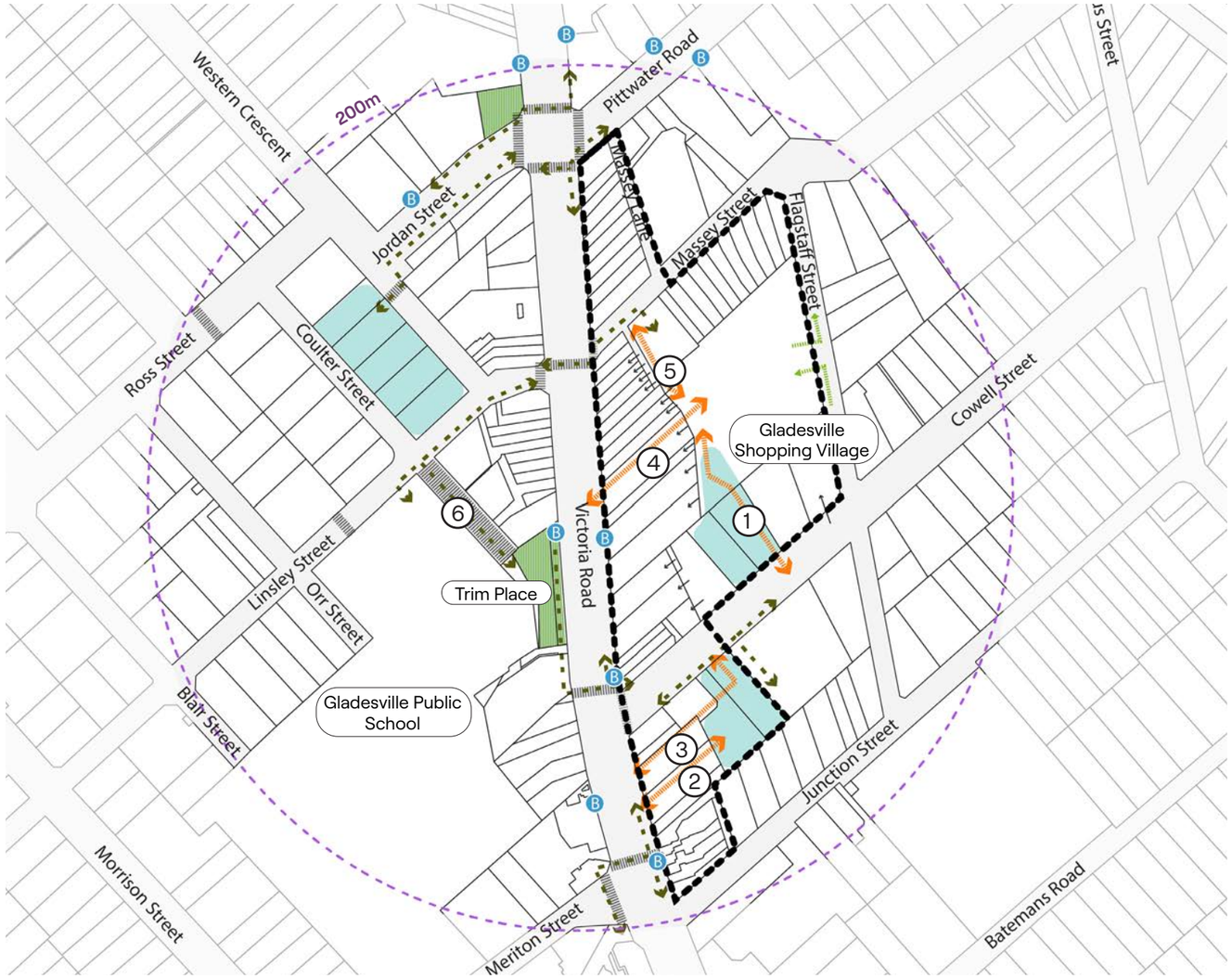
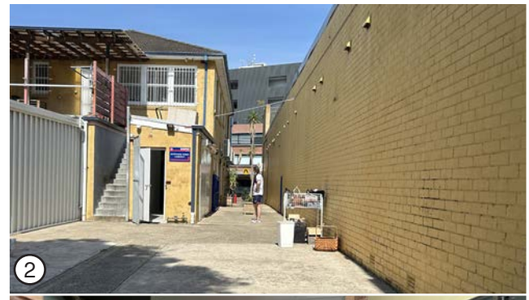
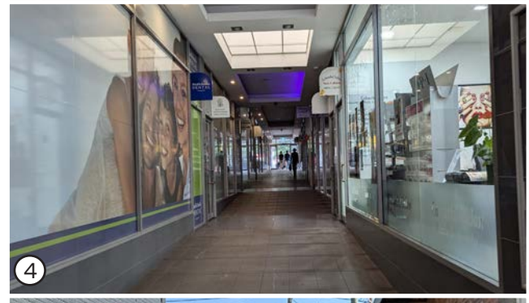


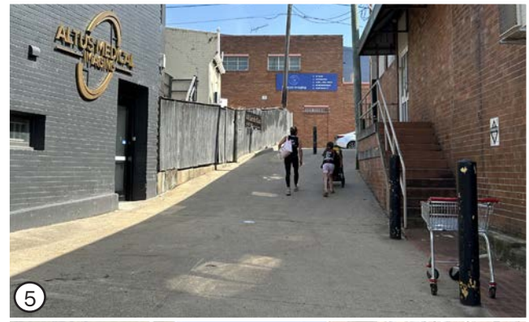
Figure 30. Analysis of existing laneway networks.

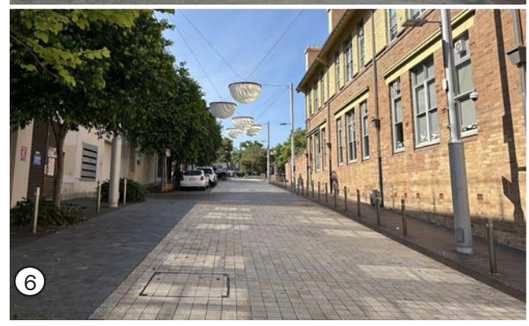












DRAFT

6 Site Investigations

6.1 Block 4 Characteristics and Amenity

The Site is currently occupied by existing structures including:

- **Massey Street:** A single storey retail shop fronting Massey Street and a Right of Way (RoW).
- **Massey Street and Flagstaff Street:** A single level shopping centre, on grade parking.
- **Cowell Street:** A two storey single dwelling, an asphalt sealed car park, a 2 storey residential flat building consisting of 6 strata titled apartments and a Single storey cottage occupied by commercial premises.
- **Victoria Road:** Australia Post office building, 2 storey former bank building, single storey shopfront building, 2 storey multi-tenanted arcade with several vacant shops.

Block 4 is accessed from the north via Massey Lane, or via the on-grade car park area fronting the northern side of Cowell Street.

The area located behind Victoria Road has very limited amenity and is dominated by on-grade car park areas and blank wall exposure. They currently have no retail activation and no passive surveillance, with outlook to service areas and 'back-of-house' facilities of lots fronting Victoria Road.

Landscape amenity on site is also currently very limited with no soft landscaping within the shopping centre area site or within lots fronting Victoria Road.

Examples of the limited visual amenity are included in **Figure 31**.

6.2 An Opportunity Site

The LSPS identifies specific renewal opportunities for Gladesville.

The Statement nominates the following:

> ***The focal point of the Centre will be a renewed Gladesville Shopping Centre and public spaces between Massey Street and Cowell Street. The redevelopment of the shopping centre with increased commercial space and residential apartments in well-designed buildings will be the catalyst for renewal, place-making and urban design outcomes throughout the broader Gladesville centre.***

The LSPS confirms that redevelopment of lands in the Gladesville Local Centre is a logical locations for any new housing targets, where mixed use zoned lands can be incorporated into the land supply mix as there are no suitable other lands for redevelopment.

The LSPS acknowledges that GSV site has the potential to become a catalyst for renewal, noting the Gladesville Shopping Village is located behind the Victoria Road shopping strip which presents a hostile environment with limited pedestrian amenity. That is, the GSV site forms an important part of the Block 4 area.

Further, the LSPS identifies that there is little opportunity to provide new public open space for any population increase in the LGA, resulting from new development.

The Statement proceeds to confirm the need to ensure all local public open spaces and recreational opportunities are optimised, including accessibility private recreational facilities through shared use management arrangements and exploring innovative ways to optimise usage.

Block 4 encompasses a large consolidated area which presents an opportunity to contribute to the suite of publicly accessible urban areas within Gladesville Town Centre. The area nominated as Block 4 presents a unique opportunity to generate renewal by becoming the new focal point of the village, offering contemporary high-amenity public areas sheltered from the noisy environment along Victoria Road.

Including Nos 217, 219 and 223-227 Victoria Road in Block 4 offers opportunities for the future open space network to link to Victoria Road and contribute to broader improvements to pedestrian permeability and the walkability of the area.

A consolidated site area (Block 4) enables a visual connection to Trim Place to occur, strengthening the cohesiveness and neighbourhood identity of Gladesville. It also provides opportunity for strengthening the landscape character of the town centre by introducing soft landscaping and canopy trees to enhance visual amenity.

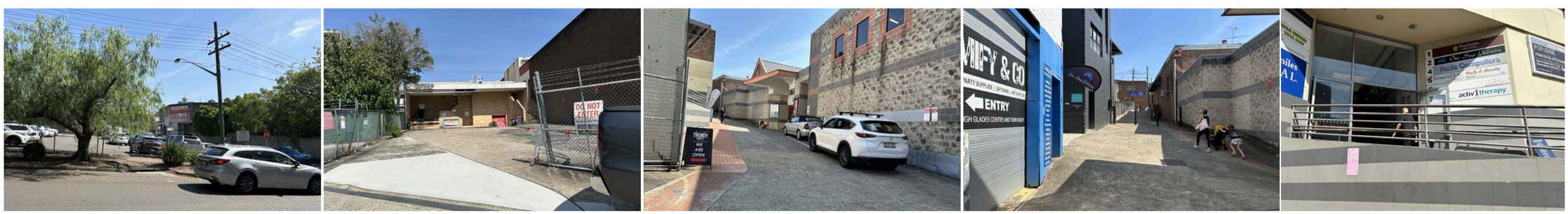


Figure 31. Poor visual amenity defines the existing pedestrian areas within the GSV Site.

DRAFT

6.3 Key Constraints

The following key elements that may be considered constraints or challenges for the site have been taken into account as part of the urban design analysis and master plan:

- Sloping topography.
- Intense traffic volumes and a hostile environment along Victoria Road.
- Poor pedestrian connectivity.
- Loading/ servicing and parking access not able to be provided from Victoria Road.
- Heritage listed buildings and conservation areas within and near the Site.
- Interface with fine-grained and low-scale residential buildings to the north.
- Interface with the existing residential dwellings on Massey Street immediately adjacent to the Site.
- Vehicular movements along Flagstaff Street.
- Lack of soft landscaping and open space amenity within the site and along site edges.
- Lack of street trees along Flagstaff Street and Massey Street.
- Limited pedestrian accessibility to the shopping centre.
- Poor way finding and convoluted pedestrian connectivity across the block.
- Limited passive surveillance.
- Potential overshadowing to the areas to the south.
- Visual exposure to the south and east due to the sloping topography.
- Loading and vehicular access restricted along Flagstaff Street.
- Potential for blank wall exposure to Flagstaff Street.
- Large site area requiring some (but limited) amalgamation.

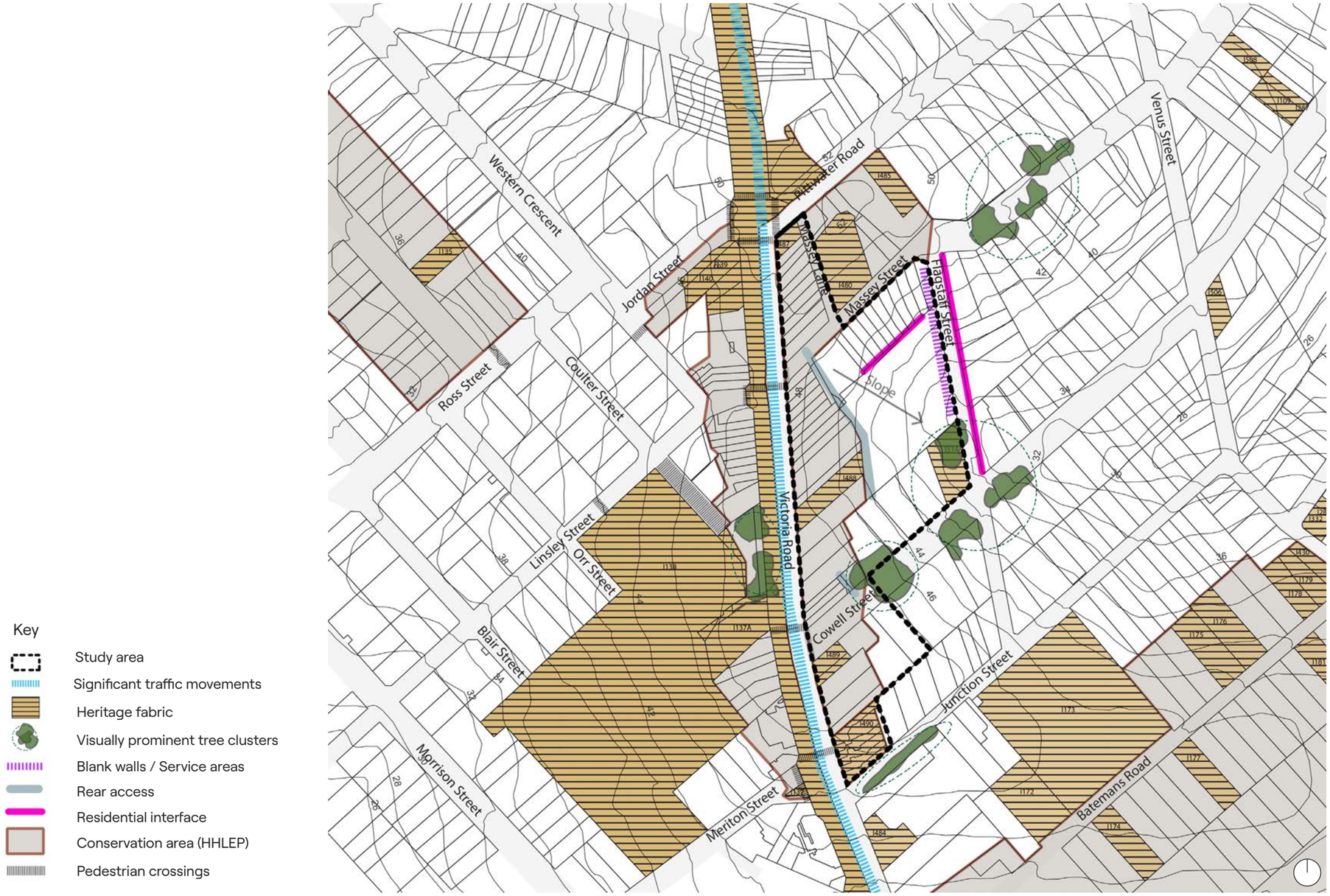


Figure 32. Constraints analysis.

6.4 Site Opportunities

The site has a number of positive attributes that have been considered in the urban design analysis.

The following has been identified to present as an opportunity for the site:

- Large mainly consolidated site with capacity to accommodate a supermarket.
- Within walking distance of the key community destinations and recreational areas.
- Sloping topography creates an opportunity for the supermarket to be provided below a new plaza.
- Increased retail activation and improved engagement with pedestrian areas.
- An existing network of laneways that can be revitalised to improve amenity.
- Improved pedestrian links, visual connectivity and open space amenity.
- Improved landscaping and place making opportunities including landscaped areas that can allow for linking to existing tree clusters. .
- Improved pedestrian access to the GSV site.
- Enable visual connections to Trim Place.
- Improved vehicular and loading access to properties fronting Victoria Road.
- Reduce blank wall presentation to Flagstaff Street.
- Responding to existing fine grain lot subdivision pattern.
- Providing a nuanced height response tailored to the conservation area.
- Recessing taller forms from low scale residential areas.

The analysis is summarised in **Figure 33**.



Figure 33. Opportunities analysis.

DRAFT

7 Site Vision and Design Principles

7.1 Vision for Block 4

The vision statement is one that combines the information shared with the community in 2021 and the desired outcomes for Block 4.

The Block Studies shared with the community in 2021 presented alternative massing strategies developed for the site.

Following the 2021 exhibition period, "Block Study Option 1" was nominated by Council as the preferred option. It is understood that the preferred option provided approximately 4,300sqm publicly accessible open space.

The updated vision for Block 4 seeks to maximise the open space provisions for Block 4.

A lively, engaging location

A place to eat, drink, play, relax, socialise and shop

A memorable place for locals and visitors

A vibrant and active location

A green and landscaped urban plaza with connected and shared spaces

A place to live and a place to play

Delightful places with light and shade

A location for daytime and evening destinations

DRAFT

7.2 Design Principles

As part of the urban design analysis, and building off the principles established in the 2021 Block Study by GMU, the following Master Plan Design Principles have been established. These are in addition to the previously agreed, exhibited Design Principles:

- Provide a contemporary high-quality mixed use development which will accommodate a new supermarket and ancillary retail offerings.
- Provide activated open space areas as a new 'heart' of Gladesville Village where sunlit and sheltered places offer outdoor seating opportunities away from Victoria Road.
- Design to address consolidated site outcomes and promote genuine urban renewal.
- Ensure building envelopes which will deliver slender tower proportions that are orientated to minimise overshadowing.
- Provide a defined solar corridor between tower forms to avoid 'bulky proportions' and overbearing bulk.
- Orientate taller forms to minimise visual interference to public domain vantage points.
- Improve site permeability through the provision of additional pedestrian links and share way zones.
- Provide improved connectivity between the public domain and the bus stops.
- Provide increased activation to site edges and to new pedestrian areas within the Site.
- Improve the landscape treatment to the eastern and southern streetscapes and share way.
- Improve the vehicular access, loading and car parking arrangement and minimise adverse visual impacts to pedestrian areas.
- Provide a lower scale streetwall height to Flagstaff Street responding to the existing lower scale context.
- Consider that the Low-to-mid rise housing reforms may change the likely future development scale within areas to the east.
- Location of the taller form taking into consideration the impacts from potential additional overshadowing.
- Ensure increased activation to site edges and to new pedestrian areas within the Site.
- Provide a planning framework to enable economically feasible development outcomes and ensure renewal and high quality public domain amenity.

These key urban design principles guiding the site layout are summarised in **Figure 34**.

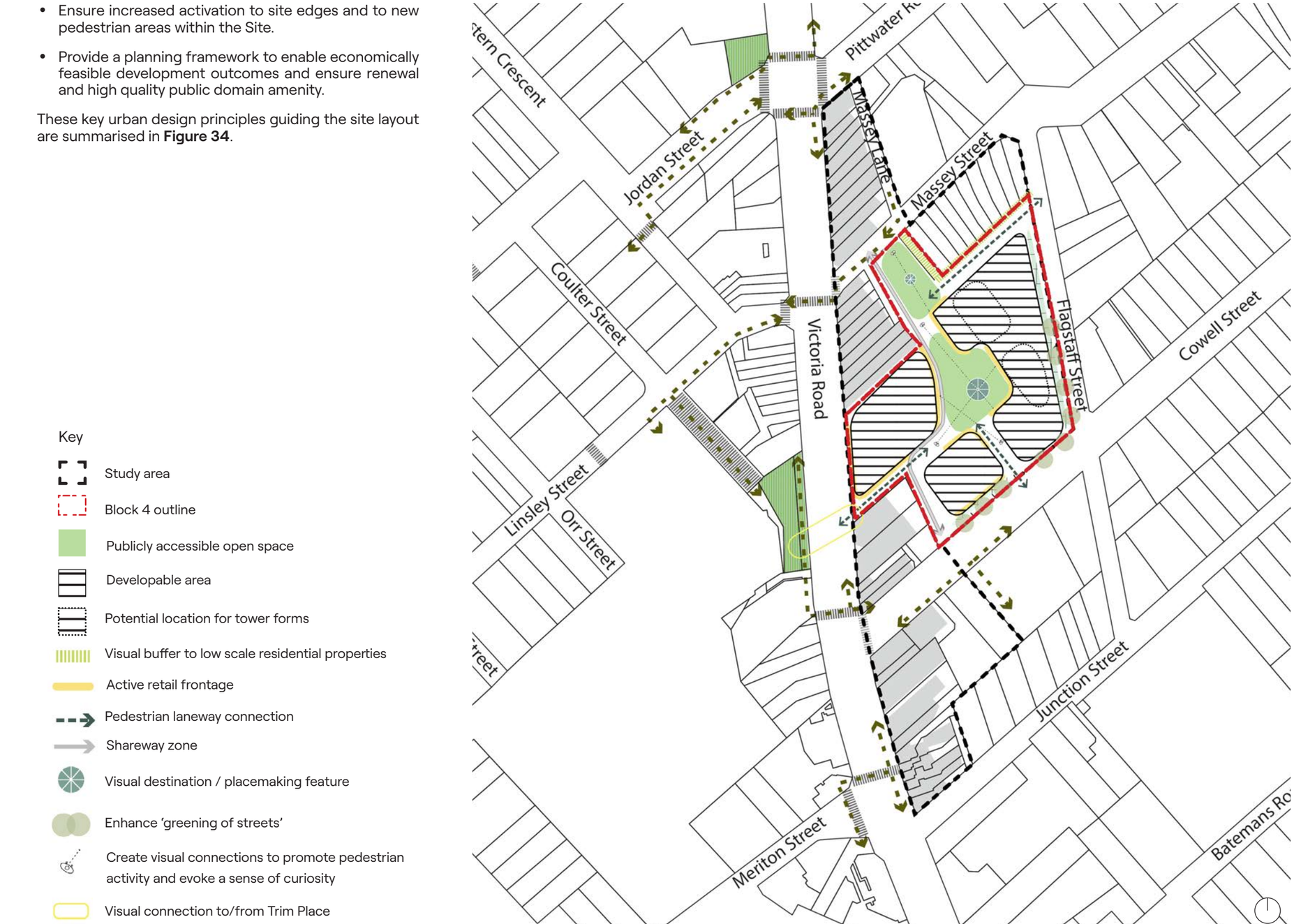


Figure 34. Urban Design Principles.

DRAFT

8 Technical Studies

8.1 Economic Advice

Economic feasibility is critical if the desired outcome of the master plan is renewal and redevelopment.

When Council sought input from DPHI through the Scoping Report, a recommendation was to ensure a feasibility assessment be undertaken, taking into account current market conditions.

This advice has been taken into account in determining suitable FSRs for Block 4. It informed the design evolutions considered in Part D of this report.

Based on guidance from DPHI, Council commissioned Hill PDA to consider and update the feasibility assessment informing the 2021 Block Study, based on current market conditions.

In summary, Hill PDA's advice dated February 2025, concludes that recent significant changes to market conditions include the introduction of new infrastructure charges, such as the Housing and Productivity Contribution along with broader shifts in the property market.

Changes to the economic climate have contributed to challenges, including:

- Significant increases in project costs in the order of 30%, including factors such as construction materials, labour, finance/interest rates, and land costs
- Rising project risks, particularly in areas like procurement and market uncertainties, which have further complicated feasibility.
- End sale values of apartments have been relatively flat, and pre-sales have slowed considerably largely as a result of rising interest rates amongst other factors.

Hill PDA further concludes that while development feasibility is unlikely to be as strong as prior to 2020, it is expected to improve in the next few years from 2024.

Economic modelling suggests that if project costs stay the same and apartment sale values rise by 5%, redevelopment of Block 4 to an FSR of 4:1 may become feasible.

The economic model is summarised as "Option 2" in Chapter 4.1.2 of Hill PDAs report includes 5,000sqm (GLA) Retail uses and approximately 522 dwellings. .

Hill PDA identifies several areas where costs can be reduced and overall feasibility can be improved. These include:

- Relaxing the standards for visitor spaces which adds significantly to project cost.
- Increase the height and FSR to around 4:1 subject to a satisfactory urban design outcome.
- Allow flexibility to enable alternative designs with fewer or alternative acquisition of adjoining properties.

Based on Hill PDAs advice, it is understood that Blocks 1-3 are not currently feasible to redevelop.

The above feasibility advice has been considered by Council and incorporated into urban design and envelope testing. At all times during the built form testing, the need for floor space has been balanced by the desire for quality urban design as they were shared with the community in 2021.

8.2 Traffic and Transport

Bitzios Consulting (Bitzios) was commissioned by Council to prepare a Transport Impact Assessment (TIA) to input into the built form testing and updated master plan. This report also provides advice relating to the transport constraints and opportunities.

Bitzios' assessment dated March 2025, considers all modes of transport to, from and through the area, including how alternative transport modes can be catered and encouraged.

Key considerations include private vehicle, bus, taxi / rideshare, walking and cycling, and the provision of parking. Bitzios' key findings and recommendations are summarised below:

- **Encourage mode shift** within the future development to support quality of life for existing and future local residents and to reduce the impact of development on local congestion by reducing the vehicle trips generated and requirements to supply parking.
- Adopt car parking rates in Council's DCP, with the following changes:
  - Reduce residential visitors parking rates within mixed-use developments to 1 per 10 units as demand can be accommodated within the retail parking supply
  - Unbundle 20% of residential car parking within the development to enable separate purchase or rental to units) to provide a 20% car parking reduction.
  - Up to 5% of the required parking supply can be provided as motorcycle parking, with two motorcycle spaces offsetting one car space.
  - Each carshare parking space provided offsets 5 residential parking spaces
  - Provide bicycle parking at the rates identified by Austroads and in accordance with AS2890.3 and Austroads Guidelines
  - Restrict off-street parking on Flagstaff Street and Junction Street to 1 hour to encourage turnover and availability of spaces

With Council's DCP Parking Rates and Adopted Travel Demand Measures, Bitzios' anticipates that the intended development outcome on the site would generate a total of 565 trips in the AM peak and 829 trips in the PM peak.

This is expected to have impacts on the Victoria Road / Cowell Street intersection, particularly the right turn into Cowell Street, however impact mitigation measures, such as turn pocket extensions or lane reallocations could also be considered and be a part of future investigations.

Bitzios recommends for the laneway internal to the existing Gladesville Shopping Village from Cowell Street to Massey Street, that service vehicle access is restricted to 6am-10am only, with hours outside of this time for exclusively pedestrians and bicycle users. The laneway should be provided with attractive features such as landscaping, street furniture and embellishments to support a vibrant public domain

Based on the above, there are no unmanageable transport related matters that would prevent implemenation of the master plan subject to "reasonable and relevant conditions" at appropriate stages of the planning process.

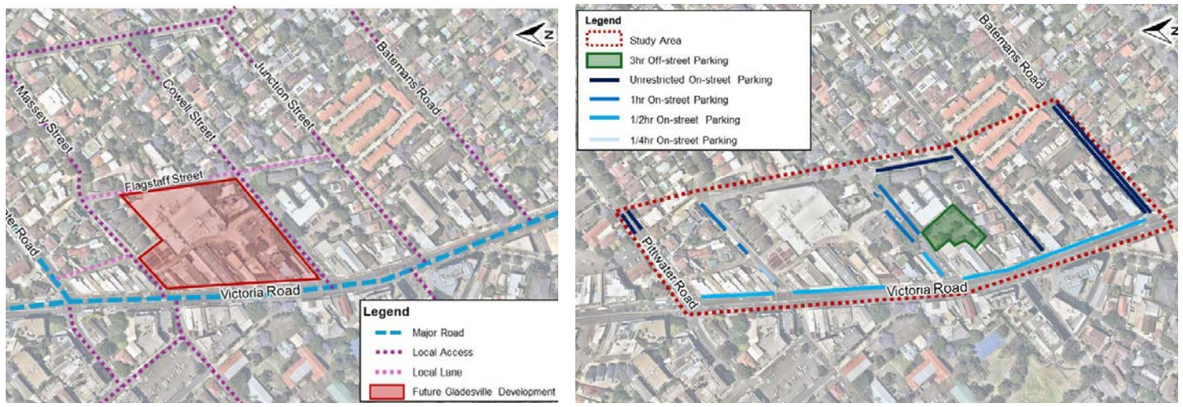


Figure 35. (Left) Diagram indicating the local road network hierarchy (Source: Bitzios)
Figure 36. (Right) Diagram indicating council controlled on-street and off-street parking (Source: Bitzios).

DRAFT

8.3 Heritage

DFP was engaged by Council to undertake heritage investigations to inform the built form study and Master Plan.

In the Statement of Heritage Impacts (March 2025), DFP has given consideration to the built form outcomes proposed by this Master Plan in relation to impacts on heritage items and a heritage conservation area within, and adjacent to, the study area.

Heritage advice considers the impacts of proposed built form changes against the assessed heritage significance providing and, where appropriate, makes recommendations for measures to mitigate impacts.

In particular, the Statement of Heritage Impacts considers the following heritage matters:

1. **Item I514 House, including pressed metal linings on walls and ceiling but excluding the curtilage – 10 Cowell Street, Gladesville.**

In relation to this heritage items within the site DFP recommends:

- Retention of heritage item I514 would severely inhibit good planning and urban design outcomes on Block 4. The statement of significance focusses on its technical and aesthetic values.

DFP recommends archival record of the item by measured drawings and photography in accordance with NSW Heritage Guidelines and to use this information to interpret its significance in a publicly accessible location within the future development.

Based on the above, urban design testing has assumed the future removal of this building.

2. **Item I488 Former Commonwealth Bank – 219 Victoria Road, Gladesville**

DFP advises that a 2017 development application for the former Commonwealth Bank at 219 Victoria Road Gladesville was refused by Council.

The application would have removed most of the building leaving only the façade. The application has not been implemented and its status is not known.

DFP notes that there is an opportunity to retain the part of the building that has heritage significance in a future development that consolidates sites and places height and density uplifts on parts that are not of heritage significance, provided the impact on the building's visual curtilage is carefully handled.

DFP recommends retaining the part of the of the former bank building that has heritage significance.

DFP recommends any future development within the site area of the retained building be excluded from increased height and density standards that would raise development expectations for this item. DFP advises that the Item's inclusion in a larger consolidated site should be actively encouraged.

DFP recommends that a detailed assessment of the significance of the exterior and interior components and spatial qualities be undertaken as part of any future development. DFP advises that changes should be confined to areas of low or no significance. Façade restoration/reconstruction is strongly encouraged as part of any future development proposal, based on historical photographs. This includes removal of the ground floor awning to the street front of the building.

The built form modelling gas adopted the approach recommended by DFP. Design testing has assumed retention of this building and distributed floorspace to other more suitable parts of the site.

In addition, a site-specific DCP that is prepared as part of a future Planning Proposal will include details to provide guidance for the proportions and modulation of built forms to minimise impacts on his heritage item.



Figure 37. Photograph of I488 fronting Victoria Road.

3. **Hunters Hill Conservation Area No 3 – Gladesville Village**

Part of the Site is within 'Hunters Hill Conservation Area No.3 Gladesville Village,' (HCA 3) as listed under Hunters Hill LEP. 2012

DFP undertook a site inspection and a visual assessment by site survey on 31 January 2025 to consider the likely effects of any proposed changes to FSR and building height standards.

DFP notes that contributory buildings within HCA 3 have a common built form of two-storeys with a high parapet and an awning. Generally, the façades below awning level have been altered eradicating original features.

To address this concern, a site-specific DCP prepared as part of a future Planning Proposal will include details to provide guidance for the proportions and modulation of built forms to minimise impacts to the Heritage Conservation Area.

DRAFT

Part D: Design Evolution

D

9 Massing Strategies

9.1 Strategies Explored

Based on the updated feasibility study prepared by Hill PDA it was agreed to test opportunities to adjust the 2021 Block Study FSR to accommodate an increased FSR to 4:1 as nominated in Hill PDA's study.

This chapter outlines a series of amended massing strategies tested to examine the capacity for increasing the floor space of the building envelopes envisaged by the 2021 Block Study (by GMU).

Each of the massing options explore strategies for expanding the building envelopes to accommodate the additional floor space whilst responding to design principles defined for the project (see Chapter 7.2).

It is noted that for the purpose of adjusting the Block Study envelopes to accommodate the additional yield, a generic 80% efficiency was applied to the Gross Building Area (GBA).

This approach is consistent with the efficiencies applied to the building envelopes in the 2021 Block Study.

The selected massing strategies presented in this report builds on a comprehensive body of 3D model testing. Using a geolocated digital model of the site and its surroundings, the 3D testing has proven a valuable tool to understand the built form and amenity outcomes associated with additional floor space being added to the preferred Block Study.

The aim of the 3D testing was to explore various options for delivering the required density within the preferred site layout while responding to site specific constraints and the public benefit offerings required to facilitate genuine renewal of the town centre.

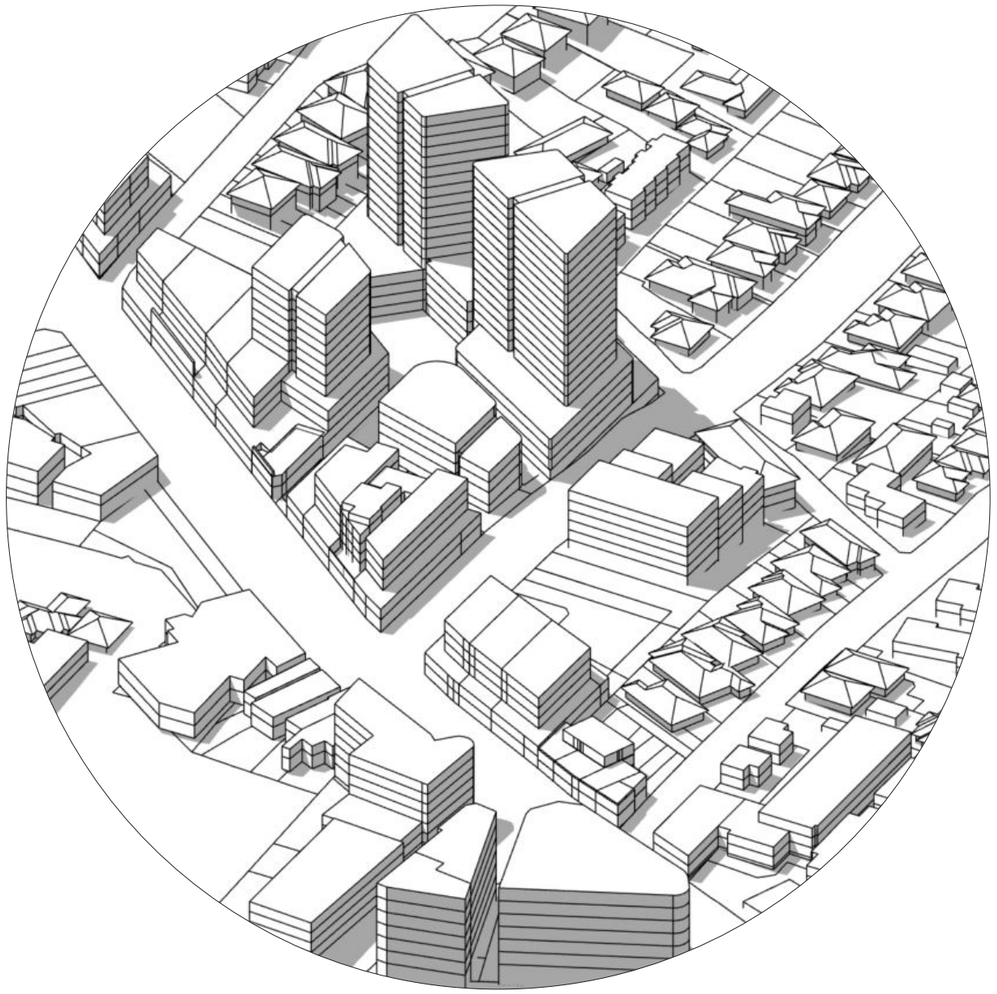
The digital 3D model includes the existing and likely future development context, taking into account recent approvals in the area, future development outcomes sought under existing local controls as well as potential outcomes sought by new state policies.

The examples included in this report illustrate the key massing strategies explored for increased floor space capacity and the key considerations behind their response to the vision for the renewal of Gladesville.

Hunters Hill Council were briefed on the selected massing options on 17 March 2025 in a workshop session.

Note:

- *A site survey has not been undertaken to confirm the site area.*
- *The 3D massing strategies were undertaken on the basis of the site area assumed by the 2021 Block Study.*
- *80% efficiency has been applied to the Gross Building Area (GBA) to calculate the Gross Floor Area (GFA).*
- *3D modelling has been undertaken based on cadastral data sourced from the NSW database.*



DRAFT

9.1.1 2021 Block Study

To assist with the testing of floor space increases and to facilitate comparison between outcomes a 3D digital massing model was developed inclusive of a yield table. For comparison, a digital massing model of the 2021 Option 1 Block Study (by GMU) was prepared. Indicative yield tables of the floor space capacity were prepared to accompany the 3D model. To establish a base case on which to test the floor space increase, that is the various massing strategies, the 2021 Block Study delivered:

- Mixed use development across the area nominated as Block 4
- 3:1 FSR inclusive of 5,000sqm retail GFA
- Infill development fronting Victoria Road with built forms ranging from 2-10 storeys in heights
- Two 15 storey towers on a 1-4 storey podium are located within the eastern part of the site
- Approximately 4,300sqm publicly open space including a pedestrian link to Victoria Road

Outcome Criteria Response

To test the built form outcomes of various massing strategies, the following outcome criteria has been considered. These criteria take into account amended built form and amenity performance. Outcomes considered include:

- Built form and streetscape proportions
- Distribution of uses
- Floor plate proportions and suitability based on use
- Streetwall heights
- Open space proportions
- Existing and proposed site levels
- Active frontage opportunities
- Scale relationships to site edges
- Site access
- Solar access
- Overshadowing
- Visual connectivity
- Visual exposure

For each massing strategy key observations have been provided.

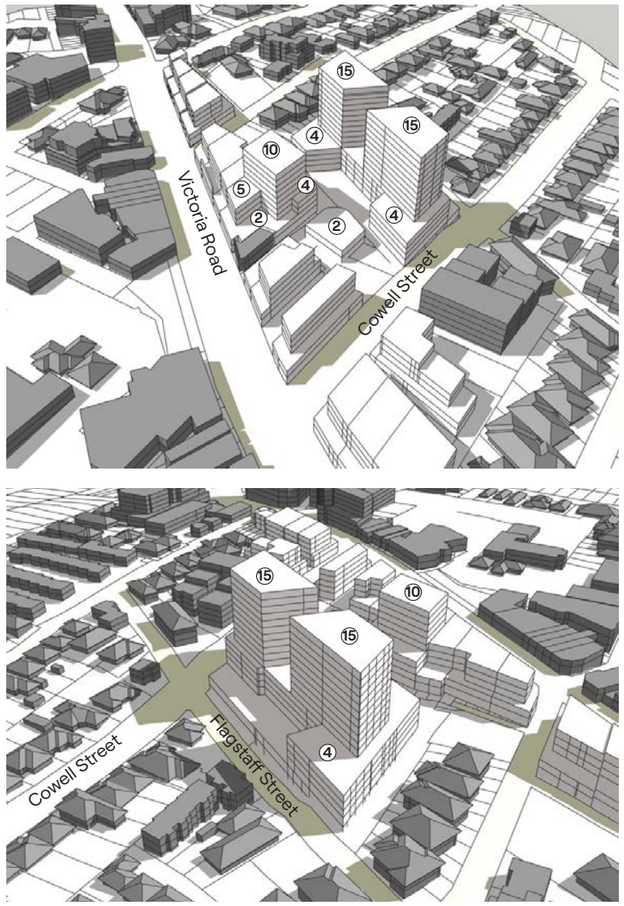




Figure 38. (Top) Plan view of Council's preferred built form option developed by GMU (2021). (Bottom) Indicative yields table 2021 Option by GMU.

Study area	Site Area(sqm)	GBA(sqm)	GFA(sqm) @ 80% efficiency	FSR	Open Space (sqm)
Block 4	13,846	52,674	42,139	3:1	4,300

Figure 39. 3D views of Council's preferred built form option developed by GMU (2021).



Figure 40. Overshadowing analysis of Council's preferred built form option developed by GMU (2021).

DRAFT

9.1.2 Massing Strategy No. 1

Massing Strategy No 1 provides the following:

- 4:1 FSR inclusive of 5,000sqm retail GFA
- Increased built form scale within the eastern portion of the site with maximum tower heights of 24 storeys
- 4,332sqm publicly accessible open space. The quantum of open space is consistent with the preferred 2021 Block Study by GMU.

Observations:

The additional floor space required to achieve 4:1 was added onto the existing towers, increasing the overall height by 9 storeys.

Outcomes

Compared to the 2021 block study, Strategy No 1 provides the following outcomes:

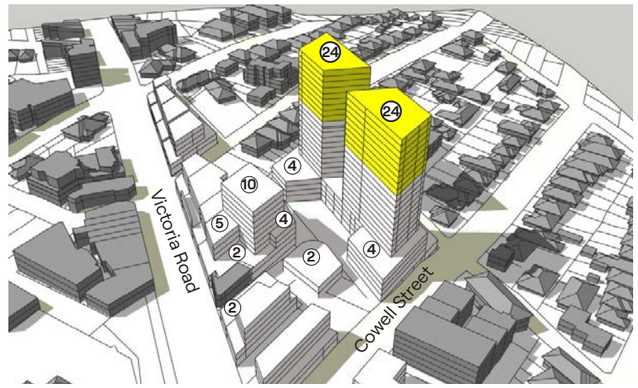
- Dominant tower scale exposed to adjoining areas near Flagstaff Street and Cowell Street
- Increased overshadowing within and outside the site
- Open space area is consistent with the 2021 Block Study
- Increased height concentrated within the eastern part of the site.



Study area	GBA(sqm)	GFA(sqm)	FSR	Open Space (sqm)
Block 4	69,072	55,258	4:1	4,332

Additional mass

Figure 41. Strategy No 1 - Plan view and indicative yield table.



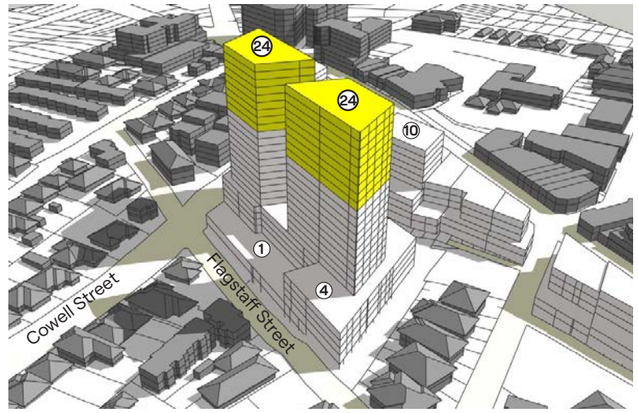


Figure 42. 3D view of Massing Strategy No 1.

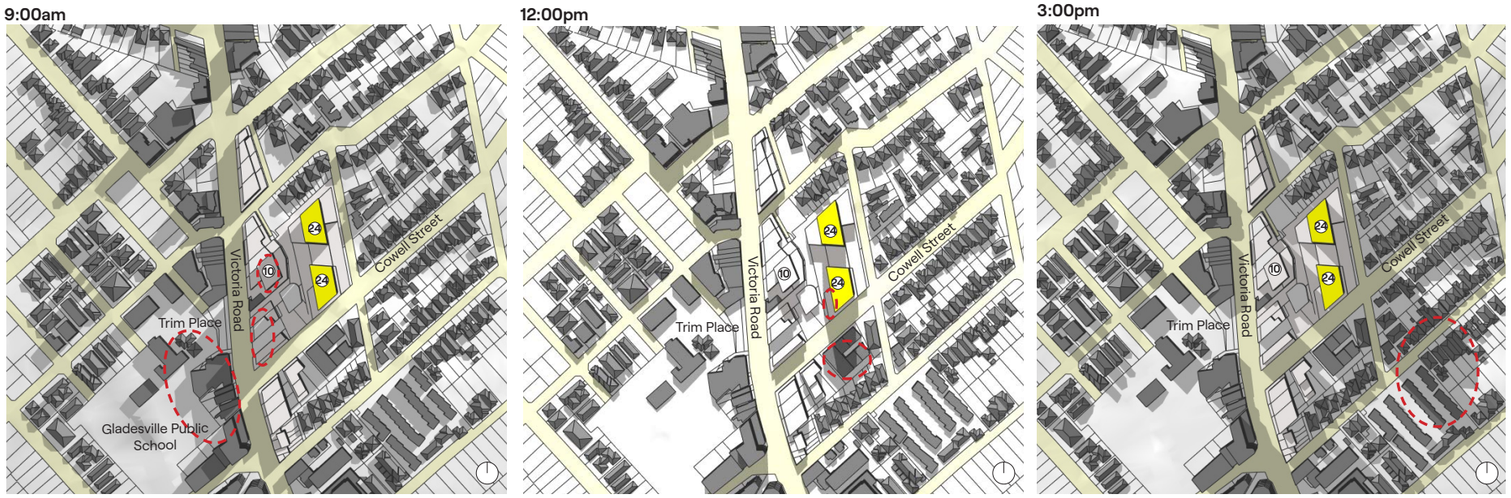


Figure 43. Overshadowing analysis of Massing Strategy No 1.

Area of additional Impact
(beyond what was anticipated by the 2021
the 2021 Block Study)

DRAFT

9.1.3 Strategy No. 2

Massing Strategy No 2 provides the following:

- 4:1 FSR inclusive of 5,000sqm retail GFA.
- Increased built form bulk and scale distributed across the site.
- Building heights near Victoria Road are increased to 12 storeys (from 10 storeys).
- Building heights near Flagstaff Street are increased to 20 storeys (from 15 storeys).
- Increased podium heights.
- Reduced secondary setbacks.
- 4,121sqm publicly accessible open space. The quantum of open space is consistent with the preferred 2021 Block Study by GMU.

Observations:

In this massing option, the additional floor space required to achieve 4:1 was distributed across several built forms with expansion of upper level footprints only.

The approach results in deeper building footprints with reduced frontages to the upper podium levels.

The building footprints of lower levels are consistent with the 2021 Block Study so there is no reduction to open space provisions.

Outcome Criteria Response

Compared to the 2021 block study, Strategy No 2 provides the following outcomes:

- Dominant tower scale exposed to adjoining areas near Flagstaff Street and Cowell Street
- Increased overshadowing within and outside the site
- Deeper podium footprints which may compromise opportunities to accommodate flexible layouts
- Open space area is consistent with the 2021 Block Study
- Impacts to the wider skyline profile



Study area	GBA(sqm)	GFA(sqm)	FSR	Open Space (sqm)
Block 4	68,213	54,570	4:1	4,121

Additional mass

Figure 44. Plan view of Massing Strategy No 2.



Figure 45. 3D view of Massing Strategy No 2.



Figure 46. Overshadowing analysis of Massing Strategy No 2.

DRAFT

9.1.4 Strategy No. 3

Massing Strategy No 3 provides the following:

- 4:1 FSR inclusive of 5,000sqm retail GFA.
- Increased built form bulk and scale distributed across the site.
- Building heights near Victoria Road are increased to 12 storeys (from 10 storeys).
- Building heights near Flagstaff Street are increased to 21 storeys (from 15 storeys).
- Increased podium heights.
- Reduced expansion of upper level footprints.
- 4,332sqm publicly accessible open space. The quantum of open space is consistent with the preferred 2021 Block Study by GMU.

Observations:

As per Massing Strategy No 2, this option relies on additional floor space distributed across distribute several built forms.

In comparison to Strategy No 2, this option allocates further height the the eastern towers in an effort to minimise the depth of upper level podium floors.

Outcome Criteria Response

Compared to the 2021 block study, Strategy No 3 provides:

- Increased tower scale exposed to adjoining areas near Flagstaff Street and Cowell Street.
- Increased overshadowing within and outside the site.
- Open space area is consistent with the 2021 Block Study.
- Increased scale distributed across the site.
- Strategy No 3 presents a balanced outcome compared to Strategy No 2 by maintaining workable podium footprints however, the tower heights are increased to 21 storeys which exacerbates the contrast to surrounding areas.



Study area	GBA(sqm)	GFA(sqm)	FSR	Open Space (sqm)
Block 4	68,472	54,778	4:1	4,332

Figure 47. Plan view of Massing Strategy No 3.



Figure 48. 3D view of Massing Strategy No 3.



Figure 49. Overshadowing analysis of Massing Strategy No 3.

DRAFT

9.2 Strategy No. 4 - Preferred Strategy

The massing strategy exercise allowed consideration to the perceived preferred approach to the massing. This is known as the Preferred Strategy as outlined below. The preferred massing strategy delivers the following:

- 4:1 FSR inclusive of 5,000sqm retail GFA.
- The strategy relies of increased built form bulk and scale distributed across the site.
- Building heights near Victoria Road are increased to 12 storeys (from 10 storeys).
- Building heights near Flagstaff Street are 18-19 storeys.
- Podium heights are increased between eastern towers.
- The expansion of upper level footprints is tailored to accommodate residential uses.
- 3,938sqm publicly accessible open space.

Observations:

To limit the maximum tower height and limit the overall depth of upper level podium floors, an expansion of the lower podium floors was examined. The preferred strategy also allocated further floor space near Cowell Street, reducing the overall provision of open space by 538sqm.

Outcome Criteria Response

Compared to the 2021 block study, Strategy No 3 continues to provide:

- Increased tower scale which is distributed across the Block4. The increased tower scale is reduced by extending building footprints closer to Cowell Street.
- Reduced upper level podium depth to allow for flexibility in terms of future uses.
- Increased overshadowing within and outside the site but only minor additional overshadowing to Gladesville Public School and Trim Place. .
- A slight reduction in open space compared to the 2021 Block Study option.
- Open space network of sheltered and well lit areas.



Study area	GBA(sqm)	GFA(sqm)	FSR	Open Space (sqm)
Block 4	68,552	54,841	4:1	3,938

Additional mass

Figure 50. Plan view of the preferred Massing Strategy.

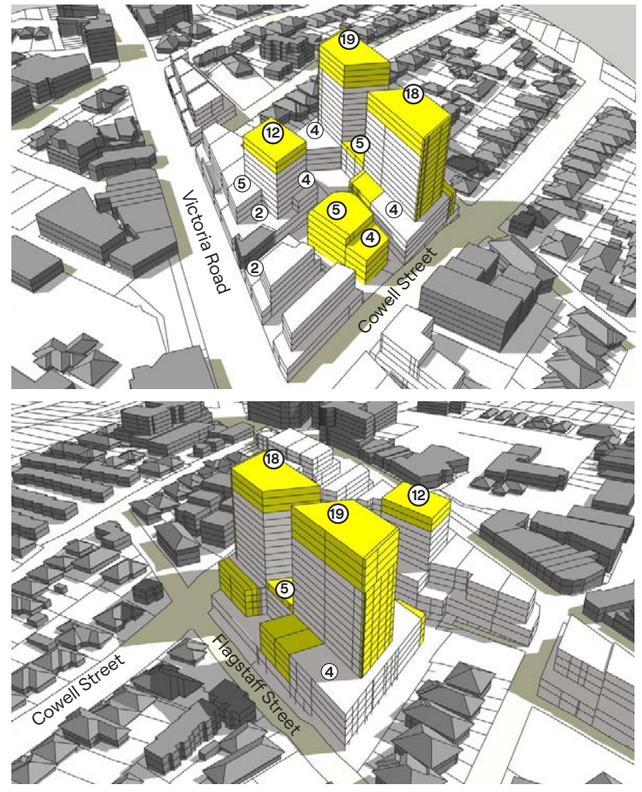


Figure 51. 3D view of the preferred Massing Strategy.



Figure 52. Overshadowing analysis of the preferred Massing Strategy.

DRAFT

10 Built Form Testing

10.1 Preferred Building Envelopes

Building on the preferred massing strategy, testing of building envelopes was undertaken.

More detailed testing of 3D building envelopes provides an opportunity to examine more nuanced aspects of the built forms and the inter-relationships between built forms.

To ensure adequate capacity and flexibility for future development applications on a series of in-principle layouts were tested for individual uses. This testing was considered tailored responses to the sloping terrain.

In the process, building separation was refined to ensure adequate capacity to meet key Design Criteria under the Apartment Design Guide (ADG).

The detailed building envelope testing enabled confirmation of a range of other key parameters guiding the overall site arrangement including:

- Adjustment to the site area based on the economic advice.
- Orientation and proportions of tower footprints to ensure adequate building separation and solar access.
- Testing of footprint proportions for podium levels to ensure residential uses can be accommodated.
- Updates to residential floor to floor heights (adjusted to 3.2m).
- Adjustments to open space proportions and access laneways to enable shared zones and service access.
- Adjustments to building separation to meet minimum requirements for building separation.
- An open space area that is largely consistent with the open space areas envisaged as part of the 2021 Block Study which was placed on public exhibition.

Based on the built form testing, adjustments to heights and footprint proportions were undertaken to inform the preferred master plan developed for Block 4.

10.2 Indicative Yields

Figure 51 illustrates the heights proposed for each building envelope whereas the table in **Figure 53** summarises the indicative floor space per building envelope.

The site area has been adjusted and yields have been calculated based on site area identified in the Hill PDA report.

10.3 Bulk and Scale

Part 2B of the ADG defines Building Envelopes as: "A three dimensional volume that defines the outermost part of the site that the building can occupy."

3D building envelopes were developed for the Site to examine the potential distribution of bulk and scale across the site to deliver the vision.

The building envelopes inform the proposed amendments to primary controls, demonstrating the capacity for the Site to deliver the density and key outcomes sought for Block 4.

Further testing of building envelopes has also allowed Council and the project team to test more detailed options for the building envelope outcomes. The testing demonstrates how future envelopes may be tailored to demonstrate sufficient flexibility to deliver excellence in design and open space outcomes, as part of a future development application.

The 3D images included in **Figure 52** illustrate extracts of the detailed height strategies examined as part of the testing. The objective was to test how floor levels of built forms fronting Victoria Road may be tailored to mitigate the sloping terrain within the new open space network.

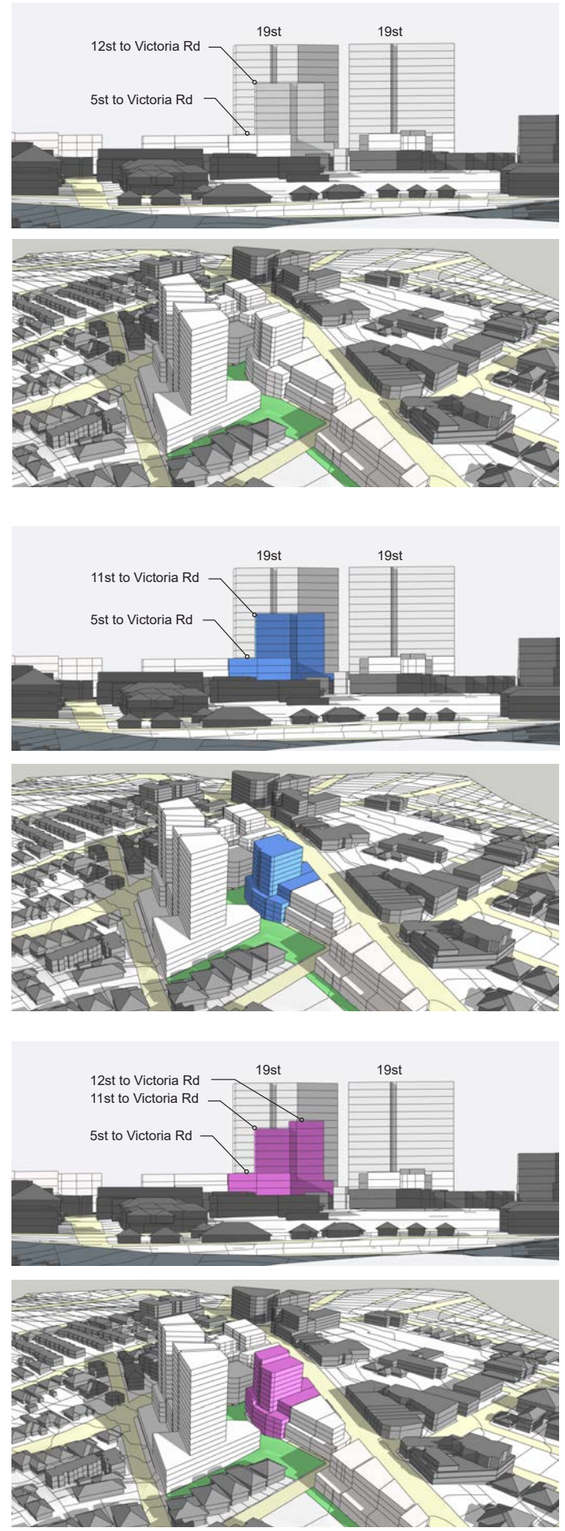


Figure 54. 3D testing of built form strategies for redistributing floor space on lots fronting Victoria Road, to mitigate the existing level changes within the new open space corridor.



Study area	Site Area(sqm)	GBA(sqm)	GFA(sqm)	FSR	Open Space (sqm)
Block 4	13,870.5	69,077	55,262	4:1	4,067

Figure 53. Building heights under the preferred massing strategy.



Block 4 - Built form testing		
Site Area sqm (based on feasibility study)	Building ID	GFA (sqm) assumed @ 80% of GBA
13,870.50	Building No. 4-1 (includes 3,500sqm GFA supermarket (partially below ground) + 1,500sqm GFA Retail facing the new open space)	
	Total	**40,985**
	Building No. 4-2 (Assumes retail uses on the ground floor. GFA excludes heritage fabric fronting Victoria Road)	
	Total	**10,246**
	Building No. 4-3 (Includes community uses on the two lower levels of the building)	
	Total	**3,557**
	Building No. 4-4	
	Total	**474**
	Total GFA	**55,262**

Figure 55. Indicative floor space, per building, under the preferred massing strategy noting the former Commonwealth Bank building is excluded from the GFA calculation.

DRAFT

10.4 Overshadowing On and Off Site

Sunlit areas are desirable locations for outdoor dining during the winter season.

Adjustments to the 3D envelopes was informed by solar access investigations to ensure the allocation of additional building height and density can still facilitate adequate solar access to the sequence of new open spaces.

Figure 56 illustrates how testing of direct solar access to the ground plane of the open space was examined as part of the built form testing. To optimise place making opportunities, testing was undertaken to maintain adequate solar access to public open spaces during lunchtime during midwinter (11:00am-2:00pm).

Investigations into additional building height has also considered any potential additional overshadowing impacts to Gladesville Public School.

The testing concludes the additional building heights result in only a minor increase to overshadowing of Gladesville Public School as indicated in **Figure 57**. The area of additional impact occurs between 9:00-9:30 during mid-winter as outlined in blue. No additional affectation occurs during Recess or Lunch Break sessions when students occupy the school grounds.



Figure 56. Additional overshadowing to Gladesville Public School Grounds was examined as part of the built form testing of potential height increase. Testing concludes the additional building height results only in minor additional overshadowing to the school grounds as outlined in a white on the aerial photograph (NearMap).



Figure 57. Publicly accessible areas receiving direct solar access during mid-winter were examined as part of the

DRAFT

The massing of the podium and tower forms are designed to minimise overshadowing impacts to the public domain and adjoining developments. This enables the creation of public spaces within the site that can have good access to sun and warmth in cooler winter months. Overshadowing analysis is illustrated in **Figure 58.**

As part of the built form testing, overshadowing impacts were tested and to understand additional overshadowing caused by the preferred Massing Strategy 4 against the block form study exhibited in 2021 (**Figure 65**). The analysis concludes:

- Additional overshadowing to a minor portion of Trim Place and Gladesville Public School at 9:00am mid-winter. By 9:30am the additional overshadowing no longer affects the school grounds.
- At 12:00pm additional overshadowing impacts on Cowell Street with the majority of additional overshadowing falling on the public street.
- At 3:00pm mid-winter, some additional overshadowing occurs to properties fronting Junction Street.
- The orientation of the site, the arrangement of built forms and the slender tower proportions ensure winter shadows are fast moving with minimal additional overshadowing to lower scale residential areas to the east. The findings of the overshadowing analysis of the built form is considered reasonable in the circumstance.

A critical aspect of the Master Plan is retention of sunlight to the newly created open space, especially during lunchtime in both the summer and winter season. Solar access is an important consideration for pedestrian nodes where retail activation and outdoor dining is a desired outcome so the site layout has been tailored to maximise solar access to retail frontages facing the new open spaces.

Towers are orientated to maximise solar access to residential uses, maintaining a solar corridor between the two towers to ensure the southern tower has the capacity to meet solar access Design Criteria under Part 4A of the ADG.

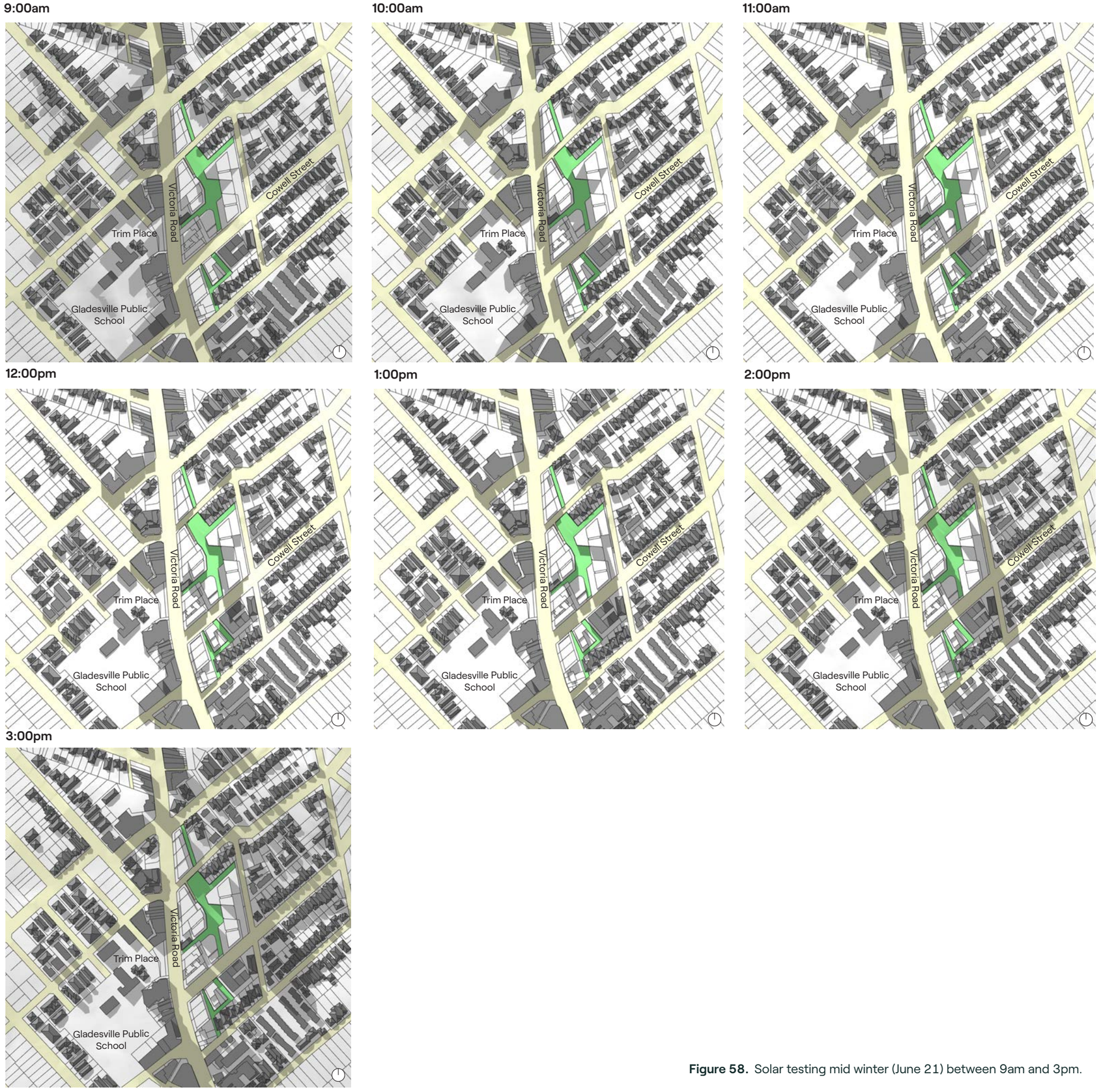


Figure 58. Solar testing mid winter (June 21) between 9am and 3pm.

DRAFT

Part E: The Master Plan

11 Preferred Master Plan

11.1 Block 4 Master Plan

As demonstrated in this report and building on the 2021 Block Studies, the Master Plan for Block 4 was developed on the basis of extensive built form testing and updated technical advice.

The plan seeks to deliver a vibrant mixed use development with a strong retail presence and a new supermarket to revitalise the town centre.

It seeks to provide a contemporary development which integrates a series of high amenity urban spaces to invigorate the area and encourage pedestrian activity in areas sheltered from the hostile environment along Victoria Road.

The distribution of built form builds on the design principles and feedback from the community feedback in 2021, delivering target adjustments to the building envelopes to accommodate the updated floor space capacity required to make redevelopment economically feasible.

Importantly, the master plan responds to site specific constraints and opportunities provides options to significantly improve the amenity and quality of spaces within and around the Site.

The updated Master Plan provides for:

- Two distinctive and connected areas of public open space connected by shareway links to Massey Street, Cowell Street, Flagstaff Street and Victoria Road.
- New infill development fronting Victoria Road which retains a 2 storey streetwall presence and retains heritage listed fabric.
- A shared way opportunity linking Massey Street to Cowell Street to allow for rear service and loading access to properties fronting Victoria Road. The shared zone will be designed to provide a comfortable and safe balance between pedestrian and vehicular connectivity.
- Activated building edges at the ground level and a human-scaled podium containment to the new public spaces.
- Well located residential towers that allow for good solar access to public spaces and adjoining development.
- A contemporary mixed use development with high-amenity residential apartments in as desirable location close to public transport, recreational areas, retail facilities and lively open space nodes at the heart of Gladesville.

The preferred Master Plan provides the following building heights:

- 2-12 storeys fronting Victoria Road.
- 4-5 storeys fronting Cowell Street.
- 2-19 Storeys fronting Flagstaff Street.

A new landscaped open space fronting Massey Street.

The Master Plan layout is illustrated in **Figure 59.**



Figure 59. Block 4 Master Plan the site layouts as well as the distribution of building mass and open space networks.

DRAFT

11.2 Setbacks and Building Separation

To achieve the desired development outcomes, setback principles for development within the site have been developed as follows:

The podium setbacks are to:

- Accommodate, and complement, public domain improvements.
- Allow for a well articulated podium form which defines a 'base' for the tower form.
- Enable the delivery of a shared way zone to facilitate service and loading access to properties fronting Victoria Road.
- Deliver improvements to the existing site edges and facilitate strengthening of the landscape presence in selected locations.
- Allow for an improved footpath to be provided along the western side of Flagstaff Street.

The tower setbacks are to:

- Ensure adequate relief from continuous tower bulk to pedestrian areas and new open spaces.
- Provide generous separation between new tower forms and residential areas to the east.
- Provide tailored tower setbacks to ensure streetwall heights respond to the human scale when perceived from pedestrian areas.
- Minimise overshadowing to Gladesville Public School.
- Ensure slender tower proportions.
- Allow for adequate building separation to meet ADG design guidelines and minimise adverse privacy impact.

Based on these principles, the indicative scheme provides the following setbacks as shown in **Figure 60:**

- <u>Podium setback (north)</u>
  - Minimum 9m setback to the rear boundary of lots fronting Massey Street
  - Minimum 40m setback to Massey Street
- <u>Podium setback (south)</u>
  - A minimum 4m setback to be provided at the western end of Block 4
- <u>Podium setback (east)</u>
  - A minimum 3m setback to be provided along Flagstaff Street
- <u>Podium setback (west)</u>
  - A minimum 8m setback to the rear boundary of the properties fronting Victoria Road.
  - Nil setback to be provided along Victoria Road
- Tower setbacks (north)
  - Minimum 4m
- Tower setbacks (south)
  - Minimum 4m
- Tower setbacks (east)
  - Minimum 15m
- Tower setbacks (west)
  - Minimum 11m to the new open space link fronting Cowell Street
- Setbacks (west) - Infill development
  - Minimum 5m setback above streetwall to Victoria Road

Note: All building separation is required to meet Design Guidance under Part 2F and Part 3F of the ADG.



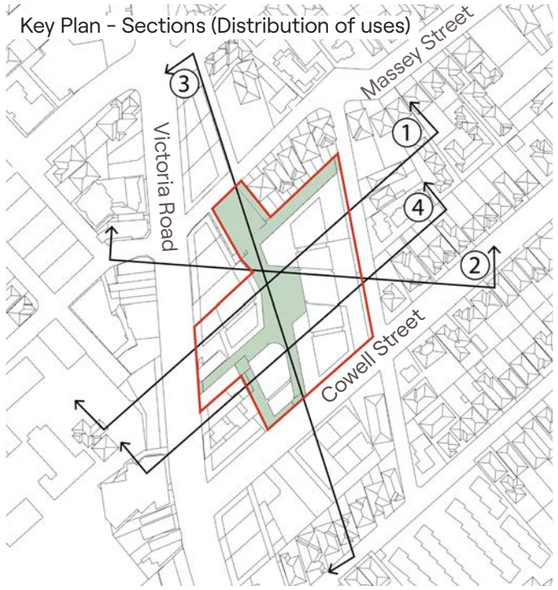
Figure 60. Minimum building setbacks and dimensions.

11.3 Sectional Studies

As part of preparing the Master Plan, the 3D massing was considered in a series of typical sections to 'ground-truth' principles for the distribution of uses and how these may relate to the sloping site levels and adjoining streets.

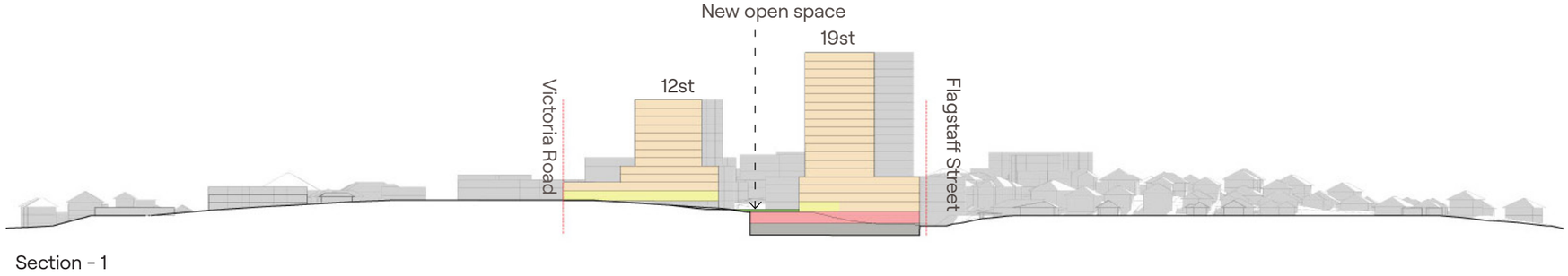
The sections indicate the distribution of uses anticipated by the Master Plan, and how these relate to the levels of the new open space network.

Sections proved a valuable tool to test and refine built form responses to neighbouring lots and the wider urban context as indicated in **Figure 61.**

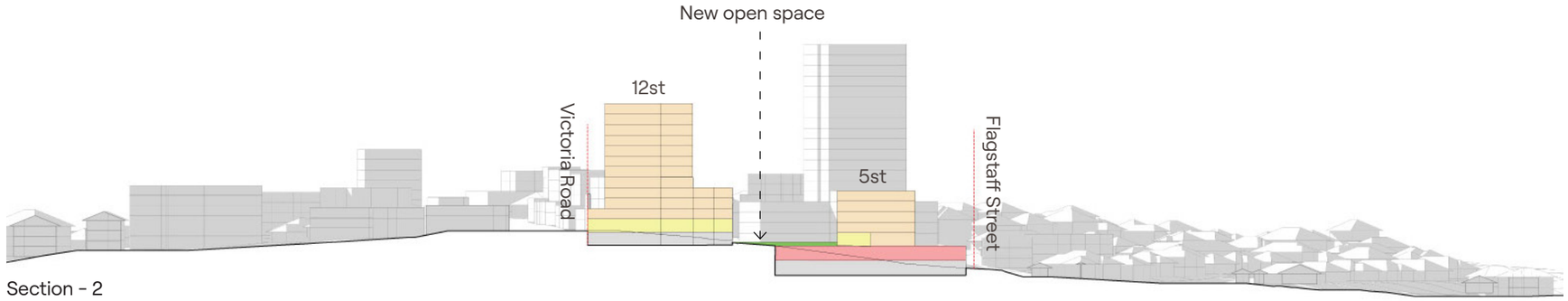


Key - Uses

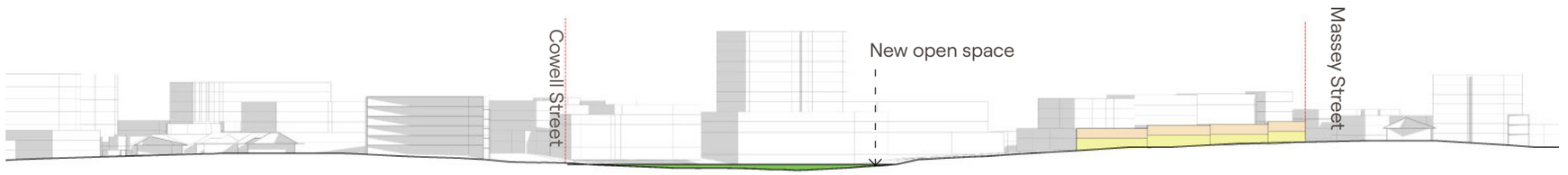
- Retail / Commercial
- Residential use
- Supermarket
- Car parking / Basement
- Community uses
- New public open space



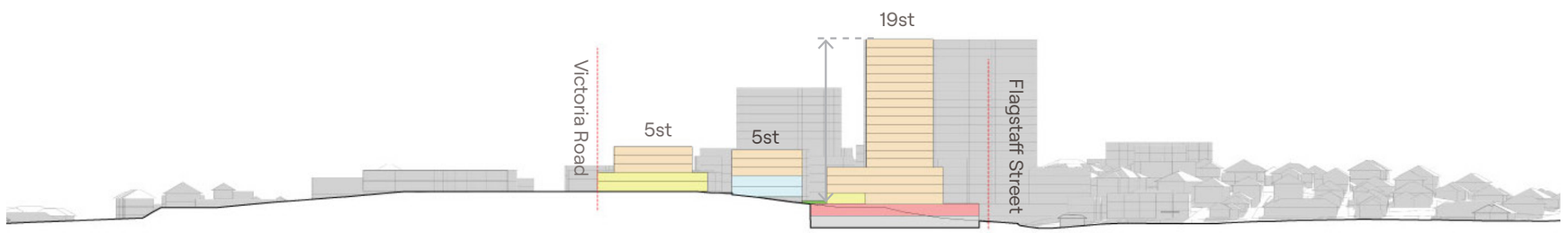
Section - 1



Section - 2



Section - 3



Section - 4

Figure 61. Typical sections indicating the distribution of uses and the relationship with the existing terrain and future site levels.

DRAFT

11.4 Future Development Scale

Digital terrain models assisted in understanding the maximum building heights across the site and how these relate to the existing terrain.

Consideration was also given to how the Mid-and Low Rise Housing Policy discussed in earlier chapters of this report, may impact on the potential development scale of adjoining areas, and the broader skyline profile of the suburb.

As demonstrated scale and character in the context of Gladesville. Government initiatives to encourage much needed housing in Sydney will impact the built form outcomes for the areas immediately adjoining the Site.

Extracts of the sectional studies are included in **Figure 62 and 63.**

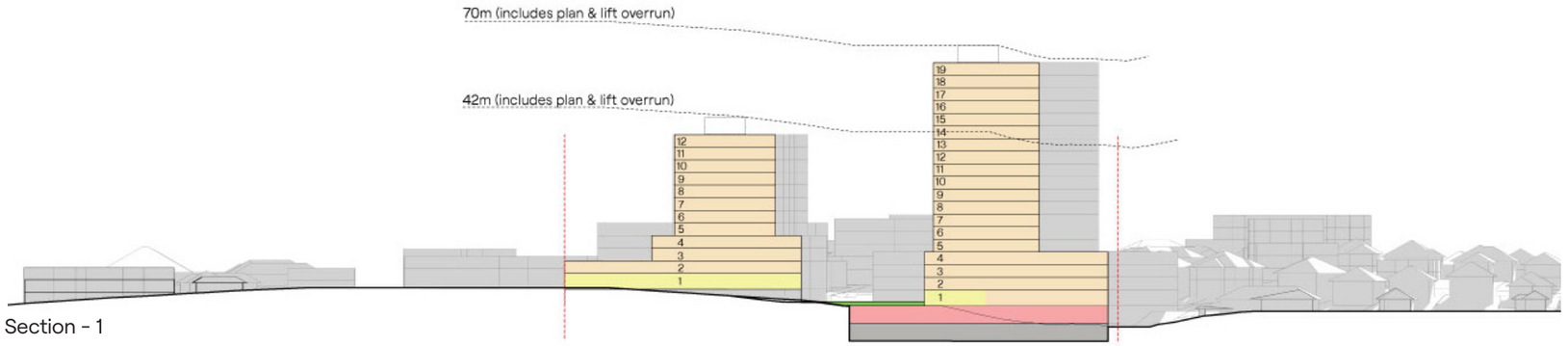


Figure 62. Typical sections considering maximum building heights in relation to topography.

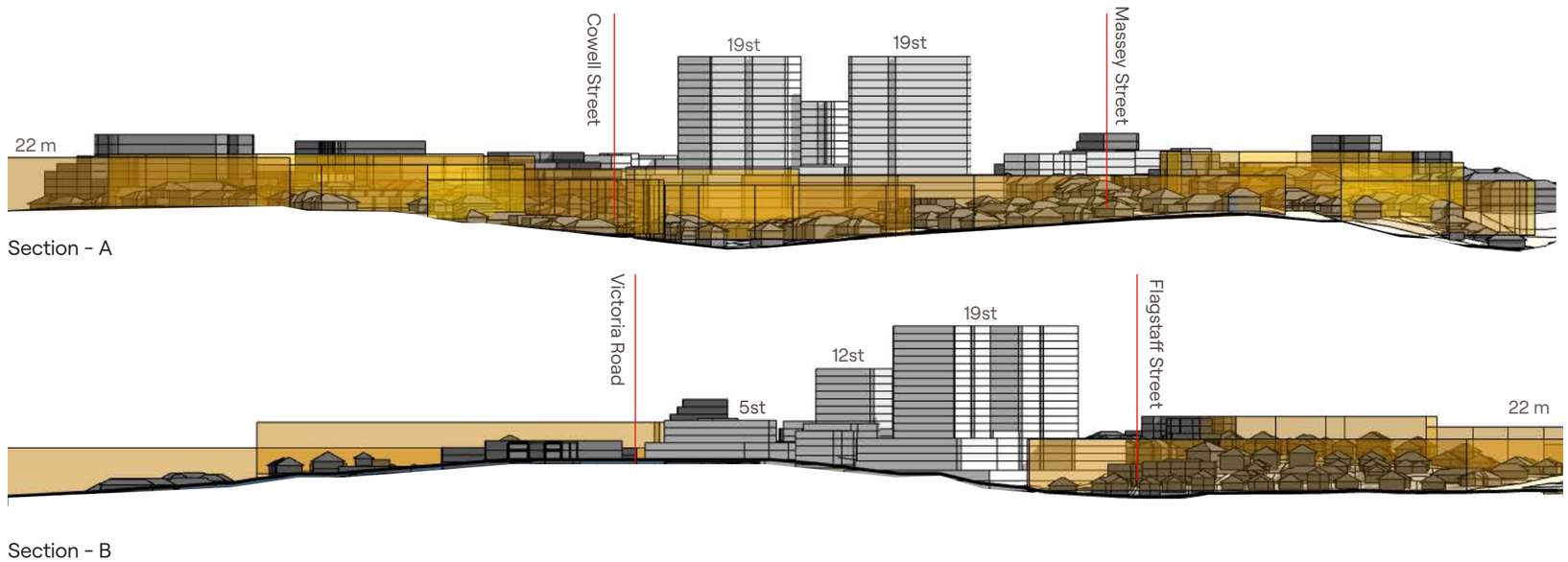


Figure 63. Sections indicating the potential future development scale of surrounding areas under the Low and Mid-Rise Housing Provision under Chapter 6 of the SEPP (Housing)

DRAFT

11.5 Envelope Proportions

The tower forms are designed to emphasise the vertical slender proportions, achieve daylight and maintain visual corridors between the towers when viewed from surrounding residential areas.

Building envelopes are typically 22m in depth to minimise deep apartment layouts and maximise opportunities for dual aspect apartments.

Well proportioned building footprints optimise opportunities for good apartment layouts with generous access to daylight and natural ventilation. The outcome is consistent with Part 2E of the ADG and Design Guidance provided under Objective 4D-2 .

Taller tower forms provide generous setbacks to pedestrian areas and streetwall heights are generally limited to 4-5 storeys, to prevent overbearing bulk and a 'canyon effect' as indicated in **Figure 64.**

11.6 Building Separation

Adequate building separation is required to achieve acceptable built form outcomes and minimise potential privacy impacts to neighbouring sites as well as to future occupants of the development.

Building separation is also an important consideration for visual bulk exposure which was considered in the massing strategy.

The Master Plan has been designed to satisfy Design Guidance provided under Part 2F and Part 3F of the ADG with regard to building separation.

11.7 Residential Entries

The Master Plan anticipates residential basement car parking however, residential buildings are also expected to have a street address.

Residential entries and lobbies with be designed to have a visual connection to public areas to maximise engagement and activation of the ground plane.

Residential entries will be integrated with landscape solutions to provide an individual visual identify to building entries and assist in way-finding, both to the street and newly created open space network.

The indicative location of residential entries is illustrated in **Figure 65**.

11.8 Passive Surveillance

The Master Plan seeks to increased passive surveillance to public open spaces to encourage a safe a pedestrian environment with opportunities for day- and night-time activation. Retail activation and well distributed location of pedestrian entries will ensure visual engagement with common spaces and high levels of foot traffic.

Direct sight lines from surrounding streets should be prioritised along with balconies and communal open spaces overlooking the public areas. Passive surveillance generates a sense of security and community identity. The outcomes are consistent with Design Guidance provided under Objective 3D-4 of the ADG.



Figure 64. Diagrams indicating the built form proportions and their relationship with the new pedestrian areas.



Figure 65. Indicative location of building entries

DRAFT

11.9 Solar Access

Tower orientation and proportions of the residential floor plates have been designed to ensure ADG Design Criteria for solar access can be met.

The envelopes are orientated and proportioned to ensure residential apartments can achieving minimum 2 hours direct sunlight between 9 am and 3 pm at mid winter as required under Objective 4A-1 of the ADG.

The Master Plan seeks to ensure capacity to meet Design Criteria No 3 under ADG Objective 4A-1 which requires maximum 15% of apartments in a building to receive no direct sunlight between 9 am and 3 pm during mid winter.

11.10 Natural Cross Ventilation

Design Guidance provided under Objective 4B-3 of the ADG requires minimum 60% of apartments in the first nine storeys of the building to be naturally ventilated.

By limiting the depth of residential floor plates and by maximising opportunities for naturally ventilated corner apartments, the preferred master plan can meet this design criteria.

11.11 Communal Open Space

Consideration has been given to locating communal open space on building podiums where they are able to receive good solar access. Communal open pace may also be accommodated on tower rooftops where expansive and city and river views may be obtained.

The proposal demonstrates the capacity to provide communal open space to benefit future residential occupants, in accordance with Design Criteria No. 2 under Objective 3D-1 of the ADG.

Outcomes are indicated in **Figure 66.**

11.12 Overshadowing

Consideration has been given overshadowing as summarised in Chapter 10.4 of this report. The findings of the overshadowing analysis of the Master Plan built form is considered reasonable in the circumstance.

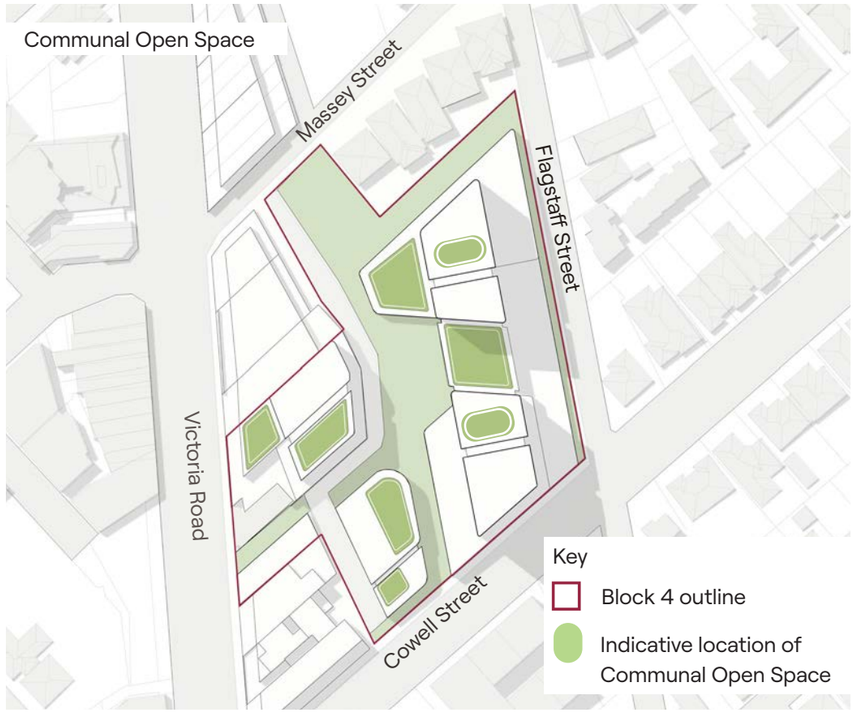


Figure 66. Potential location of communal open spaces.

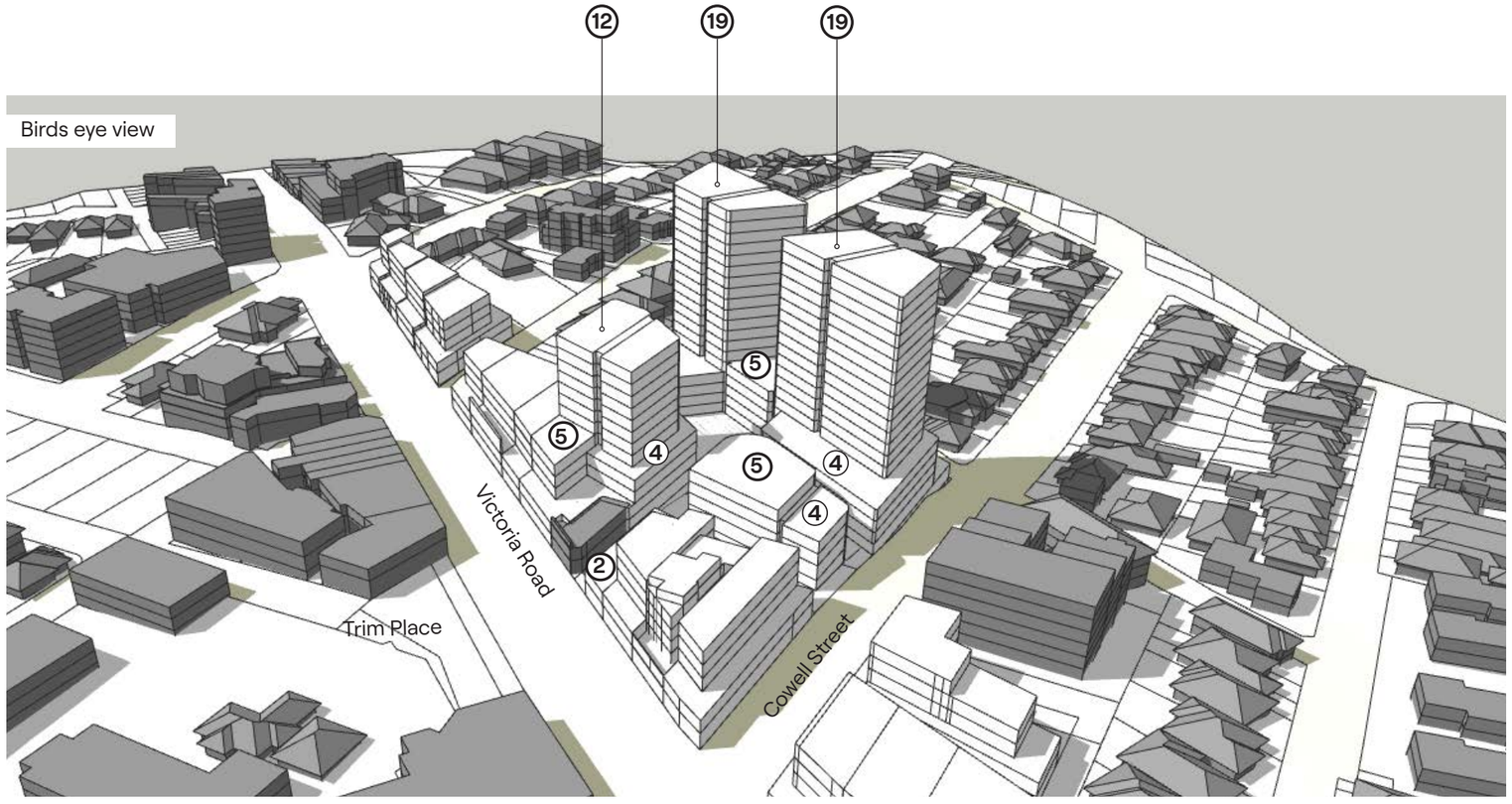


Figure 67. Birds Eye View of the proposed massing.

DRAFT

12 Place Making

12.1 Place Principles

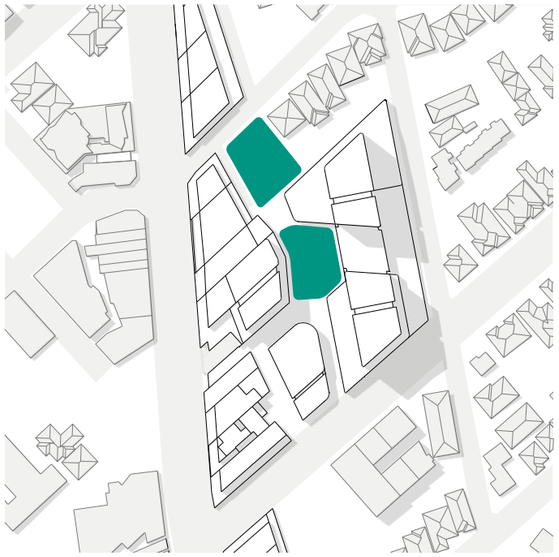
The Master Plan has been developed to reflect a number of key place making principles that will underpin the delivery of a high quality, attractive and engaging public domain.

Placemaking is about creating many steps through a place, enticing, fun, enjoyable, interesting and comfortable. Great places provide activation and interest with a multitude of interconnected destinations and focal points that are enjoyable in their own right, together forming a journey between activities and experiences.

Key factor in the place making and public domain design approach is firstly to provide places for enjoyment that provide respite from the noise and congestion of Victoria Road. It is also important to create a new heart for Gladesville with good solar access and a high degree of pedestrian connection between attractive new public spaces and the traditional Victoria Road high street.

The following principles underpin the public domain elements of the master plan as a basis for guiding future detailed design processes. To achieve these particular outcomes, it is proposed to specifically refer to their delivery as part of the Planning Proposal.

Refer to **Figure 68**.

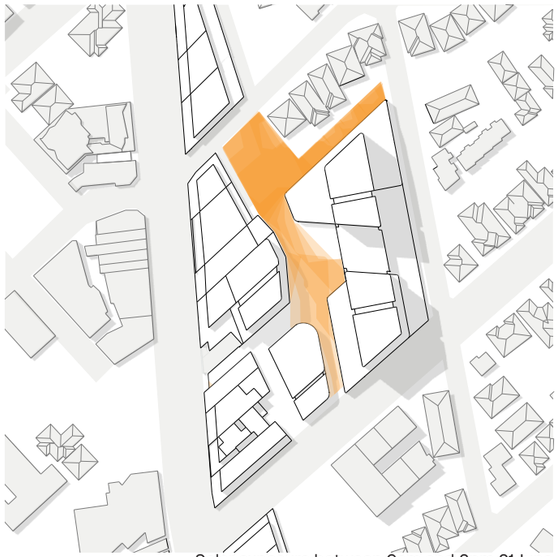


1. Well-located and proportioned open space destinations with a unique character

Creates two individual, connected and dynamic public space destinations, each with their own character and function.

Careful consideration of spatial proportions will ensure a balance between intimacy and openness, providing attractive places to relax, enjoy and socialise.

Spatial containment to the new open space destinations is provided by human-scaled streetwall components defining the edges of the pedestrian focal points. Well contained spaces provide shelter from the noisy environment of Victoria and evoke a sense of place.

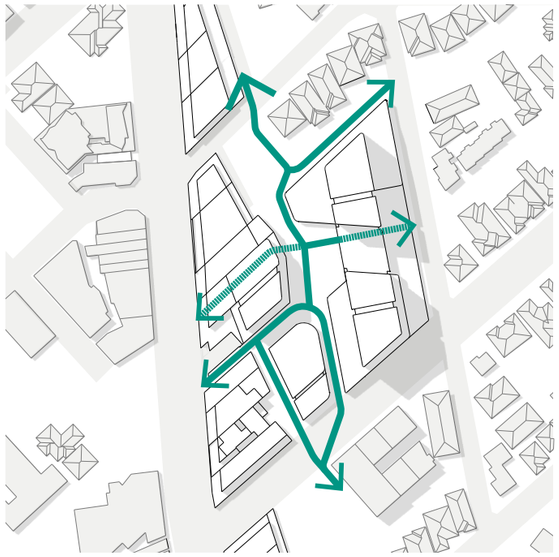


Solar exposure between 9am and 3pm 21 June

2. Good solar access that provides a mix of sun and shade

Careful arrangement of public open space, solar access and the relationship to building envelope establishes places that are comfortable and inviting.

Well-designed spaces that provide good solar access at different times of day balances exposure to sunlight with areas of shade, allowing for a variety of experiences throughout the day.



3. A highly permeable precinct

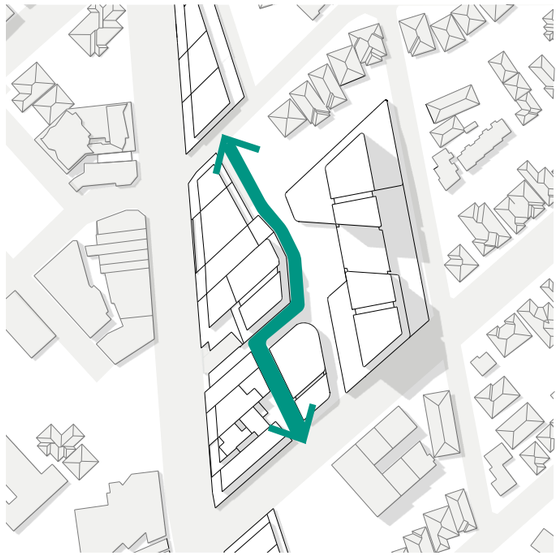
A combination of open air and internal through site links will provide multiple opportunities to access the precinct from different directions.

Multiple entries will enhance community safety while providing an interesting and varied journey through places and experiences. Providing multiple opportunities to access places within the precinct from surrounding streets via interesting and active laneways will also provide an added sense of attraction and maintain a strong relationship to Victoria Road's traditional main street offer.

At the ground level, visually permeable façades will ensure visual connectivity between the various open space areas.

Figure 68. Key place principles

DRAFT

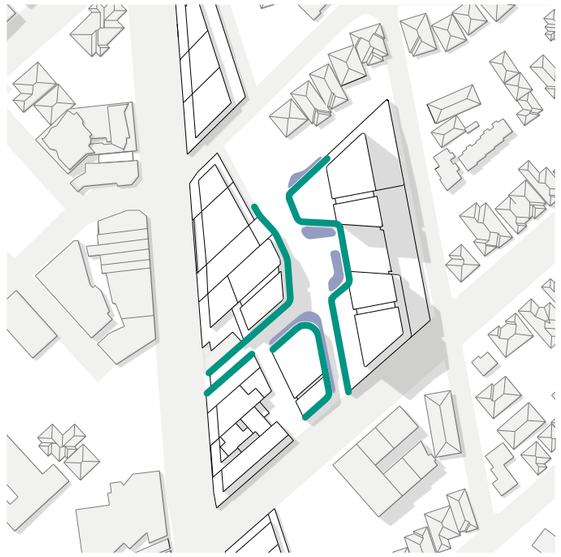


4. 'Quarantine' vehicle movement and service access

Well designed shared zones with high-quality finishes that provide clear delineation between pedestrian only and vehicle accessible public space.

Given the low volumes of traffic expected to pass through the site, a share way provides optimal use of public open space within the precinct and a safe and pedestrian friendly environment.

Options to time limit access by heavy vehicles can be used to support the public benefits of this space.

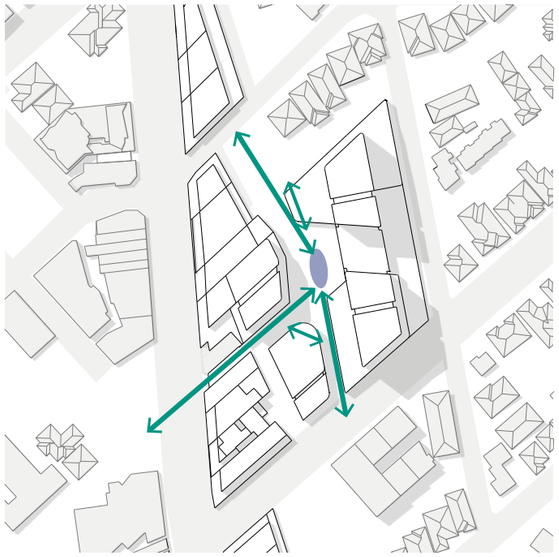


5. Supporting day and night time activation

Active edges to public spaces and pedestrian lanes and links will foster vibrant, dynamic and attractive precinct. Incorporating human-scale and fine grained design elements along these edges will attract greater usage and generate an approachable and inviting feel.

Active edges will encourage interaction between businesses and public space where businesses can spill out into the adjacent public domain. This will establish an engaging destination with a mix of activities like eating, drinking, shopping, playing, relaxing, attracting a diverse range of people throughout the day and night.

Activation and nigh time safety will also be supported by good lighting and access to residential towers from public spaces.



6. A community heart

A destination in the form of interactive landscape features (e.g. garden beds, seating nook, pavilion, water feature, trafficable/ occupiable or dynamic public art elements) will provide a central focus and contribute to the public domain as a memorable destination for visitors and the locals community.

Sightlines will support visibility of the focal node from external streets to serve as an attractor for visitors to explore and activate public space.

Landscape elements will be included for shade, shelter and greening.

Visual connection through buildings which protrude into the space or result in acute angles between pedestrian approaches will also be designed with ground level glazing that provides sight lines through buildings.



7. Better and greener streetscapes

Streetscape with additional setbacks will include tree planting and furnishing (e.g. quality paving, public seating and rubbish bins) to support visual attractiveness, convenience and comfort.

The Master Plan provides an opportunity to create more accessible footpaths for pedestrians and encourages social interaction to create liveable, welcoming and functional precinct for residents, workers and visitors.

DRAFT

12.2 Key Place Elements and Destinations

To support the implementation of the master plan vision and establish Gladesville town centre as a lively, engaging location that supports a range of day and night time activities, the following place making initiatives are proposed.

Key place making elements are illustrated in **Figure 69** with precedent images providing an indication of the potential for place outcomes within the area.

The open space typologies highlighted in the Place Plan **(Figure 69**) are:

1. Massey Street Pocket Park
2. Urban Courtyard Plaza
3. Pedestrian Links and Shared Zone
4. The Community Heart



Figure 69. Place Plan.

DRAFT

1. Massey Street Pocket Park

A new north oriented pocket park will present as a welcoming destination on arrival to the precinct from Massey Street.

The space will be an urban landscape node, enjoying good solar access and include a combination of both hard and soft-scape areas for people to gather and socialise.

The park will be a sunlit, attractive 'green' space with canopy coverage, lawn areas and native landscape garden beds. Dynamic elements may include a cinema pod and public art installations.

2. Urban Courtyard Plaza

This central plaza space will be the open space focal node. It will include active retail edges with generous opportunities for dining, wine bars, access to supermarket, speciality retail and anchored by the community pod - incubator space, meeting rooms, library book returns, one stop Council shop and markets on weekends.

Retail spaces will be designed with active frontages that will activity such as alfresco dining to spill out and activate the plaza. A central feature will be a visible attraction from surrounding streets inviting and encouraging movements through the space.

3. Pedestrian Links and Shared Zone

High Quality Pedestrian links will create a permeable, intuitive and safe public space network. Links will be activated where feasible with retail uses that will provide visual interest and vibrancy

Attractive finishes interspersed with green landscaping elements and dynamic lighting with create visual interest and provide opportunities for people to linger and socialise.

4.The Community Heart

An attractive destination in the central courtyard plaza that provides a visual reference from outside streets as a place to enjoy interact.

This may be a contemporary and people-oriented landscape feature that provides opportunities to linger, sit and interact or a place to enjoy lunch, or artistically designed business pod that engages with other placemaking elements such as integrated street furniture and water features.



Figure 70. Vision imagery.

DRAFT

13 Development Outcomes

13.1 Key Development Outcomes

The development outcomes anticipated by the Master Plan and associated amended planning controls are outlined below:

- A 19 storeys mixed use development including approximately 55,262 sqm GFA of floor space of which 5,000 sqm GFA is assumed to be retail.
- A supermarket (3,500sqm GFA) located below the new plaza.
- Basement car parking, loading and servicing etc.
- 2 slender towers above a 1-5 storeys podium form located within the eastern portion of the site.
- Infill development within the western portion of the Site of 2-12 storeys. Taller forms are to be recessed from the Victoria Street interface to minimise visual interference.
- Approximately 522 new residential dwellings.
- A new community heart with retail activation along pedestrian areas.

The new open space network delivers the following improvements:

- Shared zone extending from Massey Street (north) to Cowell Street (south). The shared zone will enable service access and loading of the properties fronting Victoria Road.
- Approximately 4,067 sqm of new publicly accessible open space with activated ground floor areas.
- Improved landscape outcomes to public street edges.
- Improved pedestrian amenity and enhanced passive surveillance to laneways and pedestrian nodes.
- Improved landscape amenity within the site.
- Consolidated loading and service access to properties minimising the number of basement entries and service areas.
- Significant improvements to all site edges through improved architectural and visual character along minimised blank wall exposure and removal of on-grade car parking.
- Increased retail activation fronting pedestrian areas with residential entries presenting to nearby streets to maximise pedestrian movements and promote a sense of community.
- The indicative location of the supermarket (below ground) is outlined in **Figure 72**.
- The distribution of uses is indicated in **Figure 71.**

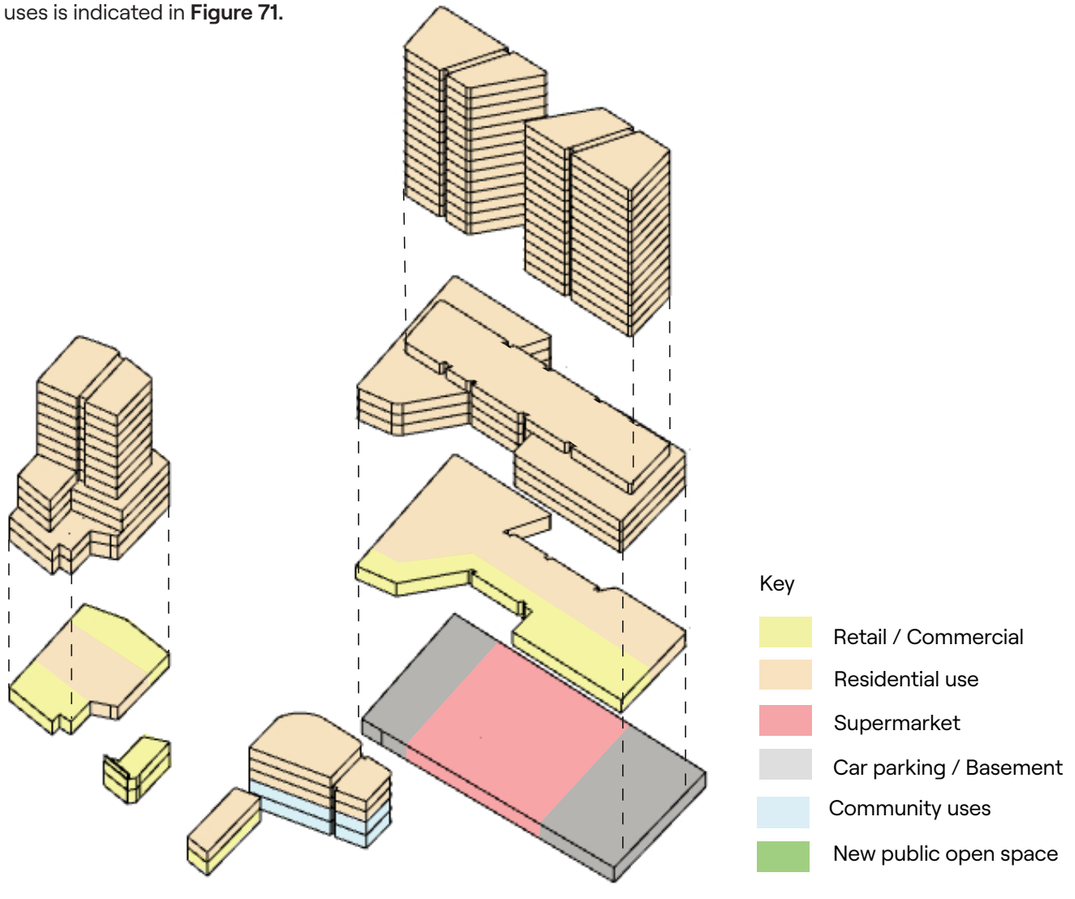


Figure 71. Diagram indicating the distribution of uses envisaged by the Master Plan.

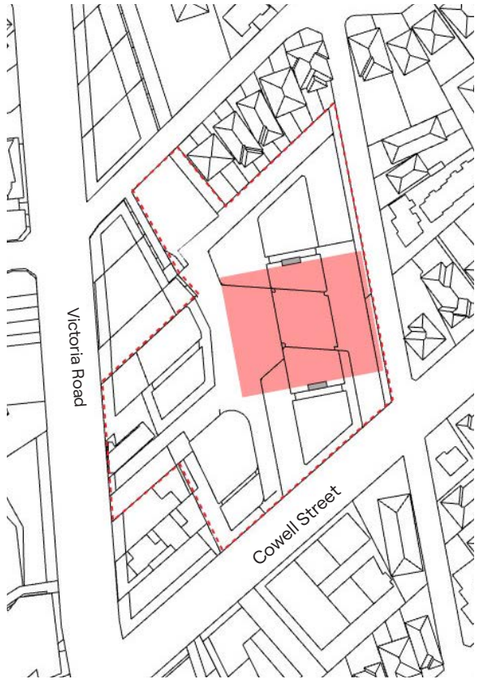


Figure 72. Indicative location of the new supermarket.

DRAFT

Part F: Implementation

DRAFT

14 Implementation

14.1 Hunters Hill Local Environmental Plan 2012

Amendments will be required to the HHLEP to realise the outcomes of the Master Plan.

It is intended that the recommendations for implementation of this Master Plan will form the basis of a Council-initiated planning proposal to amend the HHLEP.

The following sections outline recommended implementation approach and required amendments to the HHLEP.

In order to achieve the outcome of the master plan and to encourage the delivery of the identified public benefits, it is proposed to incentivise future development of the site via amendments to height and floor space ratio using a key site map and supporting provisions under Part 6 of the HHLEP. The amendments under Part 6 will directly seek to achieve:

- amalgamation of a single feasible land parcel that is suitably sized and configured to achieve the intended development forms to overcome fragmented land ownership.
- implementation of new public domain elements and retail floorspace proposed by the master plan.
- optimised solar access to public open space to ensure amenity particular during mid-winter lunchtime hours.
- limiting potential for 'one off' speculative smaller scale development which would comprise the delivery of the overall master plan vision.

14.1.1 Land Zoning

The existing MU1 Mixed Use zone provides suitable land use permissibility to deliver the intended outcomes of the master plan. No amendment to the existing land use zoning under the HHLEP is required.

While permissible under the HHLEP, particular land uses recommended by the master plan including public open space (i.e. recreation areas) and the area of retail floorspace will require additional local provisions under Part 6 of the HHLEP. The aim is to support the delivery of public benefits and the quantum of retail floorspace intended by the master plan.

14.1.2 Height of Buildings

It is proposed to retain existing height of building controls set out under the HHLEP for the site.

While increased building height is intended under the Master Plan, it is proposed that this be achieved via the introduction of a key site map supported by additional site specific provisions under Part 6 of the HHLEP. This will provide a basis for establishing building height incentives to assist in delivery of intended land amalgamation, public open space and minimum retail floorspace.

14.1.3 Floor Space Ratio

It is proposed to retain existing floor space ratio controls set out under the HHLEP for the site.

While increased building height is intended under the Master Plan, it is proposed that this be achieved via the introduction of a key site map supported by additional site specific provisions under Part 6 of the HHLEP. This will provide a basis for establishing building height incentives to assist in delivery of intended land amalgamation, public open space and minimum retail floorspace.

14.1.4 Key Site Provisions / Part 6 Local Provisions

It is proposed to identify the site on a Key Site Map (**Figure 67**) and establish site-specific local provisions under Part 6 of HHLEP. This will include height and floor space bonus incentives subject to minimum site area, minimum provision of public open space, solar access standards and a minimum retail provision. A key sites map would need to be established as none currently exists under the HHLEP.

Gladesville Key Site [X] - Indicative Drafting

(Note this is indicative drafting only to outline the intent and development standards to be incorporated into a local provision - its is subject to drafting by the NSW Department of Planning, Housing and Infrastructure and NSW Parliamentary Counsel's Office)

6.XX Development of Gladesville Site

(1) The object of this clause is to facilitate the development of the Gladesville Site, including residential accommodation, retail and public open spaces.

(2) This clause applies to land in Gladesville identified as "Area A" on the Key Sites Map.

(3) Development may exceed the maximum permissible height to an overall maximum of 70 metres in accordance with subclause (5).

(4) Development may exceed the maximum permissible floor space ratio to an overall maximum of 4:1 in accordance with subclause (5).

(5) Development consent must not be granted to development on the land unless the consent authority is satisfied of the following—

(a) a minimum site area of *13,500sqm* is achieved.

(b) despite subclause (3) height may not exceed 42 metres within 60 metres of Victoria Road.

(c) built form over *28 metres* is limited to a floorplate maximum of 750sqm GFA.

(d) a public open space is provided adjoining Massey Street that:

(i) is a minimum area of 950 sqm.

(ii) receives, on average, at least 70% direct sunlight between 11am and 2pm on 21 June each year.

(iii) is provided at grade.

(e) in addition to subclause 5(d), a centrally located public open space is provided that:

(i) is a minimum area of 800 sqm

(ii) receives, on average, at least 60% direct sunlight between 12noon and 2pm on 21 June each year

(iii) is provided at grade.

(f) in addition to subclause 5(d) and 5(e), provsion of through site link with a minimum width of 6m connecting the public open spaces to Victoria Road, Massey Street and Cowell Street.

(g) At least 5,000sqm of the gross floor area permitted for the land under the maximum permissible FSR will be used for the purposes of retail including at least 3,500sqm for the purposes of a supermarket.

(h) no part of the ground floor of a building that is facing a street or public space is used for the purposes of residential accommodation with the exception of Flagstaff Street.

DRAFT

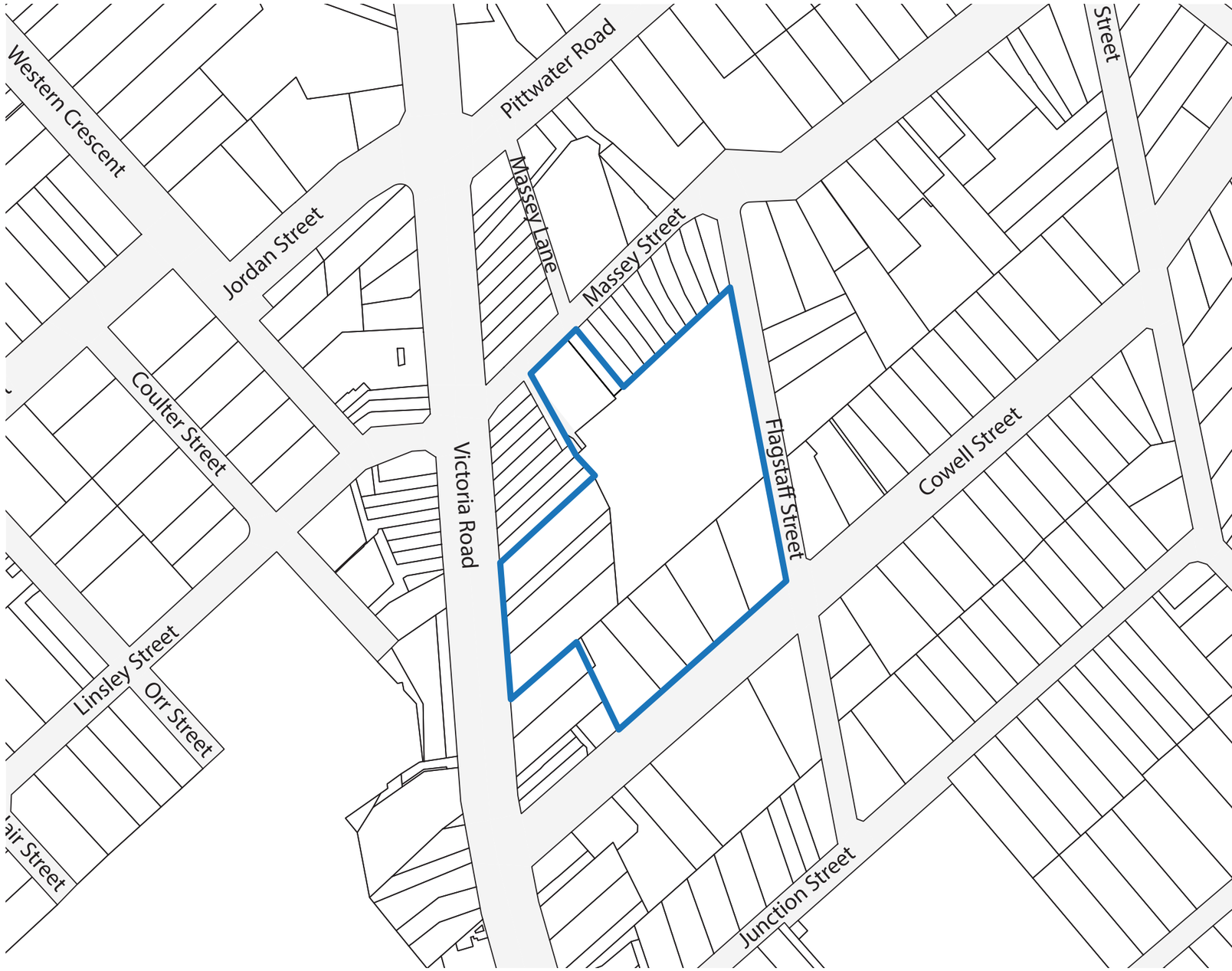


Figure 73. Proposed Key Sites Map

15.2 Principles for Design Guidance via the HHDCP

To support the delivery of intended high quality urban design and place making outcomes, detailed place-specific guidance will be provided under the HHDCP to complement the HHLEP provisions.

Building envelopes under the master plan have been tested in accordance with the design criteria and general guidance set out by the NSW Apartment Design Guide (ADG). The DCP provisions are intended to complement those set out in the ADG.

Draft site specific DCP provisions will be developed in collaboration with Hunter's Hill Council prior to public exhibition to guide design outcomes that are particular to this site. It is likely that this will include updates to section 4.4 (Gladesville Village Centre) and section 4.4.8 (Key Site - Precinct 4).

The site specific DCP will set out the overall vision, aims and objectives, and design principles for the precinct, as well as providing the site-specific development controls and guidance to complement the broader development control framework.

The key focus areas for guidance under the DCP are intended as follows:

1. Establishing an interconnected site layout

New development will be required to occur generally in accordance with the development pattern set out in the master plan. This will include the location and configuration of building footprints, public open space, pedestrian links and shared zones. Provisions will be included to support connection between key public open spaces and Victoria Road. Massey Street and Cowell Street.

2. Providing building envelopes that support local amenity

To control building form, the site specific DCP will provide indicative envelopes consistent with the modelling and envelope testing carried out in Part D of the Master Plan and as outlined in **Figure 54.** This will ensure that interpretation and application of development standards and supporting controls set out under the ADG suitably address matters including public domain amenity, solar access and podium/ street wall height.

3. Activating the public domain

A key aim of the master plan is to establish lively and active public domain including new public spaces and links through the site. The DCP will seek to ensure that the arrangement of land uses and building frontages at ground levels promote activity that attract pedestrian traffic, provide visual interest and ensure passive surveillance over the public domain. The DCP will provide guidance in relation to building edge and interface conditions to maximise opportunities for people to interact and engage in activity within building and public space. Public domain activation will be supported by additional provisions which will support the fine grained commercial/ retail frontage at ground levels and under-grounding of supermarket uses.

4. Rationalising development in relation to the ground plane

The topography of the site is complex, requiring careful consideration of levels throughout the site especially in relation to the established levels of existing surrounding streets. To ensure seamless and intuitive integration of public domain and land uses, the DCP will provide guidance on datum levels for public domain levels and interfacing building levels.

5. Movement Network

The DCP will aim to facilitate the permeability safety and functionality of movement networks within the site. Particular regard will be given to:

- identifying preferred vehicular access and servicing locations, the design and configuration of pedestrian vehicle shared zones.
- ensuring basement parking on the site has appropriate access while minimising the impact of parking structures on the public domain, so as to balance accessibility and streetscape quality.
- configuration of pedestrian / vehicle shared zones

6. Public Domain and Open Space Outcomes

The DCP will required the preparation of a public domain plan as part of a future development application to confirm specific placemaking elements, role and function, and overarching design principles for new public domain and landscape elements on the site and integration with new public open spaces.

7. Heritage / Materiality

Site specific controls that are complementary to Section 2.4 of the HHDCP 2013 will be established to provide guidance for the proportions, modulation and materiality of built forms to minimise impacts to heritage items and Heritage Conservation Area within the Site.

8. Car Parking

The following amendments to car parking rates specific to the Gladesville Village Centre will be established via the HHDCP 2013 as follows:

- The residential visitors parking rates within mixed-use developments is reduced to 1 per 10 units, as demand can be accommodated within the retail parking supply
- Up to 5% of the required parking supply can be provided as motorcycle parking, with two motorcycle spaces offsetting one car space
- 20% of residential parking within the development can be provided as unbundled car parking (purchased or rented separately to units) to provide a 20% car parking reduction
- Each carshare parking space provided offsets 5 residential parking spaces
- Bicycle parking is provided at the rates identified by Austroads and is in accordance with AS2890.3 and Austroads Guidelines
- - Unrestricted off-street parking on Flagstaff Street and Junction Street are restricted to 1hr parking to ensure parking remains available

DRAFT

GY
DE

DRAFT

Attachment 2 – Economic and Feasibility Assessment

Gladesville Masterplan

Economic and Feasibility Assessment



Prepared for:
Hunters Hill Council
26 February 2025

HillPDA CONSULTING

Quality Assurance

Report contacts

Adrian Hack

Principal, Urban and Retail Economics

M. Land Econ. B.Town Planning (Hons) (UNSW)

Adrian.Hack@hillpda.com

Supervisor

Martin Hill AM

Director

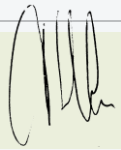
M.Real Estate (UNSW), M.Property Development (UTS), BSc (Hons), FAPI, CPV

Martin.Hill@hillpda.com

Quality control

This document is for discussion purposes only unless signed and dated by a Principal of HillPDA.

Reviewer

Signature		Dated	26/02/25

Report details

Job number	C25051
Version	Final
File name	C25051 – Gladesville Feasibility Testing D1
Date issued	26 February 2025

Acknowledgment of Country

HillPDA acknowledges the Traditional Custodians of Country throughout Australia and their continuing connection to land, waters, culture, and community.

We acknowledge the Gadigal people of the Eora Nation, the traditional owners of the land on which this report is prepared, and we show our respect for elders' past and present.

CONTENTS

1.0 Introduction 6

2.0 The Housing market 8

2.1 The Housing Crisis 8
2.2 Dwelling completions 8
2.3 The Housing Industry 9

3.0 Methodology of feasibility assessment 11

3.1 Hurdle rates 11
3.2 Project costs 12
3.3 Market research 12
3.4 Limitations and exclusions 12

4.0 Feasibility results 13

4.1 Block 4 (Gladesville Shopping Village site) 13
4.2 Block 1 16
4.3 Block 2 17
4.4 Block 3 20
4.5 Note about affordable housing 21

5.0 Job Creation 22

5.1 Jobs in Construction 22
5.2 Jobs in Operation 22

6.0 Conclusions and recommendations 23

APPENDIX A : Market evidence 25

APPENDIX B : Feasibility assumptions 27

APPENDIX C : Estate Master Feasibility Model of Block 4 Option 1 (FSR 3:1) 30

Tables

Table 1: Block 4 - Feasibility of Options 14
Table 2: Block 1 - Feasibility of Options 17
Table 2: Block 2 - Feasibility of Options 19
Table 3: Block 3 - Feasibility of Options 21
Table 4: Comparable shopping centre sales in NSW 2022-24 25
Table 5: Statistics on the prices of strata apartments in Suburb of Ryde 26

Figures

Figure 1: The Blocks identified in the Gladesville Town Centre Block Study 7
Figure 2: Net increase in dwellings 9
Figure 3: Block 4 – the Gladesville Shopping Village Site 13
Figure 4: Block 1 – Site map 16
Figure 4: Block 2 – Site map 18
Figure 5: Block 3 – Site map 20

1.0 INTRODUCTION

The Gladesville Masterplan Planning Proposal seeks to amend the Hunters Hill Local Environmental Plan 2012 to align with the vision established in the Gladesville Town Centre Block Study (September 2020) and the Gladesville Block Study – Concept Plans (May 2021) prepared by GM Urban Design & Architecture. This vision builds on Council's strategic planning framework, including the Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS), and reflects extensive consultation with the Hunters Hill community. The Proposal represents a key initiative by Hunters Hill Council to deliver a revitalized Gladesville town centre that supports housing, employment, and community growth while enhancing the urban environment.

Council's initial work, including urban design investigations by GMU, an economic feasibility assessment by Atlas Economics, and a traffic study by McLaren Traffic Engineering, laid the foundation for this Planning Proposal. The process aimed to identify opportunities and address community concerns about the town centre's poor presentation, inconsistent trading performance, and delayed redevelopment. These studies were instrumental in developing a framework for change that prioritizes public benefit and market interest while maintaining alignment with Council's long-term strategic goals.

Since the initial economic feasibility analysis conducted by Atlas Economics in 2020, market conditions have shifted significantly. Key changes include the introduction of new infrastructure charges, such as the Housing and Productivity Contribution, and broader shifts in the property market and the economic climate. In particular there has been sharp increases in project costs including construction materials and labour, finance/interest costs and land costs. Adding to feasibility difficulties has been recent increases in project risk including procurement and market risk.

To advance the planning proposal DPHI recommended Council update the feasibility assessment. Accordingly Council commissioned HillPDA to prepare this report which provides a more updated feasibility assessment of options for the redevelopment in the Gladesville town centre.

Four key sites or 'blocks' were identified in the Gladesville Town Centre Block Study being:

- Block 1 which includes the properties fronting Victoria Road between Massey Street and Cowell Street
- Block 2 which includes the properties fronting Victoria Road south of Cowell Street
- Block 3 which includes the properties fronting Victoria Road north of Massey Street.
- Block 4 which includes the Gladesville Shopping Village

The blocks are depicted in the figure below.

Figure 1: The Blocks identified in the Gladesville Town Centre Block Study



Source: Gladesville Block Study, GMU

HillPDA completed feasibility testing of Blocks 1, 2, 3 and 4. Council's focus has been on Block 4 where there is the strongest opportunity for redevelopment. It's generally recognised that the feasibility of developing Blocks 1, 2 and 3 is difficult due to fragmented ownership, lot sizes and various constraints including heritage.

This report has been structured as follows:

- **Chapter 1 | Introduction** (this Chapter)
- **Chapter 2 | The Housing Market**: considers the demand for additional residential apartments in Greater Sydney and in the locality. This chapter expresses the current crisis in undersupply of housing as well as the current barriers and difficulties in increasing supply.
- **Chapter 3 | Methodology of feasibility assessment:** introduces the methodology for testing the feasibility of redevelopment using the Estate Master DF software.
- **Chapter 4 | Feasibility assessment:** introduces the key sites that were tested, density options and results of the feasibility assessment and conclusions.
- **Chapter 5 | Conclusions and recommendations**
- **Appendix A |** provides the market evidence for the revenue assumptions in the modelling
- **Appendix B |** lists the assumptions in the feasibility modelling
- **Appendix C |** provides the outputs of the Estate Master feasibility model of Block 4

2.0 THE HOUSING MARKET

2.1 The Housing Crisis

The housing market faces ongoing challenges. Over the six-year period from July 2023 to June 2029, there is an estimated shortfall of 39,000 homes nationally relative to new demand, compounding the existing undersupply and worsening affordability issues[1]. All levels of Government recognise that Australia is facing a 'housing crisis', with the National Cabinet announcing a National Housing Accord in October 2023 with the ambitious aim of delivering 1.2 million new dwellings over 2024-2029.

In accordance with the Accord, the NSW Government is committed to facilitating 377,000 new dwellings by 2029 (around 75,000 new homes annually over five years). Based on current supply forecasts, there is an expected shortfall of around 170,000 homes to meet the National Housing Accord target.

Notwithstanding strong demand for housing there has been significant difficulties in delivery. Rising construction costs, borrowing constraints, and development feasibility challenges are making it increasingly difficult for developers to deliver the required volume of new homes. This constrained supply has exacerbated the housing shortage and affordability concerns.

Economic, climatic, and demographic trends will further pressure construction costs and housing affordability. Additionally, an aging population and a growing number of individuals with disabilities will necessitate new homes tailored to their needs, intensifying the housing shortage.

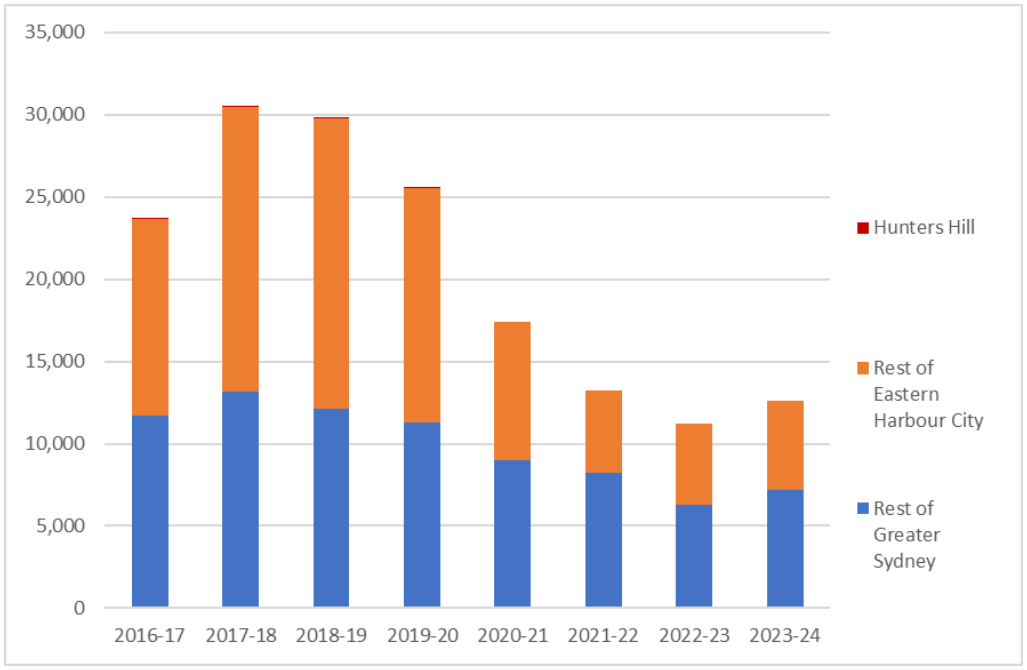
Across Sydney and across the country we are experiencing declining housing affordability due to interest rate rises and cost of living increases in the post-COVID period. Notwithstanding, house price have been steady or have continued to increase in many parts of Sydney. The primary reason for this has been a slow down in dwelling completions and the inability for the industry to keep up with rising demand for housing from immigration.

2.2 Dwelling completions

The unfortunate state of the market is shown clearly in the figure immediately below.

[1] Source: National housing supply and affordability council (2024) State of the housing system

Figure 2: Net increase in dwellings



Source: NSW Urban Development Program

In 2018-19 Greater Sydney produced more than 42,400 dwellings. Production rates have declined since to just around half that level in the past three years. The Eastern Harbour City levels fell significantly from 18,639 to 5,666 dwelling completions in 2022-23 – a decline of 70% over the same period. In the five year period to 2017-18 Hunters Hill averaged 40 new dwellings per annum. In the past four years it has failed to deliver any net increase in dwellings. The State Government has set a target of 80 new dwellings in each year in Hunters Hill LGA.

In the three years to 2019-20 the three local government areas of Hunters Hill, Ryde and Lane Cove averaged 3,080 net increase in dwellings per annum. Since then, they have averaged only 1,072 – a decline in production of 65%. The NSW Department of Planning, Industry and Environment's five-year target for dwelling completions to 2028-29 in these three LGAs is 15,400 – an average of 3,080 per annum. These three LGAs need to increase their current production rate almost three-fold to meet that housing target.

2.3 The Housing Industry

In this post-Covid period the delivery of new real estate has become difficult not only in Greater Sydney but across the whole country. Increases in costs and fees has been a primary barrier to supply of new dwellings. Development generally will only proceed if it is likely to achieve a sufficient return to offset the potential project risks which all factor into the hurdle rate. Viability is primarily a function of:

1. the acquisition price of land,
2. market take-up and the end sale value of new real estate,
3. the cost to construct,
4. the cost to finance, and
5. statutory charges on development.

There are challenges that can prevent a development from moving from commencement to completion. For private developers a key barrier has been financing. Banks are risk averse and require some level of guaranteed revenue (commonly 60%-100% of loan amount). Because of higher interest rates and other factors small

investors have turned shy in the post-Covid period resulting in a slowdown of pre-sales of residential apartments which then delays the commencement of the project and increases the holding costs of development. When combined with the accelerated cost increases in the construction sector and a lack of compensatory price growth this can compound to an unviable project.

Lending requirements are beginning to relax but the post-pandemic development landscape remains affected by economic volatility, supply chain disruptions, labour shortages, and inflated costs. As a result, numerous projects have experienced delays increasing holding costs and financial strain.

Even where developments may be theoretically viable, difficulties associated with financing has resulted in developments being delayed or abandoned. This has resulted in a widening of the supply and demand gap. The development industry has expressed this downturn ominously as the '**Perfect Storm**'.

Developers have found managing these risks in recent times to be very difficult. In theory the recent increases in these risks should have developers increase their required hurdle rates, thereby reducing the market price of development sites. However this is difficult when land owners expectations and competition between developers to procure sites remain high. As a result, the acquisition of development sites has slowed.

The important consideration is that very few projects in the pipeline are viable in the current climate. It is expected that conditions will improve over time. As housing undersupply worsens, buyers and lenders will have no choice but to accept higher prices and with improvements in supply and delivery we will see some return to more price competitive tendering, a return to fixed price contracting and less procurement risk. As a result projects that are assessed as marginally unfeasible today are likely to be marginally feasible within say the next 5 years. In assessing the feasibility of the sites in the following chapters we have made some value judgements about the likelihood of redevelopment and at what densities.

3.0 METHODOLOGY OF FEASIBILITY ASSESSMENT

To complete the development feasibility testing, HillPDA undertook a Residual Land Value (**RLV**) approach using the propriety software EstateMaster which is an industry benchmark used by developers, financers and property valuers.

The RLV is the maximum price that a developer would pay for the site to still generate their required rate of return given the levels of risk associated with redevelopment. Redevelopment is deemed viable when the RLV is greater than the Existing Use Value (**'as is' value**). 'As is' values were estimated from the market research.

Land ownership in centres is fragmented and commonly held in multiple ownerships making redevelopment difficult. Where sites are unable to be developed in isolation, it is common that a premium, usually 20% to 40% of the 'as is' market value, is required to incentivise landowners to sell.

Various density options can be assessed by comparing the RLV with the 'as is' land value of sites. Increasing the density or FSR reduces land costs over a higher number of apartments.

3.1 Hurdle rates

Hurdle rates are the required financial returns that make a project viable. Higher hurdle rates are required for riskier projects. Risk in development include:

- planning risk (relating to obtaining planning consent and/or costs and further delays in obtaining consent);
- market risk (obtaining sufficient sales and pre-sales);
- procurement risk (obtaining labour and materials, cost overruns and/or delays in delivery);
- financial risk (obtaining finance and/or delays due to insufficient pre-sales and cost certainty).

The two most common hurdle rates in development are:

- The Development Margin (**DM**) which is the net profit before tax that a developer receives from a development expressed as a percentage of the total cost where cost includes interest on finance.
- The discount rate or target Internal Rate of Return (**IRR**) which is the return of an investment on an annualised basis and expressed as a percentage. The IRR is calculated using a discounted cash flow model which includes time value of money. It can be compared to interest received on funds invested expressed as %/ann.

The IRR has been adopted as the preferred hurdle rate based on HillPDA's previous consultation with the development and financing sector and industry norms. DM has been used as a supplementary rate to support analysis where applicable and is sometimes the preferred hurdle rates for single staged projects with a short project life. For the purpose of the feasibility testing, we have adopted the rates of 18% target development margin and 16% target IRR.

A hypothetical project is deemed feasible when both hurdle rates are achieved. Where development return is marginal a developer may potentially undertake development if they had unique circumstances, such as a higher tolerance for risk, lower construction costs or an above-market financing.

3.2 Project costs

Project costs are sourced from various published materials including Rawlinsons Construction Handbook 2025, RLB Digest 2024 and Napier & Blakeley Construction Cost Datacards. Various recent cost estimate reports from Quantity Surveyors of similar projects in similar markets are a further source of data.

Cost assumptions in the feasibility models are listed in Appendix B of this report.

3.3 Market research

Market research was undertaken to inform the land cost and revenue assumptions in the feasibility modelling. The research included recently constructed and 'off-the-plan' apartments and shop front premises. The findings from the research are provided in Appendix A.

3.4 Limitations and exclusions

The purpose of our modelling was to investigate the feasibility of hypothetical development in the identified sites at identified densities. In undertaking the modelling, we note that the following points should be considered:

- The advice given in this report is based on projections. We have made specific assumptions that seem reasonable given current market sentiment and forecasts at the time of writing. However, any one of the assumptions may change over time and no responsibility can be accepted in the instance any changes occur. The projected value performance is an estimate of potential trends and should not be viewed as guaranteed figures;
- Contingencies were included in the development feasibility modelling which encompass allowances for unexpected delays or costs in the development process. Reducing the risks in development, whether real or perceived, can reduce the contingencies applied by developers and enable development;
- We are of the opinion that development feasibility is a matter that should be considered on a site-by-site basis, however for the purposes of this advice, the testing has been done on the basis of a general hypothetical development for each of the respective sites. We have endeavoured to ensure costs and revenues are representative of a hypothetical development in the subject location but do not purport they apply evenly on all sites; and
- Any unpredicted change, such as an increase in developer contributions or development costs in the short term could have a notable effect on development feasibility unless it could be absorbed by either making allowances in the project contingency or increases in market sale values for the developed product.

4.0 FEASIBILITY RESULTS

Four sites or 'blocks', as identified in the Scoping Proposal / Block Study prepared by GMU, were tested being:

- Block 1 which includes the properties fronting Victoria Road between Massey Street and Cowell Street
- Block 2 which includes the properties fronting Victoria Road south of Cowell Street
- Block 3 which includes the properties fronting Victoria Road north of Massey Street.
- Block 4 which includes the Gladesville Shopping Village

The results of the feasibility testing of each of these sites is discussed immediately below.

4.1 Block 4 (Gladesville Shopping Village site)

4.1.1 Site details

The site is identified as Block 4 in the Gladesville Block Study prepared by GMU and depicted in the image immediately below by a broken yellow line. Total site area is 13,850sqm.

Figure 3: Block 4 – the Gladesville Shopping Village Site



Source: Six Viewer and HillPDA

The site is largely owned by the Gladesville Shopping Village including properties fronting Massey Street (No. 1) and Cowell Street. The site shown in the above figure would require amalgamations with four properties fronting Victoria Road being No.s 217, 219, 223 and 225-227. Assuming a 25% premium, the Victoria Road properties would cost around $28m to acquire. Total land cost is likely to be around $90m in 2024-25 dollars.

4.1.2 Development Options

For the purpose of the feasibility three options were modelled as summarised in the table immediately below:

Option	Retail GLA (sqm)	FSR	Approx storeys above ground	Approx. number of apartments
Option 1	5,000	3.0:1	13-14	381
Option 2	5,000	4.0:1	15-17	522
Option 3	5,000	4.75:1	18-20	633

4.1.3 Feasibility results

Refer to Appendix B for a list of the assumptions in the feasibility model and refer to Appendix C for the full Estate Master DF model of Option 1.

The results of the feasibility assessment are summarised in the table immediately below.

Table 1: Block 4 - Feasibility of Options

OPTIONS	Option 1	Option 2	Option 3
	Block 4 Option 1 FSR 3:1	Block 4 Option 1 FSR 4:1	Block 4 Option 1 FSR 4.75:1
	365 Residential Units	500 Residential Units	607 Residential Units
	42,028 GFA	55,400 GFA	65,882.50 GFA
Revenues	-	-	-
Gross Sales Revenue	503,788,118	685,860,469	840,783,251
Less Selling Costs	(8,896,506)	(11,967,561)	(14,602,803)
NET SALES REVENUE	494,891,611	673,892,908	826,180,448
Less GST paid on all Revenue	(34,031,998)	(50,355,224)	(64,310,427)
TOTAL REVENUE (after GST paid)	460,859,613	623,537,685	761,870,020
Costs			
Land Purchase Cost	90,000,000	90,000,000	90,000,000
Land Acquisition Costs	6,690,490	6,690,490	6,690,490
Construction	275,755,576	372,198,587	455,295,729
Professional Fees	23,439,224	31,636,880	38,700,137
Statutory Fees	14,876,231	20,089,889	24,484,231
Compensation (Coles)	2,500,000	2,500,000	2,500,000
Marketing	5,037,881	6,858,605	8,407,833
Land Holding Costs	3,024,087	3,119,102	3,863,232
Pre-Sale Commissions	3,698,197	5,178,951	6,416,778
Finance Charges (inc. Fees)	666,109	899,063	1,099,781
Interest Expense	18,970,021	27,763,893	36,926,125
TOTAL COSTS	444,657,816	566,935,459	674,384,334
Performance Indicators			
Gross Development Profit	16,201,797	56,602,225	87,485,686
Development Margin (Profit/Risk Margin)	3.64%	9.98%	12.97%
Target Development Margin	18.00%	18.00%	18.00%
Residual Land Value (Target Margin)	36,165,750	51,611,296	61,333,553
Discount Rate (Target IRR)	16.00%	16.00%	16.00%
Net Present Value	(48,699,177)	(36,363,954)	(30,359,480)
Project Internal Rate of Return (IRR)	5.08%	9.48%	11.43%
Residual Land Value (NPV)	40,875,964	53,317,282	59,392,990

The table above shows that the returns from Option 1 are too low to be viable providing both a development margin and internal rate of return below 6%. The sensitivity testing shows that even with a 10% increase in end sale values the project IRR remains a little low at just below 11% and the development margin reaches 13.6%.

At FSR 4:1 project feasibility improves showing both the development margin and project IRR achieving 9.5% to 10%. These levels remain a little below target. However sensitivity testing shows that with an improvement in end sale values of around 5% the development margin increases to 15% and the project IRR to 13% which begins to look possible.

FSR at 4.75:1 is not quite viable in the current period, which is not unusual given the 'perfect storm' conditions. As stated above few projects in the pipeline are viable in the current climate. It is expected that conditions will improve over time as housing supply worsens, consumer preferences shift further towards higher density options and construction costs and procurement risk move towards more favourable levels for development. Sensitivity testing shows that a 5% increase in end sale values would tip both the development margin and project IRR over 18%.

4.2 Block 1

4.2.1 Site details

Block 1 refers to the lots depicted in the figure immediately below. For the purpose of the feasibility the northern part of Block 1 was tested being the 6 lots known as 173 to 183 Victoria Road. The area of these lots total 2,081sqm. The lots to the south being No.s 203 to 215 Victoria Road are unviable to redevelop largely because of the higher value of existing improvements. In particular, No. 209 is a relatively modern five storey mixed use building with residential apartments above ground floor retail.

Figure 4: Block 1 – Site map



Source: Six Viewer and HillPDA

4.2.2 Development options

For the purpose of the feasibility two options were modelled being:

1. Mixed use development to an FSR of 4:1. Building height is likely to be around 8 to 10 storeys.
1. Same as Option 1 but with an FSR of 5:1 which is likely to result in a building between 10 and 12 storeys.

4.2.3 Feasibility results

The feasibility results are summarised in the table below.

Table 2: Block 1 - Feasibility of Options

OPTIONS	Option 1	Option 2
	Block 1 FSR 4:1 72 Residential Units 8,324 GFA	Block 1 FSR 5:1 93 Residential Units 10,405 GFA
Revenues	-	-
Gross Sales Revenue	100,299,988	129,237,329
Less Selling Costs	(2,173,061)	(2,791,285)
NET SALES REVENUE	98,126,927	126,446,043
Less GST paid on all Revenue	(6,378,332)	(8,954,680)
TOTAL REVENUE (after GST paid)	91,748,595	117,491,364
Costs		
Land Purchase Cost	21,000,000	21,000,000
Land Acquisition Costs	1,515,490	1,515,490
Construction	56,394,347	72,515,793
Professional Fees	4,793,519	6,163,842
Statutory Fees	3,014,664	3,869,731
Marketing	1,003,000	1,292,373
Land Holding Costs	1,029,913	1,062,496
Pre-Sale Commissions	835,939	1,085,835
Finance Charges (inc. Fees)	136,230	175,171
Interest Expense	3,643,513	5,067,965
TOTAL COSTS	93,366,615	113,748,697
Performance Indicators		
Gross Development Profit	(1,618,021)	3,742,667
Development Margin (Profit/Risk Margin)	(1.73%)	3.29%
Target Development Margin	18.00%	18.00%
Residual Land Value (Target Margin)	5,488,602	6,884,550
Discount Rate (Target IRR)	16.00%	16.00%
Net Present Value	(13,687,015)	(12,364,352)
Project Internal Rate of Return (IRR)	1.41%	4.99%
Residual Land Value (NPV)	7,203,852	8,535,107

Under both options the financial returns are too low. Even at FSR 5:1 the development margin and IRR are both below 5%. The biggest hurdle with this site is the number of small lots in multiple ownerships which makes redevelopment unlikely in the foreseeable future. End sale values would need to increase by 15% before development becomes viable.

4.3 Block 2

4.3.1 Site details

This site comprises 13 lots known as 173 to 199 Victoria Road, 1 Cowell Street and 3A Cowell Street (Council car park site). The site area is 4,182sqm and is depicted in the figure immediately below bounded by a broken yellow line.

Figure 5: Block 2 – Site map



Source: Six Viewer and HillPDA

This site includes an open Council car park fronting Cowell Street.

4.3.2 Development options

For the purpose of the feasibility two options were modelled being:

2. Mixed use development to an FSR of 4.2:1. Building height is likely to be around 9 to 12 storeys. It is assumed that the car spaces in Council's car park would need to be reinstated as part of any redevelopment.
3. Same as Option 1 but with an FSR of 5:1 which is likely to result in a building between 11 and 15 storeys.

4.3.3 Feasibility results

The feasibility results are summarised in the table below.

Table 3: Block 2 - Feasibility of Options

OPTIONS	Option 1	Option 2
	Block 2 FSR 4:1 158 Residential Units 17,564.40 GFA	Block 2 FSR 5:1 192 Residential Units 20,910 GFA
Revenues	-	-
Gross Sales Revenue	215,259,380	262,808,545
Less Selling Costs	(4,644,659)	(5,645,787)
NET SALES REVENUE	210,614,722	257,162,758
Less GST paid on all Revenue	(14,913,654)	(19,175,769)
TOTAL REVENUE (after GST paid)	195,701,068	237,986,990
Costs		
Land Purchase Cost	35,000,000	35,000,000
Land Acquisition Costs	2,565,490	2,565,490
Construction	117,444,673	143,426,294
Professional Fees	9,982,797	12,191,235
Statutory Fees	6,346,946	7,726,626
Marketing	2,152,594	2,628,085
Land Holding Costs	2,974,180	3,128,043
Pre-Sale Commissions	1,813,123	2,238,470
Finance Charges (inc. Fees)	283,702	346,460
Interest Expense	7,664,883	10,148,039
TOTAL COSTS	186,228,388	219,398,742
Performance Indicators		
Gross Development Profit	9,472,679	18,588,248
Development Margin (Profit/Risk Margin)	5.09%	8.47%
Target Development Margin	18.00%	18.00%
Residual Land Value (Target Margin)	14,710,169	17,348,519
Discount Rate (Target IRR)	16.00%	16.00%
Net Present Value	(17,916,018)	(16,647,623)
Project Internal Rate of Return (IRR)	6.10%	8.31%
Residual Land Value (NPV)	16,919,792	18,210,914

Under both options the financial returns are low. Even at FSR 5:1 the development margin and IRR are both below 9%. With an improvement in end sale values of 10% the feasibility is possible providing a development margin of more than 18% and a project IRR of 14%. However, we understand that a couple of the buildings have heritage recognition from Council making redevelopment more problematic.

4.4 Block 3

4.4.1 Site details

This site comprises 10 lots known as 241 to 263A Victoria Road, north of Gladesville Village shopping centre. The site area is 2,307sqm and is depicted in the figure immediately below bounded by a broken yellow line.

Figure 6: Block 3 – Site map



Source: Six Viewer and HillPDA

4.4.2 Development options

For the purpose of the feasibility two options were modelled being:

1. Mixed use development to an FSR of 4:1. Building height is likely to be around 10 storeys.
2. Same as Option 1 but with an FSR of 5:1 which is likely to result in a building between 12 and 14 storeys.

4.4.3 Feasibility results

The feasibility results are summarised in the table below.

Table 4: Block 3 - Feasibility of Options

OPTIONS	Option 1	Option 2
	Block 2 FSR 4:1 83 Residential Units 9,230 GFA	Block 2 FSR 5:1 106 Residential Units 11,537.50 GFA
Revenues	-	-
Gross Sales Revenue	113,413,744	145,189,901
Less Selling Costs	(2,457,421)	(3,105,947)
NET SALES REVENUE	110,956,323	142,083,954
Less GST paid on all Revenue	(7,198,354)	(10,033,798)
TOTAL REVENUE (after GST paid)	103,757,969	132,050,156
Costs		
Land Purchase Cost	26,000,000	26,000,000
Land Acquisition Costs	1,890,490	1,890,490
Construction	62,544,275	80,436,532
Professional Fees	5,316,263	6,837,105
Statutory Fees	3,369,315	4,315,084
Marketing	1,134,137	1,451,899
Land Holding Costs	1,030,111	1,075,036
Pre-Sale Commissions	944,992	1,249,750
Finance Charges (inc. Fees)	151,086	194,304
Interest Expense	4,038,730	5,635,270
TOTAL COSTS	106,419,400	129,085,472
Performance Indicators		
Gross Development Profit	(2,661,432)	2,964,685
Development Margin (Profit/Risk Margin)	(2.50%)	2.30%
Target Development Margin	18.00%	18.00%
Residual Land Value (Target Margin)	7,600,045	8,882,099
Discount Rate (Target IRR)	16.00%	16.00%
Net Present Value	(16,822,269)	(15,656,601)
Project Internal Rate of Return (IRR)	0.81%	4.15%
Residual Land Value (NPV)	9,024,817	10,204,261

Under both options the financial returns are well below feasible benchmarks. Even at FSR 5:1 the development margin and IRR are both below 5%. The biggest hurdle with this site is the number of small lots in multiple ownerships which makes redevelopment unlikely in the foreseeable future. End sale values would need to increase by 15% before development becomes viable.

4.5 Note about affordable housing

Please note that we have not included any allowance for affordable housing provision in the modelling. We note that Council does not yet have a policy on it. Any requirement for the provision of affordable housing would undermine the feasibility of development further thereby reducing the likelihood of redevelopment, particularly in the scenario where affordable housing is dedicated in perpetuity.

5.0 JOB CREATION

5.1 Jobs in Construction

Based on an estimated design and construction cost (before escalation and net of GST) of around $391m the development of Block 4 at an FSR of 4:1 would generate around 809 job years (where one job year equals one full time equivalent (FTE) job over 12 months. Assuming a design and construction period of four years this would equate to 202 FTE over four years.

The construction industry has strong linkages with other sectors, so the impacts on the economy go further than the direct contribution of construction. This is known as the multiplier effect. Multipliers refer to the level of additional economic activity generated and/or supported by a source industry.

There are two types of effects captured by multipliers:

- Production Induced Effects: which is made up of:
  - Direct effects: which constitutes all outputs and employment required to produce the inputs for construction, and
  - Indirect effects: which is the induced extra output and employment from all industries to support the increased production of the construction sector.
- Consumption Induced Effects: which relates to the demand for additional goods and services due to increased spending by the wage and salary earners across all industries arising from employment.

The modelling used to measure the economic impacts during the construction phase is based on the Australian National Accounts Input Output tables 2021-22.

Based on this modelling we estimate that the 809 job years directly generated by design and construction a further 1,243 job years will be generated and/or supported through production induced impacts and a further 982 job years will be generated through consumption induced impacts across NSW. Total job years generated and supported in NSW would total 3,034.

5.2 Jobs in Operation

Assuming 5,000sqm of net lettable shop front floor space on the site, we estimate around 167 FTE jobs on site in retail goods and services operations. This is based on an average of one FTE per 30sqm of lettable floor space (various sources including NSW Common Planning Assumptions, ABS Retail Surveys and various annual reports). Note that total jobs are likely to exceed 200 and are probably closer to 250 given the high proportion of part time and casual work in the industry.

We further expect some proportion of residents will undertake the majority of their paid work at home. It would be reasonable to assumed that around 7% to 8% of working residents would work from home (around 4% in 2016 based on ABS Census). This would mean a further 35 to 40 FTE jobs on site.

Total jobs estimated on site would be around 300 including part time workers or around 200 to 205 FTE.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Since the earlier feasibilities prepared by Atlas in 2020 project costs have increased considerably. Construction costs have increased 30% or more, and development charges, land acquisition and holding costs have all increased. End sale values of apartments have been relatively flat, and pre-sales have slowed considerably largely as a result of rising interest rates amongst other factors.

The viability of development is very difficult in the current climate. However, the 'perfect storm' appears to be passing. Inflation appears to be falling and the consensus is that interest rates are more likely to fall over the next several months rather than increase. We will face a housing shortage for some time and housing preferences will have to shift towards apartments. Some increase in values with rising household incomes and some return in investor confidence, combined with a return to more price competitive building should improve the feasibility of development.

Over the next few years, it is unlikely that the feasibility of development will be as strong and attractive as it was pre-2020. However it is highly likely to improve from 2024. The modelling above shows that if current project costs remain flat over the next few years and end sale values on apartments increase by 5% then redevelopment of Block 4 to an FSR of 4:1 starts to look possible. There are developers that would begin to show some interest under that scenario, particularly if they are anticipating a general improvement in market and industry conditions. An FSR of 3:1 also looks possible but requires an increase in end sale values of around 15%. Feasibility of this option may be possible at the next upturn in the market but the probability of redevelopment is clearly lower than the option of FSR 4:1.

There are several areas where costs can be reduced. At FSR of 3:1 Council's DCP requires 95 visitor car spaces which adds around $9m to $10m to total project cost. Unfortunately, visitor spaces add very little end sale value to the residential apartments. Removing or reducing the requirement for visitor spaces will reduce costs and improve feasibility. At FSR of 4:1 and an improvement in end sale values of 5% plus a reduced requirement for visitor spaces (say 25) the returns begin to achieve industry requirements with a development margin of 17.5% and a project IRR of 14%.

Also the feasibility (or probability) of development is likely to improve with less properties to acquire.

The results of the feasibility testing show that development under the masterplan is not currently viable. However during these difficult times planning for future development remains important and imperative. The masterplan should still be made. To improve the overall feasibility of development we recommend the following:

1. Consideration be given to relaxing the standards for visitor spaces (remove or significantly reduce the required number of on-site visitor spaces)
2. Increase the height and FSR to around 4:1 subject to a satisfactory urban design outcome
3. Allow flexibility to enable alternative designs with fewer or alternative acquisition of adjoining properties.

Disclaimer

1. This report is for the confidential use only of the party to whom it is addressed ("Client") for the specific purposes to which it refers and has been based on, and takes into account, the Client's specific instructions. It is not intended to be relied on by any third party who, subject to paragraph 3, must make their own enquiries in relation to the issues with which this report deals.
2. HillPDA makes no representations as to the appropriateness, accuracy or completeness of this report for the purpose of any party other than the Client ("Recipient"). HillPDA disclaims all liability to any Recipient for any loss, error or other consequence which may arise as a result of the Recipient acting, relying upon or using the whole or part of this report's contents.
3. This report must not be disclosed to any Recipient or reproduced in whole or in part, for any purpose not directly connected to the project for which HillPDA was engaged to prepare the report, without the prior written approval of HillPDA. In the event that a Recipient wishes to rely upon this report, the Recipient must inform HillPDA who may, in its sole discretion and on specified terms, provide its consent.
4. This report and its attached appendices are based on estimates, assumptions and information provided by the Client or sourced and referenced from external sources by HillPDA. While we endeavour to check these estimates, assumptions and information, no warranty is given in relation to their reliability, feasibility, accuracy or reasonableness. HillPDA presents these estimates and assumptions as a basis for the Client's interpretation and analysis. With respect to forecasts, HillPDA does not present them as results that will actually be achieved. HillPDA relies upon the interpretation of the Client to judge for itself the likelihood of whether these projections can be achieved or not.
5. Due care has been taken to prepare the attached financial models from available information at the time of writing, however no responsibility can be or is accepted for errors or inaccuracies that may have occurred either with the programming or the resultant financial projections and their assumptions.
6. This report does not constitute a valuation of any property or interest in property. In preparing this report HillPDA has relied upon information concerning the subject property and/or proposed development provided by the Client and HillPDA has not independently verified this information except where noted in this report.
7. This report is expressly excluded from any reliance for mortgage finance purpose or any lending decisions. Furthermore, this report is not intended to be relied upon for any joint venture or acquisition / disposal decision unless specifically referred to in our written instructions.
8. HillPDA makes no representations or warranties of any kind, about the accuracy, reliability, completeness, suitability or fitness in relation to maps generated by HillPDA or contained within this report.

Liability limited by a scheme approved under the Professional Standards Legislation

APPENDIX A : MARKET EVIDENCE

Retail

There hasn't been a publicly available reported trading figure for Gladesville shopping centre over the past decade. However anecdotally it has lost some market share largely due to increasing competition from the new shopping centres particularly in Ryde City and West Ryde and to a lesser extent Lane Cove, Birkenhead Point and Rhodes.

Some recent comparable size shopping centres sales in NSW include the following.

Table 5: Comparable shopping centre sales in NSW 2022-24

Name	Suburb	Sale Date	Sale Price	Yield	GLA (sqm)	$/sqm
Kellyville West Shopping Centre	Kellyville	Nov-23	78,400,000	5.4%	4,011	$10,084
West Ryde Marketplace	West Ryde	Apr-24	60,200,000	5.6%	6,384	$9,430
Pemulwuy Marketplace	Greystanes	Apr-24	40,000,000	5.6%	5,211	$7,676
Woolworths Kirrawee S.C.	Kirrawee	Dec-23	39,750,000		4,500	$8,833
Coles Richmond Mall	Richmond	May-24	35,000,000	5.5%	5,153	$6,792
Huntlee Shopping Centre	Branxton	Nov-23	33,000,000	6.0%	4,624	$7,137
Rutherford Marketplace	Rutherford	Jun-24	49,750,000	6.0%	6,867	$7,245
Schofields Village	Schofields	May-23	53,000,000	5.6%	9,049	$5,857
Elermore Shopping Centre	Elermore Vale	Jun-23	27,000,000	4.8%	4,049	$6,668
Beecroft Place	Beecroft	Jul-22	65,000,000	5.4%	5,474	$11,874

Source: Shopping Centre News

The existing Gladesville Shopping Village has 5,250sqm of leasable retail floor space of which around half is occupied by a Coles supermarket. Based on the above comparable sales an 'as is' value of $46.2m has been assumed ($8,800/sqm GLA). The specialty shops fronting Victoria Road are typical of strip shops each with a frontage of 5m to 10m and a floor area of around 100sqm. These shops typically have a value in the $1.2m to $2.5m range in centres with fairly mundane to average trading levels.

Residential apartments

The market has slowed down considerably in Sydney since the boom in apartment sales in 2015-20. The most comparable sales in the locality are re-sales of apartments in the Putney Hills Estate which was developed by Frasers. This was a multi-staged development providing 791 dwellings on 13.9ha. Half of the estate is open space. As with Gladesville these dwellings are around one kilometre from the harbour. Apartments in the estate were built from 2016 to 2019 and generally re-sell for:

- 1-bed for $650,000 to $750,000 (around 13,000 to $13,500/sqm)
- 2-bed with 2-bath for $800,000 to $1.15m (around $13,000 to $14,000/sqm)
- 3-bed with 2-bath for $1.5m to $2.0m (around $14,000 to $15,500/sqm)

The newer (post 2013 constructed) 3-bedroom apartments in Meadowbank sell from $1.2m and up to $1.6m with some water views.

The table below shows some statistics on prices of apartments in the suburb of Ryde that were sold in the last 24 months and were constructed post 2010. A large proportion of these apartments are in in two locations – Putney Hills estate and Top Ryde shopping centre (developed by Crown).

Table 6: Statistics on the prices of strata apartments in Suburb of Ryde

	2-bed*	3-bed
Number of sales	257	32
Average price	$872,667	$1,264,566
Median price	$818,000	$1,185,000
Third Quartile price	$910,000	$1,548,250
Highest Decile price	$1,055,155	$1,925,200

* 2-bedroom apartments with 2 bathrooms and one car space

Based on the above analysis we have assumed the following end sale values:

- 1-bedroom unit with 1 car space = $730,000 to $770,000 ($13,000 - $14,000/sqm)
- 2-bed unit with 2-bath and 1.2 car spaces = $1.1m to $1.15m average ($14,000 - $14,500/sqm)
- 3-bed unit with 2-bath and 1.5 car spaces = $1.6m to $1.7m average ($14,500 - $15,500/sqm)

Average end sale prices of apartments increase slightly with higher FSR options as the proportion of apartments with water views increase with the height of the building. While that is a benefit, the increase in building height also increases both construction and finance costs (the latter increasing due to increasing holding costs with a longer construction time).

APPENDIX B : FEASIBILITY ASSUMPTIONS

Milestones

- Land is exchanged upfront and settled in Month 3 and it is assumed the land is appropriately zoned to permit redevelopment
- Planning and preliminary design work commences immediately and development approvals and pre-sales are achieved over the next 18 to 21 months.
- Demolition commences in Month 21 and spanning 3 months
- Construction commences in Month 24
- Construction spans 20 months for buildings 12-13 storeys high increasing to 24 months for buildings above 18 storeys.

Escalation

- Both costs and revenues are escalated at 3.5% per annum. Construction costs are escalated to start of construction and pre-sold apartments are escalated to the exchange dates. It is assumed that 75% of the residential apartments would be pre-sold before and during construction.

Project costs

- For Block 4 the land is purchased for $90m based on the following breakdown plus a 20% premium is assumed on the properties fronting Victoria Road to incentivise amalgamation:

Address	Building Area (sqm)	Description	Assumed Existing Value
1, 1A & 1C Massey St	984	A single storey retail shop fronting Massey Street and adjoining a Right of Way (RoW). The building is occupied by a not-for-profit charity business	$3,500,000
1B Massey St, 1-3 Flagstaff St	5,730	A single level shopping centre built circa 1970 with on-site car parking for 239 spaces accessed via Cowell Street and Flagstaff Street. The shopping centre accommodates approx. 5,250sqm lettable area anchored by a Coles Supermarket (2,750sqm) and a mix of smaller specialty style retailers (mix of food, fashion and professional services).	$42,600,000
2 Cowell St	701	A circa 1960's part two storey residence with 3 bedrooms, 1 bathroom and single under-croft garage. The tenancy status of the property is unknown.	$2,775,000
4-6 Cowell St	1,329	An asphalt sealed car park across a sloping block providing approximately 30 spaces. The car park is un-metred and accessible by the public	$5,000,000
8 Cowell St	970	A circa 1960's 2 storey residential flat building consisting of 6 strata titled units each with 2 bedrooms and 1 bathroom. Unallocated off-street parking is provided.	$5,100,000
10 Cowell St	986	Single storey residence (local heritage item) occupied as commercial premises.	$2,700,000
217 Victoria Rd	899	Aust Post office single storey	$8,362,500
219 Victoria Rd	805	2-storey art-deco heritage bldg	$5,975,250
223 Victoria Rd	299	Run down single storey bldg convenience store	$2,453,100
225-7 Victoria Rd	827	Glades Centre - 2-storey multi-tenanted arcade 14-15	$6,700,000

- A similar rate was used to estimate the 'as is' values for Blocks 1, 2 and 3.
- Land is purchased with a 10% deposit upfront and the balance is settled in Month 3

- Stamp duty and additional land acquisition costs at 0.5% of the land price (for valuation, due diligence, etc) is paid in Month 3.
- Professional fees include
  - Concept design and DA preparation at 2% of construction paid before construction
  - Design documentation at 2% of construction cost paid before construction
  - Project management and supervision costs at 3% of construction cost paid during construction
  - A development management fee of 1.5% paid through the life of the project
  - Marketing and advertising at 1% of total end sale values paid during the pre-selling period
- Demolition is $200/sqm of existing building floor space commencing in Month 21 and spanning 3 months
- Fully enclosed building area (FEBA) = 110% times GFA
- Construction costs include:
  - Residential FEBA at $4,000/sqm (12 storeys) to $4,400/sqm (up to 20 storeys).
  - Retail FEBA at $3,400/sqm (excluding shop fitouts)
  - Basement parking at $75,000 per car space
  - Balconies at $1,500 per square metre
  - Site costs, landscaping and external works at 1.7% to 2.5% of above construction costs
  - 5% contingency

  Construction costs were sourced from various published materials including Rawlinsons Construction Handbook 2025, RLB Digest 2024 and Napier & Blakeley Construction Cost Datacards. Various recent cost estimate reports from Quantity Surveyors of similar projects in similar markets are a further source of data.
- Car parking is provided on site based on Council DCP rates:
  - 1.0 spaces per 1-bed unit
  - 1.2 spaces per 2-bed unit
  - 1.6 spaces per 3-bed unit
  - 0.25 visitor spaces per apartment
  - 1 car space per 30sqm of non-residential GFA
- Statutory fees include:
  - Development application fees at 0.4% of design and construction (D+C) costs
  - Construction certificate fees at 0.25% of D+C costs
  - Long service levy at 0.35% of D+C costs
  - Housing productivity contribution at $10,500 per residential apartment and $31 per square metre GFA of non-residential uses paid just before construction commencement
  - Section 7.12 at 1% of construction paid immediately before construction
  - Annual land tax, council and water rates
  - Strata bond at 2% of construction cost (assumed it is not recovered)
- Compensation paid for termination of retail leases assumed at $2.5m paid shortly before construction

Revenue assumptions

- Gross saleable or lettable area (GLA) = 82.5% of GFA (75% of FEBA)
- Sales include residential apartments at an average of $725,000 to $750,000 for 1-bedroom, $1.1 to $1.15m for 2-bedroom and $1.65m to $1.72m for 3-bedroom units inclusive of GST (based on market research in Appendix A). Average prices increase a little with density due to additional height and an increasing number of apartments enjoying distant views.

- Sales include supermarket space at 3,800sqm by $425/sqm net rent by 5.5% capitalisation rate and specialty retail at $10,800/sqm net of GST.
- 75% of the residential sales are pre-sold
- GST is paid on residential sales at one eleventh of the gross price (net of land price under the consideration method)
- Commission on sales is 2.2% half of which is paid at exchange dates for pre-sales
- Other costs on sales (legals, etc) at 0.3% of gross sales revenue paid at settlement

Finance assumptions

- The project is finance with equity up to start of construction. Thereafter the project is financed by bank debt with 7.5% interest charged monthly in arrears and capitalised. Debt is repaid before equity. After equity is fully repaid the project makes a profit.

Hurdle Rates

- Discount rate (target project internal rate of return) = 16%
- Target development margin = 18%

APPENDIX C : ESTATE MASTER FEASIBILITY MODEL OF BLOCK 4 OPTION 1 (FSR 3:1)

Development Feasibility Model

ARGUS EstateMaster Licensed to: Hill PDA

C25051 : Gladesville

Block 4 Option 1 FSR 3:1 : FSR 3:1

Date of Report :	26-Feb-2025	**Project Size :**	365 Residential Units
Time Span :	Apr-25 to Jun-29 (50 Months)		1 per 38 SqM of Site Area
Type :	Residential	**Project Size :**	42,028 GFA
Status :	Under Review		1 per 0.33 SqM of Site Area
Site Area :	13,870 SqM	**FSR :**	3.03:1
		Equated GFA :	42,026.10 SqM
Prepared By :	Hill PDA	**Address :**	Block 4 (Gladesville Shopping Centre)
Prepared For :	Hunters Hill Council		Gladesville
Developer :	Hypothetical		NSW
			Australia

Disclaimer

1.This report and its attached appendices are based on estimates, assumptions and information provided by the Client or sourced and referenced from external sources by Hill PDA. While we endeavour to check these estimates, assumptions and information, no warranty is given in relation to their reliability, feasibility, accuracy or reasonableness. Hill PDA presents these estimates and assumptions as a basis for the Client's interpretation and analysis. With respect to forecasts, Hill PDA does not present them as results that will actually be achieved. Hill PDA relies upon the interpretation of the Client to judge for itself the likelihood of whether these projections can be achieved or not.
2. Due care has been taken to prepare the attached financial models from available information at the time of writing, however no responsibility can be or is accepted for errors or inaccuracies that may have occurred either with the programming or the resultant financial projections and their assumptions.

PRELIMINARY

Licensed to: Hill PDA

Cash Flow Title	Block 4 Option 1 FSR 3:1	Description of Option/Stage	FSR 3:1	
Date of First Period:	Apr-2025			
Cash Flow Rest Period:	Monthly			
Project Size (a)	365.00	Residential Units		
Project Size (b)	42,028.00	GFA		
Site Area	13,870.00	SqM	Floor Space Ratio	3.03 :1

Input Sheet Last Recalled as Option/Stage 4

Equated Gross Floor Area= 42,026.10 SqM

Type	Residential	Sub-Type	
Status	Under Review		

Based on Template 'Hill PDA Blank Template' created by EM\mhill 12/09/2016 12:50:12 PM

GOODS & SERVICES TAX

Using Margin Scheme

Goods and Services Tax Rate	10.00%
Value at 1-7-2000 or Acquisition Price	90,000,000
Percentage of Sale Price Withheld by Purchaser	7.00%

Project Costs	To be entered Exclusive of GST
Contingencies	To be entered Exclusive of GST
Rental Income & Leasing Costs	To be entered Exclusive of GST
Sales Revenue	To be entered Inclusive of GST
Other Income	To be entered Exclusive of GST

Developer
Credits Reclaimed TWO Months Later
Liability Paid in the Same Month
Liability on Sales All Paid by Developer

1000 LAND PURCHASE & ACQUISITION COSTS

Land Purchase Price	90,000,000

Code	Stage		% of Land Purchase Price % paid	Amount	AND/OR Lump Sum Amount	Month Start	Month Span	Cash Flow Period		Total Escalated Cost
1002	-	Deposit In Trust Account [1]	10.00%	9,000,000	-	1	1	May-25 - May-25	No input credit is available to the developer for	9,000,000
1003	-	Payment 1	0.00%	-	-	0	-	-	land purchase because the margin scheme is selected!	-
1004	-	Payment 2	0.00%	-	-	0	-	-		-
1005	-	Payment 3	0.00%	-	-	0	-	-		-
1006	-	Payment 4	0.00%	-	-	0	-	-		-
1007	-	Settlement (Balance)	90.00%		81,000,000	3	1	Jul-25 - Jul-25		81,000,000
1008	-	Stamp Duty [1]	NSW		6,240,490	3	1	Jul-25 - Jul-25	(Stamp Duty calculated on Land Value of 90,000,000)	6,240,490
		Interest on Deposit in Trust Account	0.00%	Interest from deposit shared between parties						96,240,490
		Profit Share to Land Owner	0.00%	Paid in full at project end.						

Code	Stage	Other Acquisition Costs To be entered Exclusive of GST	% of Land Price inc Tax % paid	Amount	AND/OR Lump Sum Amount	Month Start	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
1011	-	Due Dilgence and legal costs	0.50%	450,000	-	0	2	Apr-25 - May-25	N		450,000	450,000	450,000
1012	-	.	0.00%	-	-	3	1	Jul-25 - Jul-25	N		-	-	-
1013	-	.	0.00%	-	-	0	-	-	N		-	-	-
1014	-	.	0.00%	-	-	0	-	-	N		-	-	-
1015	-	.	0.00%	-	-	0	-	-	N		-	-	-
										Manual Input (refer to Cash Flow)	-	-	-
										TOTAL	450,000	450,000	450,000

[1] (No GST credit available for Stamp Duty)

[2] Pro-rata with Land Payments ('L')

COST ESCALATION

Monthly Compounded Escalation - based on Cashflow Period Years commencing

Code		Apr-25	Apr-26	Apr-27	Apr-28	Apr-29	Apr-30	Apr-31	Apr-32	Apr-33	Apr-34
	Professional Fees	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
	Construction Costs (Uncategorised)	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
SUB	Subdivision Costs	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
STG	Stage Costs	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
BUI	Built Form	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
OT1	Other	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
OT2	Other	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
	Statutory Fees	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
	Compensation (Coles)	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
	Miscellaneous	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
	Marketing	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
	Land Holding Costs	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
	Selling and Leasing Costs	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
	Outgoings	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
	Finance Costs	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%

2000 PROJECT CONTINGENCY

-	And / Or	0.00%	% of Professional Fees, Construction Costs, Statutory Fees, Compensation (Coles), Miscellaneous, Marketing, Pre-Sale Commissions (Inc Tax)	GST	0.00%	TOTAL	-

3000 PROFESSIONAL FEES

Costs to be entered Exclusive of GST

Code	Stage	Description	% of Construct. [1]	AND / OR No. Units	Base Rate / Unit	Escalate (E,R,N)	S-Curve	Month Start[2]	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
3001	-	Masterplanning	0.00%	-	-	n	-	0	3	Apr-25 - Jun-25	N		-	-	-
3002	-	Concept design and D.A. preparation	2.00%	-	-	n	-	3	9	Jul-25 - Mar-26	N		5,515,112	5,515,112	5,515,112
3003	-	Design documentation	2.00%	-	-	-	-	12	9	Apr-26 - Dec-26	N		5,515,112	5,515,112	5,515,112
3004	-	Project management and supervision	3.00%	-	-	-	-	C	-	Jan-27 - Nov-28	N		8,272,667	8,272,667	8,272,667
3005	-	.	0.00%	-	-	-	-	0	-	-	N	Court $200K tio $500K	-	-	-
3006	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
3007	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
3008	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
3009	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
3010	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
		[1] % Based on Net Costs						[2] Pro-rata with Construction ('C')							
3099	-	Development Management	1.50%	-	-	-	-	0	44	Apr-25 - Nov-28	N		4,136,334	4,136,334	4,136,334
		% of Construction Costs (exc Tax)			[2] Pro-rata with Construction ('C'), Settlements ('S'), Project Costs inc Land ('P1') or exc Land ('P2')							Manual Input (refer to Cash Flow)	-	-	-
												TOTAL	23,439,224	23,439,224	23,439,224

4000 CONSTRUCTION COSTS

Costs to be entered Exclusive of GST

Code	Stage	Description	Cost Type	Units	Base Rate / Units	Escalate (E,R,N)	S-Curve	Month Start	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
4001	-	Demolition and Clearing	BUI	7,250	200	E	S	21	3	Jan-27 - Mar-27	N		1,450,000	1,450,000	1,487,898
4002	-	Basement car parking	BUI	751	75,000	E	S	24	20	Apr-27 - Nov-28	N		56,325,000	56,325,000	58,296,375
4003	-	Retail FEBA	BUI	6,707	3,400	E	S	24	20	Apr-27 - Nov-28	N		22,804,878	22,804,878	23,603,049
4004	-	Residential FEBA	BUI	39,523	4,000	E	S	24	20	Apr-27 - Nov-28	N		158,093,932	158,093,932	163,627,219
4005	-	Balconies	BUI	5,929	1,500	E	S	24	20	Apr-27 - Nov-28	N		8,892,784	8,892,784	9,204,031
4006	-	External works, site costs, etc	BUI	1	6,189,165	E	S	24	20	Apr-27 - Nov-28	N		6,189,165	6,189,165	6,405,786
4007	-	.	BUI	-	-	E	S	24	20	Apr-27 - Nov-28	N		-	-	-
4008	-	.	-	-	-	-	-	0	-	-	N		-	-	-
4009	-	.	-	-	-	-	-	0	-	-	N		-	-	-
4010	-	.	-	-	-	-	-	0	-	-	N		-	-	-
4011	-	.	-	-	-	-	-	0	-	-	N		-	-	-
4012	-	.	-	-	-	-	-	0	-	-	N		-	-	-
4013	-	.	-	-	-	-	-	0	-	-	N		-	-	-
4014	-	.	-	-	-	-	-	0	-	-	N		-	-	-
4015	-	.	-	-	-	-	-	0	-	-	N		-	-	-
												Manual Input (refer to Cash Flow)	-	-	-
4099		**Construction Contingency**		-	And / Or	5.00%	of Construction Costs (inc GST)				GST 0.00%	Construction Contingency	12,687,788	12,687,788	13,131,218
												TOTAL	266,443,546	266,443,546	275,755,576

5000 Statutory Fees

Costs to be entered Exclusive of GST

Code	Stage	Description	Units	Base Rate / Units	Escalate (E,R,N)	S-Curve	Month Start	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
5001	-	Development application fees	1	1,108,780	-	-	11	1	Mar-26 - Mar-26	N	DA	1,108,780	1,108,780	1,108,780
5002	-	Construction certification	1	692,987	-	-	20	1	Dec-26 - Dec-26	N	Paid prior to construction start	692,987	692,987	692,987
5003	-	Long service levy	1	970,182	-	-	23	1	Mar-27 - Mar-27	N	Paid prior to construction start	970,182	970,182	970,182
5004	-	.	-	-	-	-	0	-	-	N		-	-	-
5005	-	HPC Residential	365	10,500	-	-	43	1	Nov-28 - Nov-28	N	Prior to OC	3,832,500	3,832,500	3,832,500
5006	-	HPC Commercial	6,098	31	-	-	43	1	Nov-28 - Nov-28	N	Prior to OC	189,024	189,024	189,024
5007	-	Sydney Water fees	1	-	-	-	23	1	Mar-27 - Mar-27	N	Paid prior to construction start	-	-	-
5008	-	.	-	-	-	-	0	-	-	N		-	-	-
5009	-	Section 7.11	1	-	-	-	23	1	Mar-27 - Mar-27	N	Paid prior to construction start	-	-	-
5010	-	Section 7.12	1	2,753,886	-	-	23	1	Mar-27 - Mar-27	N	Paid prior to construction start	2,753,886	2,753,886	2,753,886
5011	-		-	-	-	-	0	-	-	N		-	-	-
5012	-	Strata Bond	1	5,328,871	-	-	43	1	Nov-28 - Nov-28	N	Prior to OC	5,328,871	5,328,871	5,328,871
5013	-		-	-	-	-	0	-	-	N		-	-	-
5014	-		-	-	-	-	0	-	-	N		-	-	-
5015	-		-	-	-	-	0	-	-	N		-	-	-
											Manual Input (refer to Cash Flow)	-	-	-
											TOTAL	14,876,231	14,876,231	14,876,231

6000 Compensation (Coles)

Costs to be entered Exclusive of GST

Code	Stage	Description	% of Construction [1]	AND / OR No. Units	Base Rate / Unit	Escalate (E,R,N)	S-Curve	Month Start[2]	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
6001	-	Compensation for lease termination	0.00%	1	2,500,000	-	-	19	1	Nov-26 - Nov-26	N		2,500,000	2,500,000	2,500,000
6002	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6003	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6004	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6005	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
												Manual Input (refer to Cash Flow)	-	-	-
												TOTAL	2,500,000	2,500,000	2,500,000

[1] Based on Net Costs.

[2] Pro-rata with Construction ('C'), Settlements ('S') or Rental Income (R)

6000 Miscellaneous

Costs to be entered Exclusive of GST

Code	Stage	Description	% of Construction [1]	AND / OR No. Units	Base Rate / Unit	Escalate (E,R,N)	S-Curve	Month Start[2]	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
6001	-		0.00%	-	-	-	-	0	-	-	N		-	-	-
6002	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6003	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6004	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6010	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
												Manual Input (refer to Cash Flow)	-	-	-
												TOTAL	-	-	-

[1] Based on Net Costs.

[2] Pro-rata with Construction ('C'), Settlements ('S') or Rental Income (R)

6000 Marketing

Costs to be entered Exclusive of GST

Code	Stage	Description	% of Gross Sales	AND / OR No. Units	Base Rate / Unit	Escalate (E,R,N)	S-Curve	Month Start[2]	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
6001	-	Advertising and Marketing	1.00%	-	-	-	-	9	18	Jan-26 - Jun-27	N		5,037,881	5,037,881	5,037,881
6002	-		0.00%	-	-	-	-	0	-	-	N		-	-	-
6003	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6004	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6005	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6006	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6007	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6008	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6009	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6010	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
												Manual Input (refer to Cash Flow)	-	-	-
												TOTAL	5,037,881	5,037,881	5,037,881

[2] Pro-rata with Construction ('C'), Settlements ('S') or Rental Income (R)

7000 LAND HOLDING COSTS

Costs to be entered Exclusive of GST

Code	Stage	Description	No. Units	Base Rate /unit/term	Term [1]	Escalate (E,R,N)	Month Start	Month Span[2]	Cash Flow Period	Add GST	Remarks	Total Annual Costs (exc GST)	Total Annual Costs (inc GST)	Total Escalated Cost
7001	-	Land	1	780,000	Y	R	11	DS	Mar-26 - Jun-29	N		780,000	780,000	2,506,373
7002	-	Water	1	12,188	Q	R	5	DS	Sep-25 - Jun-29	N		48,750	48,750	172,571
7003	-	Council	1	24,375	Q	R	5	DS	Sep-25 - Jun-29	N		97,500	97,500	345,143
7004	-	.	-	-	M	-	0	-	-	N		-	-	-
7005	-	.	-	-	M	-	0	-	-	N		-	-	-
7006	-	.	-	-	M	-	0	-	-	N		-	-	-
7007	-	.	-	-	M	-	0	-	-	N		-	-	-
7008	-	.	-	-	M	-	0	-	-	N		-	-	-
7009	-	.	-	-	M	-	0	-	-	N		-	-	-
7010	-	.	-	-	M	-	0	-	-	N		-	-	-
											Manual Input (refer to Cash Flow)	-	-	-
											TOTAL	926,250	926,250	3,024,087

[1] Y=Yearly, BA=BiAnnualy, Q=Quarterly, BM=BiMonthly, M=Monthly

[2] Diminish proportionally with Leasing ('DR') or Settlements ('DS')

REVENUE ESCALATION

Monthly Compounded Escalation - based on Cashflow Period Years commencing

Code	Category	Apr-25	Apr-26	Apr-27	Apr-28	Apr-29	Apr-30	Apr-31	Apr-32	Apr-33	Apr-34
RS1	Residential - 1 Bedroom Units	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
RS2	Residential - 2 Bedroom Units	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
RS3	Residential - 3 Bedroom Units	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
RDD	Detached Dwelllings Lots	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
RTH	Townhouse Lots	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
COM	Commerical Office	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
RET	Retail Shops	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
IND	Industrial Units	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
STW	Storage & Warehousing	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
AFF	Affordable Housing	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%

Rental escalation occurs up to lease start date. For rent review escalation during lease period refer to the Tenants sheet.

8000 SELLING & LEASING COSTS

			Sales Commission[1]	% of Comm. Pre-sales[2]	Deposits (% of Price)[3]	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
8001	RS1	Residential - 1 Bedroom Units	2.20%	50.00%	0.00%	N		1,435,500	1,435,500	1,565,395
8002	RS2	Residential - 2 Bedroom Units	2.20%	50.00%	0.00%	N		4,452,800	4,452,800	4,857,484
8003	RS3	Residential - 3 Bedroom Units	2.20%	50.00%	0.00%	N		3,303,300	3,303,300	3,604,160
8004	RDD	Detached Dwelllings Lots	2.20%	50.00%	0.00%	N		-	-	-
8005	RTH	Townhouse Lots	2.20%	50.00%	0.00%	N		-	-	-
8006	COM	Commerical Office	2.20%	50.00%	0.00%	N		-	-	-
8007	RET	Retail Shops	2.20%	50.00%	0.00%	N		931,120	931,120	1,056,299
8008	IND	Industrial Units	2.20%	50.00%	0.00%	N		-	-	-
8009	STW	Storage & Warehousing	2.20%	50.00%	0.00%	N		-	-	-
8010	AFF	Affordable Housing	2.20%	50.00%	0.00%	N		-	-	-
							TOTAL	10,122,720	10,122,720	11,083,339

[1] % of Gross Sale Values (including Tax). The rate entered is Exclusive of GST

[2] Percentage of Sales Commission paid at exchange date for pre-sales

[3] Percentage of price deposited on exchange (for pre-sales)

Pre-sale Comm are reported as a	Project Cost

Interest Rate on Deposits Invested in Trust Account	0.00%
% of Interest retained by Developer upon Settlement	0.00%

Main Inputs for Gladesville

Block 4 Option 1 FSR 3:1 - FSR 3:1

Code	Stage	Other Selling Costs To be entered Exclusive of GST	% of Gross Sales	AND / OR No. Units	Base Rate / Unit	Escalate (E,R,N)	Month Start	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
8101	-	.	0.00%	-	-	-	0	-	-	N		-	-	-
8102	-	Legals and disbursements	0.30%	-	-	-	S	-	Dec-28 - Jun-29	N		1,380,371	1,380,371	1,511,364
8103	-	.	0.00%	-	-	-	0	-	-	N		-	-	-
8104	-	.	0.00%	-	-	-	0	-	-	N		-	-	-
8105	-	.	0.00%	-	-	-	0	-	-	N		-	-	-
											Manual Input (refer to Cash Flow)	-	-	-
											TOTAL	1,380,371	1,380,371	1,511,364

Pro-rata with Settlements ('S') or Exchanges ('E')

Code	Stage	Other Leasing Costs To be entered Exclusive of GST	% of Gross Rent	AND / OR No. Units	Base Rate / Unit	Escalate (E,R,N)	Month Start	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
8201	-	.	0.00%	-	-	-	0	-	-	N		-	-	-
8202	-	.	0.00%	-	-	-	0	-	-	N		-	-	-
8203	-	.	0.00%	-	-	-	0	-	-	N		-	-	-
8204	-	.	0.00%	-	-	-	0	-	-	N		-	-	-
8205	-	.	0.00%	-	-	-	0	-	-	N		-	-	-
											Manual Input (refer to Cash Flow)	-	-	-
											TOTAL	-	-	-

Pro-rata with Rental Income ('R')

9000 SALES

Sales Revenue to be entered Inclusive of GST

Code	Stage	Description	No. Units	Total Area SqM	Current Sale Price	Sales Calc Method	Pre-Sale Exchange Month Start	Pre-Sale Exchange Month Span	Settlements Month Start	Settlements Month Span	Settlements Cash Flow Period	Sales Rate Units / SqM per Month	GST Included on Sales	GST Withheld by Purchaser	Land Use Code	Total Current Sales Revenue (exc GST)	Total Current Sales Revenue (inc GST)	Total Escalated Sales Revenue (exc GST Withheld)
9001	-	RESIDENTIAL	-	-	-	Per Unit	0	-	0	-	-	-	Y	N	-	-	-	-
9002	-	PRE-SALES	-	-	-	Per Unit	0	-	0	-	-	-	Y	N	-	-	-	-
9003	-	Studio	-	-	-	Per Unit	0	-	0	-	-	-	Y	N	-	-	-	-
9004	-	1bed	68	3,740	725,000	Per Unit	10	30	44	2	Dec-28 - Jan-29	2.27	Y	N	RS1	45,618,843	49,300,000	52,903,429
9005	-	2bed	138	11,040	1,100,000	Per Unit	10	30	44	2	Dec-28 - Jan-29	4.60	Y	N	RS2	140,465,322	151,800,000	162,895,345
9006	-	3bed	68	7,480	1,650,000	Per Unit	10	30	44	2	Dec-28 - Jan-29	2.27	Y	N	RS3	103,822,195	112,200,000	120,400,907
9007	-	4bed	-	-	-	Per Unit	0	-	0	-	-	-	Y	N	-	-	-	-
9008	-	BALANCE	-	-	-	Per Unit	0	-	0	-	-	-	Y	N	-	-	-	-
9009	-	Studio	-	-	-	Per Unit	0	-	0	-	-	-	Y	N	-	-	-	-
9010	-	1bed	22	1,210	725,000	Per Unit	0	-	44	7	Dec-28 - Jun-29	3.14	Y	N	RS1	14,759,037	15,950,000	18,250,896
9011	-	2bed	46	3,680	1,100,000	Per Unit	0	-	44	7	Dec-28 - Jun-29	6.57	Y	N	RS2	46,821,774	50,600,000	57,899,395
9012	-	3bed	23	2,530	1,650,000	Per Unit	0	-	44	7	Dec-28 - Jun-29	3.29	Y	N	RS3	35,116,331	37,950,000	43,424,546
9013	-	4bed	-	-	-	Per Unit	0	-	0	-	-	-	Y	N	-	-	-	-
9014	-	.	-	-	-	Per Unit	0	-	0	-	-	-	Y	N	-	-	-	-
9015	-	NON RESIDENTIAL	-	-	-	Per Unit	0	-	0	-	-	-				-	-	-
9016	-	Supermarket	-	3,800	7,727	Per SqM	0	-	44	1	Dec-28 - Dec-28	3,800.00	N	N	RET	29,363,636	29,363,636	33,311,265
9017	-	Specialty retail	-	1,200	10,800	Per SqM	0	-	44	1	Dec-28 - Dec-28	1,200.00	N	N	RET	12,960,000	12,960,000	14,702,334
9018	-	.	-	-	-	Per Unit	0	-	0	-	-	-			-	-	-	-
9019	-	.	-	-	-	Per Unit	0	-	0	-	-	-				-	-	-
9020	-	.	-	-	-	Per Unit	0	-	0	-	-	-				-	-	-
															Capitalised Sales (refer to Tenants)	-	-	-
															Manual Input (refer to Cash Flow)	-	-	-
															TOTAL	428,927,138	460,123,636	503,788,118

9100 OTHER INCOME

Other Income to be entered Exclusive of GST

Code	Stage	Description	Land Use Code	Units	Base Rate / Units	Month Start	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Income (exc GST)	Total Current Income (inc GST)	Total Escalated Income
9101	-	.	-	-	-	0	-	-	Y		-	-	-
9102	-	.	-	-	-	0	-	-	Y		-	-	-
9103	-	.	-	-	-	0	-	-	Y		-	-	-
9104	-	.	-	-	-	0	-	-	Y		-	-	-
9105	-	.	-	-	-	0	-	-	Y		-	-	-
										Manual Input (refer to Cash Flow)	-	-	-
										TOTAL	-	-	-

10000 FINANCING

Simple Mode

Equity

Developer's Equity Contribution	Fixed Amount	Percentage
Progressively injected when required.	121,106,740	0.00%

10001	Interest Charged on Equity	0.00%	per annum Nominal - Capitalised (Compounded)
10002	Interest received on Surplus Cash	0.00%	per annum received in arrears.

% of Available Funds to Repay Equity Before Debt	0.00%

Opening Balances		Equity Totals
	Developer's Injections	121,106,740
-	Interest Charged	-
-	Interest Received	-

Notes: Equity is paying outstanding debt. Equity is repaid when available (retain cash for future costs).

Main Inputs for Gladesville

Senior Loan

					Opening Balances		Senior Loan Totals
	Description	Bank	Debt			Drawdown	304,467,163
	No Limit (use as overdraft facility)	-					
10007	Interest Rate	7.50%	per annum Nominal - Capitalised (Compounded)		-	Interest Charged	18,970,021
10008	Fees	Amount	Percentage	Month Paid	All Fees Capitalised		
	Application Fee	-	0.00%	0		-	Application Fees -
	Annual Line Fee	-	0.00%	Monthly	Paid in Arrears	-	Line Fees -
	Standby Fee		0.00%	Monthly	Paid in Arrears	-	Standby Fees -
	Maintain Leverage on Senior Loan	0.00%	% of Future Positive Net Cash Flows				

Notes: Senior Loan is being used as an overdraft facility.

Code	Stage	Financing Costs To be entered Exclusive of GST	No. of Units	Base Rate / Unit	Escalate (E,R,N)	Month Start	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
10009	-	Establishment Costs	1	666,109	-	21	1	Jan-27 - Jan-27	N	0.25% of construction cost	666,109	666,109	666,109
10010	-	.			-	0	-	-	N		-	-	-
10011	-	.	-	-	-	0	-	-	N		-	-	-
10012	-	.	-	-	-	0	-	-	N		-	-	-
10013	-	.	-	-	-	0	-	-	N		-	-	-
										Manual Input (refer to Cash Flow)	-	-	-
										TOTAL	666,109	666,109	666,109

PROJECT HURDLE RATES

Project Discount Rate (target IRR)	16.00%	per annum Effective, on cash flow that includes financing costs but excludes interest and corp tax.
Nominate an estimate of IRR	20.00%	per ann.
Developer's Target Dev. Margin	18.00%	on total development costs (net of selling and leasing costs).
Developer's Cost of Equity (for WACC)	20.00%	

Cash Flow Table for Gladesville

PROJECT CASH FLOW	TOTAL	GST	0	1	2	3	4	5	6	7	8	9	10	11	12	13
			Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26
Sale Summary																
Units Sold	365.00		-	-	-	-	-	-	-	-	-	-	9.13	9.13	9.13	9.13
Cumulative Units Sold			-	-	-	-	-	-	-	-	-	-	9.13	18.27	27.40	36.53
% Units Sold			-	-	-	-	-	-	-	-	-	-	2.5%	5.0%	7.5%	10.0%
SqM Sold	34,680.00		-	-	-	-	-	-	-	-	-	-	742.00	742.00	742.00	742.00
Cumulative SqM Sold			-	-	-	-	-	-	-	-	-	-	742.00	1,484.00	2,226.00	2,968.00
% SqM Sold			-	-	-	-	-	-	-	-	-	-	2.1%	4.3%	6.4%	8.6%
AUD Sold	503,788,118		-	-	-	-	-	-	-	-	-	-	10,747,054	10,777,908	10,808,850	10,839,881
Cumulative AUD Sold			-	-	-	-	-	-	-	-	-	-	10,747,054	21,524,962	32,333,812	43,173,693
% AUD Sold			-	-	-	-	-	-	-	-	-	-	2.1%	4.3%	6.4%	8.6%
Handover Summary																
Units Handed Over	365.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative Units Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
% Units Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
SqM Handed Over	34,680.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative SqM Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
% SqM Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
AUD Handed Over	503,788,118		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative AUD Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
% AUD Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Cash Flow																
Revenue																
Gross Sales Revenue	503,788,118		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Selling Costs	(8,896,506)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gross Rental Income	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Leasing Costs	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Received*	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
GST Payments (Liabilities)	(34,031,998)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL NET REVENUE	460,859,613		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Costs																
Land and Acquisition	96,690,490		225,000	9,225,000	-	87,240,490	-	-	-	-	-	-	-	-	-	-
Professional Fees	23,439,224		94,008	94,008	94,008	706,798	706,798	706,798	706,798	706,798	706,798	706,798	706,798	706,798	706,798	706,798
Construction Costs (inc. Contingency)	275,755,576		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Statutory Fees	14,876,231		-	-	-	-	-	-	-	-	-	-	-	1,108,780	-	-
Compensation (Coles)	2,500,000		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Marketing	5,037,881		-	-	-	-	-	-	-	-	-	279,882	279,882	279,882	279,882	279,882
Project Contingency (Reserve)	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Land Holding Costs	3,024,087		-	-	-	-	-	36,563	-	-	36,563	-	-	816,563	-	-
Pre-Sale Commissions	3,698,197		-	-	-	-	-	-	-	-	-	-	123,273	123,273	123,273	123,273
Financing Costs (exc Fees)	666,109		-	-	-	-	-	-	-	-	-	-	-	-	-	-
GST Refunds (Input Credits)	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL COSTS	425,687,795		319,008	9,319,008	94,008	87,947,288	706,798	743,360	706,798	706,798	743,360	986,680	1,109,953	3,035,296	1,109,953	1,109,953
Net Cash Flow (before Interest & Corporate Tax)	35,171,818		(319,008)	(9,319,008)	(94,008)	(87,947,288)	(706,798)	(743,360)	(706,798)	(706,798)	(743,360)	(986,680)	(1,109,953)	(3,035,296)	(1,109,953)	(1,109,953)
Cumulative Cash Flow			(319,008)	(9,638,015)	(9,732,023)	(97,679,310)	(98,386,108)	(99,129,469)	(99,836,266)	(100,543,064)	(101,286,424)	(102,273,104)	(103,383,058)	(106,418,353)	(107,528,306)	(108,638,260)
Corporate Tax	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Cash Flow (before Interest & after Corporate Tax)	35,171,818		(319,008)	(9,319,008)	(94,008)	(87,947,288)	(706,798)	(743,360)	(706,798)	(706,798)	(743,360)	(986,680)	(1,109,953)	(3,035,296)	(1,109,953)	(1,109,953)
Cumulative Cash Flow			(319,008)	(9,638,015)	(9,732,023)	(97,679,310)	(98,386,108)	(99,129,469)	(99,836,266)	(100,543,064)	(101,286,424)	(102,273,104)	(103,383,058)	(106,418,353)	(107,528,306)	(108,638,260)
Financing																
Developer's Equity																
Manual Adjustments (Inject + / Repay -)			0	0	0	0	0	0	0	0	0	0	0	0	0	0
Injections	121,106,740		319,008	9,319,008	94,008	87,947,288	706,798	743,360	706,798	706,798	743,360	986,680	1,109,953	3,035,296	1,109,953	1,109,953
Interest Charged	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Repayment	137,308,537		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less Profit Share	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Balance	16,201,797		(319,008)	(9,638,015)	(9,732,023)	(97,679,310)	(98,386,108)	(99,129,468)	(99,836,266)	(100,543,064)	(101,286,424)	(102,273,104)	(103,383,058)	(106,418,353)	(107,528,306)	(108,638,260)
Equity Cash Flow	16,201,797		(319,008)	(9,319,008)	(94,008)	(87,947,288)	(706,798)	(743,360)	(706,798)	(706,798)	(743,360)	(986,680)	(1,109,953)	(3,035,296)	(1,109,953)	(1,109,953)
Project Cash Account																
Surplus Cash Injection	75,618,200		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cash Reserve Drawdown	(75,618,200)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest on Surplus Cash	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Surplus Cash Balance			-	-	-	-	-	-	-	-	-	-	-	-	-	-

Cash Flow Table for Gladesville

PROJECT CASH FLOW	TOTAL	GST	0	1	2	3	4	5	6	7	8	9	10	11	12	13
			Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26
Senior Loan - Bank	Debt															
Drawdown	(304,467,163)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Interest Rate (%/ann)			7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%
Interest Charged	(18,970,021)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fees Charged (Application, Line & Standby)	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest & Fees Paid by other Loans	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Repayment	323,437,183		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest & Fees	18,970,021		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Principal	304,467,163		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Balance	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
% of Project & Finance Costs (inc Interest/Fees and net of GST).																
Senior Loan Cash Flow	18,970,021		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Coverage Ratio	143.36		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Ratio	1.19		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Overdraft			-	-	-	-	-	-	-	-	-	-	-	-	-	-
% of Project & Finance Costs (inc Interest/Fees and net of GST).																
Total Equity to Debt Ratio	39.78%		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Debt Interest Coverage Ratio	143.36		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Debt Service Ratio	1.19		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Cash Flow (after Interest & Corporate Tax)	16,201,797		(319,008)	(9,319,008)	(94,008)	(87,947,288)	(706,798)	(743,360)	(706,798)	(706,798)	(743,360)	(986,680)	(1,109,953)	(3,035,296)	(1,109,953)	(1,109,953)
Cumulative Cash Flow**			(319,008)	(9,638,015)	(9,732,023)	(97,679,310)	(98,386,108)	(99,129,469)	(99,836,266)	(100,543,064)	(101,286,424)	(102,273,104)	(103,383,058)	(106,418,353)	(107,528,306)	(108,638,260)
Check Balance	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
GST Liability Summary																
Total Liability on Revenue	(34,031,998)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Withheld by Purchaser	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Liability (-ve) / Credit (+ve)	(34,031,998)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project IRR & NPV																
Cash Flow that includes financing costs but excludes interest and corp tax.			(319,008)	(9,319,008)	(94,008)	(87,947,288)	(706,798)	(743,360)	(706,798)	(706,798)	(743,360)	(986,680)	(1,109,953)	(3,035,296)	(1,109,953)	(1,109,953)
Static Discount Rate (per ann. effective)	16.00%															
PV for each Month	(48,699,177)		(319,008)	(9,204,457)	(91,711)	(84,743,804)	(672,681)	(698,782)	(656,245)	(648,179)	(673,329)	(882,740)	(980,821)	(2,649,199)	(956,856)	(945,094)
NPV of Future Cash Flows			(48,699,177)	(48,982,268)	(40,156,875)	(40,561,455)	47,975,556	49,288,212	50,654,222	52,000,215	53,362,959	54,779,680	56,460,380	58,286,804	62,085,261	63,981,688
Variable Discount Rate (per ann. effective)	0.00%		16.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
NPV (using weighted avg discount rate)	35,171,818															

* Includes half interest from deposit on land acquisition plus Interest received from pre-sale deposits

** Cumulative Cash Flow After Interest is revenue less costs (including interest on overdraft)

Licensed to: Hill PDA

Cash Flow Table for Gladesville

PROJECT CASH FLOW	TOTAL	GST	14	15	16	17	18	19	20	21	22	23	24	25	26	27
			Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27
Sale Summary																
Units Sold	365.00		9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13
Cumulative Units Sold			45.67	54.80	63.93	73.07	82.20	91.33	100.47	109.60	118.73	127.87	137.00	146.13	155.27	164.40
% Units Sold			12.5%	15.0%	17.5%	20.0%	22.5%	25.0%	27.5%	30.0%	32.5%	35.0%	37.5%	40.0%	42.5%	45.0%
SqM Sold	34,680.00		742.00	742.00	742.00	742.00	742.00	742.00	742.00	742.00	742.00	742.00	742.00	742.00	742.00	742.00
Cumulative SqM Sold			3,710.00	4,452.00	5,194.00	5,936.00	6,678.00	7,420.00	8,162.00	8,904.00	9,646.00	10,388.00	11,130.00	11,872.00	12,614.00	13,356.00
% SqM Sold			10.7%	12.8%	15.0%	17.1%	19.3%	21.4%	23.5%	25.7%	27.8%	30.0%	32.1%	34.2%	36.4%	38.5%
AUD Sold	503,788,118		10,871,001	10,902,211	10,933,510	10,964,899	10,996,378	11,027,948	11,059,608	11,091,359	11,123,201	11,155,134	11,187,160	11,219,277	11,251,486	11,283,788
Cumulative AUD Sold			54,044,694	64,946,905	75,880,415	86,845,314	97,841,692	108,869,640	119,929,247	131,020,606	142,143,807	153,298,942	164,486,101	175,705,378	186,956,865	198,240,653
% AUD Sold			10.7%	12.9%	15.1%	17.2%	19.4%	21.6%	23.8%	26.0%	28.2%	30.4%	32.6%	34.9%	37.1%	39.4%
Handover Summary																
Units Handed Over	365.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative Units Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
% Units Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
SqM Handed Over	34,680.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative SqM Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
% SqM Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
AUD Handed Over	503,788,118		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative AUD Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
% AUD Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Cash Flow																
Revenue																
Gross Sales Revenue	503,788,118		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Selling Costs	(8,896,506)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gross Rental Income	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Leasing Costs	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Received*	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
GST Payments (Liabilities)	(34,031,998)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL NET REVENUE	460,859,613		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Costs																
Land and Acquisition	96,690,490		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Professional Fees	23,439,224		706,798	706,798	706,798	706,798	706,798	706,798	706,798	103,264	112,404	113,224	299,653	299,653	330,499	351,064
Construction Costs (inc. Contingency)	275,755,576		-	-	-	-	-	-	-	308,553	613,200	640,540	6,854,832	6,854,832	7,883,057	8,568,540
Statutory Fees	14,876,231		-	-	-	-	-	-	692,987	-	-	3,724,069	-	-	-	-
Compensation (Coles)	2,500,000		-	-	-	-	-	2,500,000	-	-	-	-	-	-	-	-
Miscellaneous	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Marketing	5,037,881		279,882	279,882	279,882	279,882	279,882	279,882	279,882	279,882	279,882	279,882	279,882	279,882	279,882	-
Project Contingency (Reserve)	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Land Holding Costs	3,024,087		36,773	-	-	37,090	-	-	37,411	-	-	842,723	-	-	38,060	-
Pre-Sale Commissions	3,698,197		123,273	123,273	123,273	123,273	123,273	123,273	123,273	123,273	123,273	123,273	123,273	123,273	123,273	123,273
Financing Costs (exc Fees)	666,109		-	-	-	-	-	-	-	666,109	-	-	-	-	-	-
GST Refunds (Input Credits)	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL COSTS	425,687,795		1,146,726	1,109,953	1,109,953	1,147,044	1,109,953	3,609,953	1,840,351	1,481,081	1,128,759	5,723,711	7,557,640	7,557,640	8,654,771	9,042,877
Net Cash Flow (before Interest & Corporate Tax)	35,171,818		(1,146,726)	(1,109,953)	(1,109,953)	(1,147,044)	(1,109,953)	(3,609,953)	(1,840,351)	(1,481,081)	(1,128,759)	(5,723,711)	(7,557,640)	(7,557,640)	(8,654,771)	(9,042,877)
Cumulative Cash Flow			(109,784,986)	(110,894,939)	(112,004,892)	(113,151,936)	(114,261,889)	(117,871,842)	(119,712,194)	(121,193,275)	(122,322,034)	(128,045,746)	(135,603,386)	(143,161,026)	(151,815,797)	(160,858,674)
Corporate Tax	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Cash Flow (before Interest & after Corporate Tax)	35,171,818		(1,146,726)	(1,109,953)	(1,109,953)	(1,147,044)	(1,109,953)	(3,609,953)	(1,840,351)	(1,481,081)	(1,128,759)	(5,723,711)	(7,557,640)	(7,557,640)	(8,654,771)	(9,042,877)
Cumulative Cash Flow			(109,784,986)	(110,894,939)	(112,004,892)	(113,151,936)	(114,261,889)	(117,871,842)	(119,712,194)	(121,193,275)	(122,322,034)	(128,045,746)	(135,603,386)	(143,161,026)	(151,815,797)	(160,858,674)
Financing																
Developer's Equity																
Manual Adjustments (Inject + / Repay -)			0	0	0	0	0	0	0	0	0	0	0	0	0	0
Injections	121,106,740		1,146,726	1,109,953	1,109,953	1,147,044	1,109,953	3,609,953	1,840,351	1,394,546	-	-	-	-	-	-
Interest Charged	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Repayment	137,308,537		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less Profit Share	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Balance	16,201,797		(109,784,986)	(110,894,939)	(112,004,892)	(113,151,936)	(114,261,889)	(117,871,842)	(119,712,194)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)
Equity Cash Flow	16,201,797		(1,146,726)	(1,109,953)	(1,109,953)	(1,147,044)	(1,109,953)	(3,609,953)	(1,840,351)	(1,394,546)	-	-	-	-	-	-
Project Cash Account																
Surplus Cash Injection	75,618,200		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cash Reserve Drawdown	(75,618,200)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest on Surplus Cash	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Surplus Cash Balance			-	-	-	-	-	-	-	-	-	-	-	-	-	-

Cash Flow Table for Gladesville

PROJECT CASH FLOW	TOTAL	GST	14	15	16	17	18	19	20	21	22	23	24	25	26	27
			Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27
Senior Loan - Bank	Debt															
Drawdown	(304,467,163)		-	-	-	-	-	-	-	(86,535)	(1,128,759)	(5,723,711)	(7,557,640)	(7,557,640)	(8,654,771)	(9,042,877)
Loan Interest Rate (%/ann)			7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%
Interest Charged	(18,970,021)		-	-	-	-	-	-	-	-	(541)	(7,599)	(43,420)	(90,926)	(138,730)	(193,689)
Fees Charged (Application, Line & Standby)	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest & Fees Paid by other Loans	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Repayment	323,437,183		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest & Fees	18,970,021		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Principal	304,467,163		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Balance	-		-	-	-	-	-	-	-	(86,535)	(1,215,835)	(6,947,145)	(14,548,205)	(22,196,772)	(30,990,273)	(40,226,839)
% of Project & Finance Costs (inc Interest/Fees and net of GST).										0.02%	0.27%	1.56%	3.26%	4.96%	6.91%	8.94%
Senior Loan Cash Flow	18,970,021		-	-	-	-	-	-	-	(86,535)	(1,128,759)	(5,723,711)	(7,557,640)	(7,557,640)	(8,654,771)	(9,042,877)
Interest Coverage Ratio	143.36		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Ratio	1.19		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Overdraft			-	-	-	-	-	-	-	(86,535)	(1,215,835)	(6,947,145)	(14,548,205)	(22,196,772)	(30,990,273)	(40,226,839)
% of Project & Finance Costs (inc Interest/Fees and net of GST).										0.02%	0.27%	1.56%	3.26%	4.96%	6.91%	8.94%
Total Equity to Debt Ratio	39.78%		-	-	-	-	-	-	-	139950.64%	9965.22%	1745.30%	835.41%	549.13%	394.37%	304.66%
Total Debt Interest Coverage Ratio	143.36		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Debt Service Ratio	1.19		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Cash Flow (after Interest & Corporate Tax)	16,201,797		(1,146,726)	(1,109,953)	(1,109,953)	(1,147,044)	(1,109,953)	(3,609,953)	(1,840,351)	(1,481,081)	(1,129,300)	(5,731,310)	(7,601,060)	(7,648,566)	(8,793,501)	(9,236,566)
Cumulative Cash Flow**			(109,784,986)	(110,894,939)	(112,004,892)	(113,151,936)	(114,261,889)	(117,871,842)	(119,712,194)	(121,193,275)	(122,322,575)	(128,053,885)	(135,654,945)	(143,303,512)	(152,097,013)	(161,333,579)
Check Balance	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
GST Liability Summary																
Total Liability on Revenue	(34,031,998)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Withheld by Purchaser	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Liability (-ve) / Credit (+ve)	(34,031,998)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project IRR & NPV																
Cash Flow that includes financing costs but excludes interest and corp tax.			(1,146,726)	(1,109,953)	(1,109,953)	(1,147,044)	(1,109,953)	(3,609,953)	(1,840,351)	(1,481,081)	(1,128,759)	(5,723,711)	(7,557,640)	(7,557,640)	(8,654,771)	(9,042,877)
Static Discount Rate (per ann. effective)	16.00%															
PV for each Month	(48,699,177)		(964,403)	(922,003)	(910,669)	(929,532)	(888,419)	(2,853,929)	(1,437,046)	(1,142,293)	(859,861)	(4,306,587)	(5,616,558)	(5,547,518)	(6,274,753)	(6,475,542)
NPV of Future Cash Flows			65,901,716	67,882,869	69,851,447	71,844,525	73,899,959	75,943,421	80,543,426	83,409,055	85,946,606	88,159,030	95,051,125	103,885,746	112,830,314	122,996,984
Variable Discount Rate (per ann. effective)	0.00%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
NPV (using weighted avg discount rate)	35,171,818															

* Includes half interest from deposit on land acquisition plus Interest received from pre-sale deposits

** Cumulative Cash Flow After Interest is revenue less costs (including interest on overdraft)

Licensed to: Hill PDA

Cash Flow Table for Gladesville

PROJECT CASH FLOW	TOTAL	GST	28	29	30	31	32	33	34	35	36	37	38	39	40	41
			Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28
Sale Summary																
Units Sold	365.00		9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	-	-
Cumulative Units Sold			173.53	182.67	191.80	200.93	210.07	219.20	228.33	237.47	246.60	255.73	264.87	274.00	274.00	274.00
% Units Sold			47.5%	50.0%	52.5%	55.1%	57.6%	60.1%	62.6%	65.1%	67.6%	70.1%	72.6%	75.1%	75.1%	75.1%
SqM Sold	34,680.00		742.00	742.00	742.00	742.00	742.00	742.00	742.00	742.00	742.00	742.00	742.00	742.00	-	-
Cumulative SqM Sold			14,098.00	14,840.00	15,582.00	16,324.00	17,066.00	17,808.00	18,550.00	19,292.00	20,034.00	20,776.00	21,518.00	22,260.00	22,260.00	22,260.00
% SqM Sold			40.7%	42.8%	44.9%	47.1%	49.2%	51.3%	53.5%	55.6%	57.8%	59.9%	62.0%	64.2%	64.2%	64.2%
AUD Sold	503,788,118		11,316,183	11,348,670	11,381,251	11,413,926	11,446,694	11,479,556	11,512,513	11,545,564	11,578,710	11,611,952	11,645,288	11,678,721	-	-
Cumulative AUD Sold			209,556,836	220,905,506	232,286,758	243,700,683	255,147,377	266,626,934	278,139,447	289,685,011	301,263,721	312,875,673	324,520,961	336,199,682	336,199,682	336,199,682
% AUD Sold			41.6%	43.8%	46.1%	48.4%	50.6%	52.9%	55.2%	57.5%	59.8%	62.1%	64.4%	66.7%	66.7%	66.7%
Handover Summary																
Units Handed Over	365.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative Units Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
% Units Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
SqM Handed Over	34,680.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative SqM Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
% SqM Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
AUD Handed Over	503,788,118		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative AUD Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
% AUD Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Cash Flow																
Revenue																
Gross Sales Revenue	503,788,118		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Selling Costs	(8,896,506)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gross Rental Income	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Leasing Costs	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Received*	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
GST Payments (Liabilities)	(34,031,998)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL NET REVENUE	460,859,613		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Costs																
Land and Acquisition	96,690,490		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Professional Fees	23,439,224		351,064	371,628	423,040	505,298	505,298	505,298	608,120	690,378	710,942	752,071	793,200	710,942	505,298	505,298
Construction Costs (inc. Contingency)	275,755,576		8,568,540	9,254,023	10,967,731	13,709,664	13,709,664	13,709,664	17,137,080	19,879,013	20,564,496	21,935,463	23,306,429	20,564,496	13,709,664	13,709,664
Statutory Fees	14,876,231		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Compensation (Coles)	2,500,000		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Marketing	5,037,881		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Contingency (Reserve)	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Land Holding Costs	3,024,087		-	38,389	-	-	38,720	-	-	872,218	-	-	39,392	-	-	39,732
Pre-Sale Commissions	3,698,197		123,273	123,273	123,273	123,273	123,273	123,273	123,273	123,273	123,273	123,273	123,273	123,273	-	-
Financing Costs (exc Fees)	666,109		-	-	-	-	-	-	-	-	-	-	-	-	-	-
GST Refunds (Input Credits)	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL COSTS	425,687,795		9,042,877	9,787,313	11,514,044	14,338,235	14,376,955	14,338,235	17,868,473	21,564,882	21,398,712	22,810,807	24,262,295	21,398,712	14,214,962	14,254,694
Net Cash Flow (before Interest & Corporate Tax)	35,171,818		(9,042,877)	(9,787,313)	(11,514,044)	(14,338,235)	(14,376,955)	(14,338,235)	(17,868,473)	(21,564,882)	(21,398,712)	(22,810,807)	(24,262,295)	(21,398,712)	(14,214,962)	(14,254,694)
Cumulative Cash Flow			(169,901,551)	(179,688,865)	(191,202,909)	(205,541,144)	(219,918,099)	(234,256,334)	(252,124,807)	(273,689,689)	(295,088,401)	(317,899,208)	(342,161,503)	(363,560,215)	(377,775,177)	(392,029,870)
Corporate Tax	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Cash Flow (before Interest & after Corporate Tax)	35,171,818		(9,042,877)	(9,787,313)	(11,514,044)	(14,338,235)	(14,376,955)	(14,338,235)	(17,868,473)	(21,564,882)	(21,398,712)	(22,810,807)	(24,262,295)	(21,398,712)	(14,214,962)	(14,254,694)
Cumulative Cash Flow			(169,901,551)	(179,688,865)	(191,202,909)	(205,541,144)	(219,918,099)	(234,256,334)	(252,124,807)	(273,689,689)	(295,088,401)	(317,899,208)	(342,161,503)	(363,560,215)	(377,775,177)	(392,029,870)
Financing																
Developer's Equity																
Manual Adjustments (Inject + / Repay -)			0	0	0	0	0	0	0	0	0	0	0	0	0	0
Injections	121,106,740		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Charged	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Repayment	137,308,537		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less Profit Share	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Balance	16,201,797		(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)
Equity Cash Flow	16,201,797		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Cash Account																
Surplus Cash Injection	75,618,200		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cash Reserve Drawdown	(75,618,200)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest on Surplus Cash	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Surplus Cash Balance			-	-	-	-	-	-	-	-	-	-	-	-	-	-

Cash Flow Table for Gladesville

PROJECT CASH FLOW	TOTAL	GST	28	29	30	31	32	33	34	35	36	37	38	39	40	41
			Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28
Senior Loan - Bank	Debt															
Drawdown	(304,467,163)		(9,042,877)	(9,787,313)	(11,514,044)	(14,338,235)	(14,376,955)	(14,338,235)	(17,868,473)	(21,564,882)	(21,398,712)	(22,810,807)	(24,262,295)	(21,398,712)	(14,214,962)	(14,254,694)
Loan Interest Rate (%/ann)			7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%
Interest Charged	(18,970,021)		(251,418)	(309,507)	(372,612)	(446,904)	(539,311)	(632,538)	(726,105)	(842,321)	(982,366)	(1,122,248)	(1,271,829)	(1,431,418)	(1,574,106)	(1,672,788)
Fees Charged (Application, Line & Standby)	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest & Fees Paid by other Loans	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Repayment	323,437,183		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest & Fees	18,970,021		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Principal	304,467,163		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Balance	-		(49,521,134)	(59,617,954)	(71,504,611)	(86,289,749)	(101,206,015)	(116,176,788)	(134,771,366)	(157,178,569)	(179,559,647)	(203,492,702)	(229,026,826)	(251,856,956)	(267,646,024)	(283,573,505)
% of Project & Finance Costs (inc Interest/Fees and net of GST).			10.97%	13.17%	15.76%	18.99%	22.22%	25.45%	29.46%	34.31%	39.13%	44.26%	49.71%	54.53%	57.72%	60.93%
Senior Loan Cash Flow	18,970,021		(9,042,877)	(9,787,313)	(11,514,044)	(14,338,235)	(14,376,955)	(14,338,235)	(17,868,473)	(21,564,882)	(21,398,712)	(22,810,807)	(24,262,295)	(21,398,712)	(14,214,962)	(14,254,694)
Interest Coverage Ratio	143.36		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Ratio	1.19		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Overdraft			(49,521,134)	(59,617,954)	(71,504,611)	(86,289,749)	(101,206,015)	(116,176,788)	(134,771,366)	(157,178,569)	(179,559,647)	(203,492,702)	(229,026,826)	(251,856,956)	(267,646,024)	(283,573,505)
% of Project & Finance Costs (inc Interest/Fees and net of GST).			10.97%	13.17%	15.76%	18.99%	22.22%	25.45%	29.46%	34.31%	39.13%	44.26%	49.71%	54.53%	57.72%	60.93%
Total Equity to Debt Ratio	39.78%		248.20%	206.73%	172.77%	143.43%	122.56%	107.03%	92.44%	79.37%	69.61%	61.54%	54.79%	49.95%	47.18%	44.70%
Total Debt Interest Coverage Ratio	143.36		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Debt Service Ratio	1.19		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Cash Flow (after Interest & Corporate Tax)	16,201,797		(9,294,295)	(10,096,820)	(11,886,656)	(14,785,139)	(14,916,266)	(14,970,772)	(18,594,578)	(22,407,203)	(22,381,078)	(23,933,055)	(25,534,124)	(22,830,130)	(15,789,068)	(15,927,481)
Cumulative Cash Flow**			(170,627,874)	(180,724,694)	(192,611,351)	(207,396,489)	(222,312,755)	(237,283,528)	(255,878,106)	(278,285,309)	(300,666,387)	(324,599,442)	(350,133,566)	(372,963,696)	(388,752,764)	(404,680,245)
Check Balance	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
GST Liability Summary																
Total Liability on Revenue	(34,031,998)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Withheld by Purchaser	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Liability (-ve) / Credit (+ve)	(34,031,998)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project IRR & NPV																
Cash Flow that includes financing costs but excludes interest and corp tax.			(9,042,877)	(9,787,313)	(11,514,044)	(14,338,235)	(14,376,955)	(14,338,235)	(17,868,473)	(21,564,882)	(21,398,712)	(22,810,807)	(24,262,295)	(21,398,712)	(14,214,962)	(14,254,694)
Static Discount Rate (per ann. effective)	16.00%															
PV for each Month	(48,699,177)		(6,395,944)	(6,837,385)	(7,944,799)	(9,771,905)	(9,677,851)	(9,533,145)	(11,734,281)	(13,987,646)	(13,709,249)	(14,434,282)	(15,164,039)	(13,209,889)	(8,667,338)	(8,584,726)
NPV of Future Cash Flows			133,683,115	144,502,237	156,209,705	169,811,095	186,441,093	203,317,256	220,364,244	241,197,556	266,032,553	291,008,387	317,724,718	346,243,088	372,217,152	391,241,315
Variable Discount Rate (per ann. effective)	0.00%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
NPV (using weighted avg discount rate)	35,171,818															

* Includes half interest from deposit on land acquisition plus Interest received from pre-sale deposits

** Cumulative Cash Flow After Interest is revenue less costs (including interest on overdraft)

Licensed to: Hill PDA

Cash Flow Table for Gladesville

PROJECT CASH FLOW	TOTAL	GST	42	43	44	45	46	47	48	49	50
			Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Apr-29	May-29	Jun-29
Sale Summary											
Units Sold	365.00		-	-	13.00	13.00	13.00	13.00	13.00	13.00	13.00
Cumulative Units Sold			274.00	274.00	287.00	300.00	313.00	326.00	339.00	352.00	365.00
% Units Sold			75.1%	75.1%	78.6%	82.2%	85.8%	89.3%	92.9%	96.4%	100.0%
SqM Sold	34,680.00		-	-	6,060.00	1,060.00	1,060.00	1,060.00	1,060.00	1,060.00	1,060.00
Cumulative SqM Sold			22,260.00	22,260.00	28,320.00	29,380.00	30,440.00	31,500.00	32,560.00	33,620.00	34,680.00
% SqM Sold			64.2%	64.2%	81.7%	84.7%	87.8%	90.8%	93.9%	96.9%	100.0%
AUD Sold	503,788,118		-	-	64,949,157	16,984,179	17,032,939	17,081,839	17,130,879	17,180,060	17,229,382
Cumulative AUD Sold			336,199,682	336,199,682	401,148,839	418,133,019	435,165,958	452,247,796	469,378,675	486,558,736	503,788,118
% AUD Sold			66.7%	66.7%	79.6%	83.0%	86.4%	89.8%	93.2%	96.6%	100.0%
Handover Summary											
Units Handed Over	365.00		-	-	150.00	150.00	13.00	13.00	13.00	13.00	13.00
Cumulative Units Handed Over			-	-	150.00	300.00	313.00	326.00	339.00	352.00	365.00
% Units Handed Over			-	-	41.1%	82.2%	85.8%	89.3%	92.9%	96.4%	100.0%
SqM Handed Over	34,680.00		-	-	17,190.00	12,190.00	1,060.00	1,060.00	1,060.00	1,060.00	1,060.00
Cumulative SqM Handed Over			-	-	17,190.00	29,380.00	30,440.00	31,500.00	32,560.00	33,620.00	34,680.00
% SqM Handed Over			-	-	49.6%	84.7%	87.8%	90.8%	93.9%	96.9%	100.0%
AUD Handed Over	503,788,118		-	-	233,048,998	185,084,020	17,032,939	17,081,839	17,130,879	17,180,060	17,229,382
Cumulative AUD Handed Over			-	-	233,048,998	418,133,019	435,165,958	452,247,796	469,378,675	486,558,736	503,788,118
% AUD Handed Over			-	-	46.3%	83.0%	86.4%	89.8%	93.2%	96.6%	100.0%
Project Cash Flow											
Revenue											
Gross Sales Revenue	503,788,118		-	-	233,048,998	185,084,020	17,032,939	17,081,839	17,130,879	17,180,060	17,229,382
Selling Costs	(8,896,506)		-	-	(3,977,127)	(2,778,002)	(425,823)	(427,046)	(428,272)	(429,502)	(430,735)
Gross Rental Income	-		-	-	-	-	-	-	-	-	-
Leasing Costs	-		-	-	-	-	-	-	-	-	-
Other Income	-		-	-	-	-	-	-	-	-	-
Interest Received*	-		-	-	-	-	-	-	-	-	-
GST Payments (Liabilities)	(34,031,998)		-	-	(13,816,315)	(13,819,946)	(1,271,824)	(1,275,475)	(1,279,137)	(1,282,809)	(1,286,492)
TOTAL NET REVENUE	460,859,613		-	-	215,255,556	168,486,072	15,335,292	15,379,318	15,423,470	15,467,749	15,512,156
Costs											
Land and Acquisition	96,690,490		-	-	-	-	-	-	-	-	-
Professional Fees	23,439,224		497,072	390,136	-	-	-	-	-	-	-
Construction Costs (inc. Contingency)	275,755,576		13,435,471	9,870,958	-	-	-	-	-	-	-
Statutory Fees	14,876,231		-	9,350,395	-	-	-	-	-	-	-
Compensation (Coles)	2,500,000		-	-	-	-	-	-	-	-	-
Miscellaneous	-		-	-	-	-	-	-	-	-	-
Marketing	5,037,881		-	-	-	-	-	-	-	-	-
Project Contingency (Reserve)	-		-	-	-	-	-	-	-	-	-
Land Holding Costs	3,024,087		-	-	21,537	-	-	92,356	-	-	-
Pre-Sale Commissions	3,698,197		-	-	-	-	-	-	-	-	-
Financing Costs (exc Fees)	666,109		-	-	-	-	-	-	-	-	-
GST Refunds (Input Credits)	-		-	-	-	-	-	-	-	-	-
TOTAL COSTS	425,687,795		13,932,543	19,611,490	21,537	-	-	92,356	-	-	-
Net Cash Flow (before Interest & Corporate Tax)	35,171,818		(13,932,543)	(19,611,490)	215,234,020	168,486,072	15,335,292	15,286,962	15,423,470	15,467,749	15,512,156
Cumulative Cash Flow			(405,962,413)	(425,573,903)	(210,339,883)	(41,853,811)	(26,518,519)	(11,231,557)	4,191,913	19,659,662	35,171,818
Corporate Tax	-		-	-	-	-	-	-	-	-	-
Net Cash Flow (before Interest & after Corporate Tax)	35,171,818		(13,932,543)	(19,611,490)	215,234,020	168,486,072	15,335,292	15,286,962	15,423,470	15,467,749	15,512,156
Cumulative Cash Flow			(405,962,413)	(425,573,903)	(210,339,883)	(41,853,811)	(26,518,519)	(11,231,557)	4,191,913	19,659,662	35,171,818
Financing											
Developer's Equity											
Manual Adjustments (Inject + / Repay -)			0	0	0	0	0	0	0	0	0
Injections	121,106,740		-	-	-	-	-	-	-	-	-
Interest Charged	-		-	-	-	-	-	-	-	-	-
Equity Repayment	137,308,537		-	-	-	-	-	90,905,162	15,423,470	15,467,749	15,512,156
Less Profit Share	-		-	-	-	-	-	-	-	-	-
Equity Balance	16,201,797		(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(30,201,578)	(14,778,108)	689,641	16,201,797
Equity Cash Flow	16,201,797		-	-	-	-	-	90,905,162	15,423,470	15,467,749	15,512,156
Project Cash Account											
Surplus Cash Injection	75,618,200		-	-	-	60,282,909	15,335,292	-	-	-	-
Cash Reserve Drawdown	(75,618,200)		-	-	-	-	-	(75,618,200)	-	-	-
Interest on Surplus Cash	-		-	-	-	-	-	-	-	-	-
Surplus Cash Balance			-	-	-	60,282,909	75,618,200	-	-	-	-

Cash Flow Table for Gladesville

PROJECT CASH FLOW	TOTAL	GST	42	43	44	45	46	47	48	49	50
			Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Apr-29	May-29	Jun-29
Senior Loan - Bank	Debt										
Drawdown	(304,467,163)		(13,932,543)	(19,611,490)	-	-	-	-	-	-	-
Loan Interest Rate (%/ann)			7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%
Interest Charged	(18,970,021)		(1,772,334)	(1,870,490)	(2,004,752)	(672,069)	-	-	-	-	-
Fees Charged (Application, Line & Standby)	-		-	-	-	-	-	-	-	-	-
Interest & Fees Paid by other Loans	-		-	-	-	-	-	-	-	-	-
Loan Repayment	323,437,183		-	-	215,234,020	108,203,164	-	-	-	-	-
Interest & Fees	18,970,021		-	-	18,297,951	672,069	-	-	-	-	-
Principal	304,467,163		-	-	196,936,068	107,531,094	-	-	-	-	-
Loan Balance	-		(299,278,382)	(320,760,362)	(107,531,094)	-	-	-	-	-	-
% of Project & Finance Costs (inc Interest/Fees and net of GST).			64.06%	68.47%	68.47%						
Senior Loan Cash Flow	18,970,021		(13,932,543)	(19,611,490)	215,234,020	108,203,164	-	-	-	-	-
Interest Coverage Ratio	143.36		-	-	107.37	250.70	-	-	-	-	-
Debt Service Ratio	1.19		-	-	1.00	1.56	-	-	-	-	-
Project Overdraft			(299,278,382)	(320,760,362)	(107,531,094)	-	-	-	-	-	-
% of Project & Finance Costs (inc Interest/Fees and net of GST).			64.06%	68.47%	68.47%						
Total Equity to Debt Ratio	39.78%		42.52%	39.78%	39.78%	39.78%	39.78%	39.78%	39.78%	39.78%	39.78%
Total Debt Interest Coverage Ratio	143.36		-	-	107.37	250.70	-	-	-	-	-
Total Debt Service Ratio	1.19		-	-	1.00	1.56	-	-	-	-	-
Net Cash Flow (after Interest & Corporate Tax)	16,201,797		(15,704,877)	(21,481,980)	213,229,267	167,814,003	15,335,292	15,286,962	15,423,470	15,467,749	15,512,156
Cumulative Cash Flow**			(420,385,122)	(441,867,102)	(228,637,834)	(60,823,831)	(45,488,540)	(30,201,578)	(14,778,108)	689,641	16,201,797
Check Balance	-		-	-	-	-	-	-	-	-	-
GST Liability Summary											
Total Liability on Revenue	(34,031,998)		-	-	(13,816,315)	(13,819,946)	(1,271,824)	(1,275,475)	(1,279,137)	(1,282,809)	(1,286,492)
Withheld by Purchaser	-		-	-	-	-	-	-	-	-	-
Net Liability (-ve) / Credit (+ve)	(34,031,998)		-	-	(13,816,315)	(13,819,946)	(1,271,824)	(1,275,475)	(1,279,137)	(1,282,809)	(1,286,492)
Project IRR & NPV											
Cash Flow that includes financing costs but excludes interest and corp tax.			(13,932,543)	(19,611,490)	215,234,020	168,486,072	15,335,292	15,286,962	15,423,470	15,467,749	15,512,156
Static Discount Rate (per ann. effective)	16.00%										
PV for each Month	(48,699,177)		(8,287,574)	(11,522,219)	124,900,724	96,570,960	8,681,666	8,547,925	8,518,245	8,437,692	8,357,901
NPV of Future Cash Flows			410,542,463	429,757,655	454,961,606	242,711,029	75,148,697	60,557,791	45,834,231	30,789,227	15,512,156
Variable Discount Rate (per ann. effective)	0.00%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
NPV (using weighted avg discount rate)	35,171,818										

* Includes half interest from deposit on land acquisition plus Interest received from pre-sale deposits

** Cumulative Cash Flow After Interest is revenue less costs (including interest on overdraft)

Licensed to: Hill PDA

Gantt Chart for Gladesville



1000 LAND PURCHASE & ACQUISITION COSTS

Code	Stage		Month Start	Month Span	Cash Flow Period
1002	-	Deposit In Trust Account [1]	1	1	May-25 - May-25
1007	-	Settlement (Balance)	3	1	Jul-25 - Jul-25
1008	-	Stamp Duty [1]	3	1	Jul-25 - Jul-25

Code	Stage	**Other Acquisition Costs** To be entered Exclusive of GST	Month Start	Month Span	Cash Flow Period
1011	-	Due Dilgence and legal costs	0	2	Apr-25 - May-25
		TOTAL			

3000 PROFESSIONAL FEES

Code	Stage	Description	Month Start[2]	Month Span	Cash Flow Period
3001	-	Masterplanning	0	3	Apr-25 - Jun-25
3002	-	Concept design and D.A. preparation	3	9	Jul-25 - Mar-26
3003	-	Design documentation	12	9	Apr-26 - Dec-26
3004	-	Project management and supervision	C	-	Jan-27 - Nov-28
3099	-	Development Management	0	44	Apr-25 - Nov-28
		TOTAL			

4000 CONSTRUCTION COSTS

Code	Stage	Description	Month Start	Month Span	Cash Flow Period
4001	-	Demolition and Clearing	21	3	Jan-27 - Mar-27
4002	-	Basement car parking	24	20	Apr-27 - Nov-28
4003	-	Retail FEBA	24	20	Apr-27 - Nov-28
4004	-	Residential FEBA	24	20	Apr-27 - Nov-28
4005	-	Balconies	24	20	Apr-27 - Nov-28
4006	-	External works, site costs, etc	24	20	Apr-27 - Nov-28
4099		**Construction Contingency**			
		TOTAL			

5000 Statutory Fees

Code	Stage	Description	Month Start	Month Span	Cash Flow Period
5001	-	Development application fees	11	1	Mar-26 - Mar-26
5002	-	Construction certification	20	1	Dec-26 - Dec-26
5003	-	Long service levy	23	1	Mar-27 - Mar-27
5005	-	HPC Residential	43	1	Nov-28 - Nov-28
5006	-	HPC Commercial	43	1	Nov-28 - Nov-28
5007	-	Sydney Water fees	23	1	Mar-27 - Mar-27
5009	-	Section 7.11	23	1	Mar-27 - Mar-27
5010	-	Section 7.12	23	1	Mar-27 - Mar-27
5012	-	Strata Bond	43	1	Nov-28 - Nov-28
		TOTAL			

6000 Compensation (Coles)

Code	Stage	Description	Month Start[2]	Month Span	Cash Flow Period
6001	-	Compensation for lease termination	19	1	Nov-26 - Nov-26
		TOTAL			

6000 Marketing

Code	Stage	Description	Month Start[2]	Month Span	Cash Flow Period
6001	-	Advertising and Marketing	9	18	Jan-26 - Jun-27
		TOTAL			

7000 LAND HOLDING COSTS

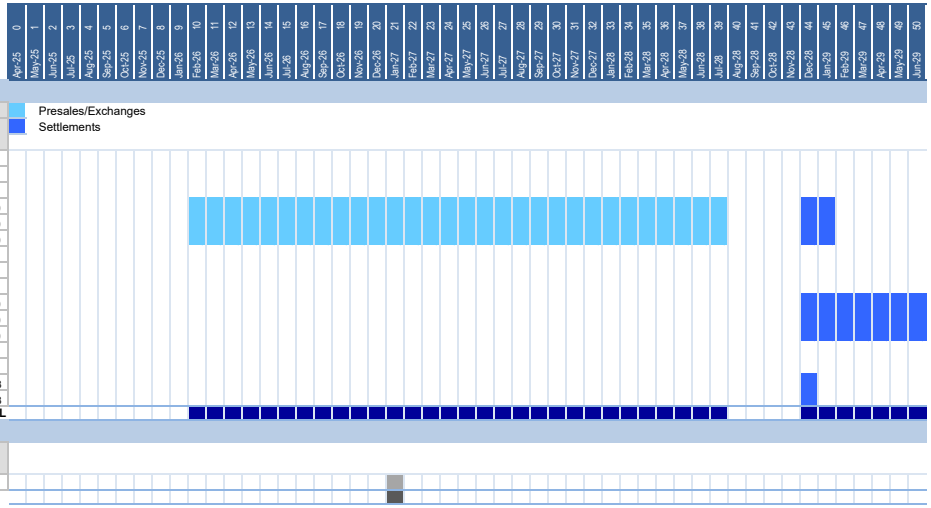
Code	Stage	Description	Month Start	Month Span[2]	Cash Flow Period
7001	-	Land	11	DS	Mar-26 - Jun-29
7002	-	Water	5	DS	Sep-25 - Jun-29
7003	-	Council	5	DS	Sep-25 - Jun-29
		TOTAL			

8000 SELLING & LEASING COSTS

8001	RS1	Residential - 1 Bedroom Units
8002	RS2	Residential - 2 Bedroom Units
8003	RS3	Residential - 3 Bedroom Units
8007	RET	Retail Shops

Code	Stage	**Other Selling Costs** To be entered Exclusive of GST	Month Start	Month Span	Cash Flow Period
8102	-	Legals and disbursements	S	-	Dec-28 - Jun-29
		TOTAL			

Gantt Chart for Gladesville



9000		**SALES**			
Code	Stage	Description	Settlements Month Start	Settlements Month Span	Settlements Cash Flow Period
9001	-	RESIDENTIAL	0	-	-
9002	-	PRE-SALES	0	-	-
9003	-	Studio	0	-	-
9004	-	1bed	44	2	Dec-28 - Jan-29
9005	-	2bed	44	2	Dec-28 - Jan-29
9006	-	3bed	44	2	Dec-28 - Jan-29
9007	-	4bed	0	-	-
9008	-	BALANCE	0	-	-
9009	-	Studio	0	-	-
9010	-	1bed	44	7	Dec-28 - Jun-29
9011	-	2bed	44	7	Dec-28 - Jun-29
9012	-	3bed	44	7	Dec-28 - Jun-29
9013	-	4bed	0	-	-
9015	-	NON RESIDENTIAL	0	-	-
9016	-	Supermarket	44	1	Dec-28 - Dec-28
9017	-	Specialty retail	44	1	Dec-28 - Dec-28
				TOTAL	

10000		**FINANCING**			
Code	Stage	**Financing Costs** To be entered Exclusive of GST	Month Start	Month Span	Cash Flow Period
10009	-	Establishment Costs	21	1	Jan-27 - Jan-27
		TOTAL			

ARGUS EstateMaster | Development Feasibility

SUMMARY OF PROJECT RETURNS

Gladesville

Block 4 Option 1 FSR 3:1

FSR 3:1

Licensed to: Hill PDA

Time Span:	Apr-25 to Jun-29 (50 Months)		
Type:	Residential		
Status:	Under Review		
Site Area:	13,870 SqM		
FSR:	3.03:1	Equated GFA:	42,026.10 SqM
Project Size:	365 Residential Units	1 per 38 SqM of Site Area	
	42,028 GFA	1 per 0.33 SqM of Site Area	

	Quantity	SqM	AUD/Quantity	Total AUD	AUD Per Residential Unit	AUD Per GFA	% of Total Net Revenue	Total Exc GST
Revenues								
Gross Sales Revenue	365	34,680.00	1,380,241.42	503,788,118	1,380,241	11,987	109.3%	469,756,120
Residential - 1 Bedroom Units	90	4,950.00	790,603.61	71,154,325				65,841,339
Residential - 2 Bedroom Units	184	14,720.00	1,199,971.42	220,794,740				204,308,329
Residential - 3 Bedroom Units	91	10,010.00	1,800,279.71	163,825,454				151,592,853
Retail Shops	-	5,000.00	-	48,013,599				48,013,599
Less Selling Costs				(8,896,506)	(24,374)	(212)	-1.9%	(8,896,506)
Less Purchasers Costs				-	-	-	0.0%	-
NET SALES REVENUE				494,891,611	1,355,867	11,775	107.4%	460,859,613
	Quantity	SqM	AUD/SqM/annum					
Gross Rental Income	-	-	-	-	-	-	0.0%	-
Less Outgoings & Vacancies				-	-	-	0.0%	-
Less Letting Fees				-	-	-	0.0%	-
Less Incentives (Rent Free & Fitout Costs)				-	-	-	0.0%	-
Less Turnover Costs				-	-	-	0.0%	-
Less Other Leasing Costs				-	-	-	0.0%	-
NET RENTAL INCOME				-	-	-	0.0%	-
Interest Received				-	-	-	0.0%	-
Other Income				-	-	-	0.0%	-
TOTAL REVENUE (before GST paid)				494,891,611	1,355,867	11,775	107.4%	460,859,613
Less GST paid on all Revenue				(34,031,998)	(93,238)	(810)	-7.4%	
TOTAL REVENUE (after GST paid)				**460,859,613**	**1,262,629**	**10,966**	100.0%	460,859,613
Costs								
Land Purchase Cost				90,000,000	246,575	2,141	19.5%	90,000,000
Land Acquisition Costs				6,690,490	18,330	159	1.5%	6,690,490
Construction Costs (inc. Contingency)				275,755,576	755,495	6,561	59.8%	275,755,576
Built Form				262,624,358	719,519	6,249	57.0%	262,624,358
Contingency				13,131,218	35,976	312	2.8%	13,131,218
Professional Fees				23,439,224	64,217	558	5.1%	23,439,224
Statutory Fees				14,876,231	40,757	354	3.2%	14,876,231
Compensation (Coles)				2,500,000	6,849	59	0.5%	2,500,000
Miscellaneous				-	-	-	0.0%	-
Marketing				5,037,881	13,802	120	1.1%	5,037,881
Project Contingency (Reserve)				-	-	-	0.0%	-
Land Holding Costs				3,024,087	8,285	72	0.7%	3,024,087
Pre-Sale Commissions				3,698,197	10,132	88	0.8%	3,698,197
Finance Charges (inc. Fees)				666,109	1,825	16	0.1%	666,109
Interest Expense				18,970,021	51,973	451	4.1%	18,970,021
TOTAL COSTS (before GST reclaimed)				444,657,816	1,218,241	10,580	96.5%	444,657,816
Less GST reclaimed				-	-	-	0.0%	
Plus Corporate Tax				-	-	-	0.0%	-
TOTAL COSTS (after GST reclaimed)				**444,657,816**	**1,218,241**	**10,580**	96.5%	444,657,816

Performance Indicators

			Per Residential Unit	Per GFA	Total Exc GST
[1] **Net Development Profit**		**16,201,797**	44,388	386	
[3] **Development Margin (Profit/Risk Margin)**	Based on total costs (exc selling & leasing costs)	**3.64%**			
[4] Residual Land Value	Based on Target Margin of 18%	36,165,750	99,084	861	36,165,750
[5] **Net Present Value**	Based on Discount Rate of 16% p.a. Effective	**(48,699,177)**			
[6] Benefit Cost Ratio		0.8443			
[7] **Project Internal Rate of Return (IRR)**	Per annum Effective	**5.08%**			
[8] Residual Land Value	Based on NPV	40,875,964	111,989	973	40,875,964
Equity IRR	Per annum Effective	3.59%			
Equity Contribution		121,106,740			
Peak Debt Exposure		320,760,362			
Equity to Debt Ratio		39.78%			
[9] Weighted Average Cost of Capital (WACC)		11.06%			
[10] Breakeven Date for Cumulative Cash Flow	Month 49	May-2029			
[11] Yield on Cost		0.00%			
[12] Rent Cover		N.A.			
[13] Profit Erosion		N.A.			

Footnotes:

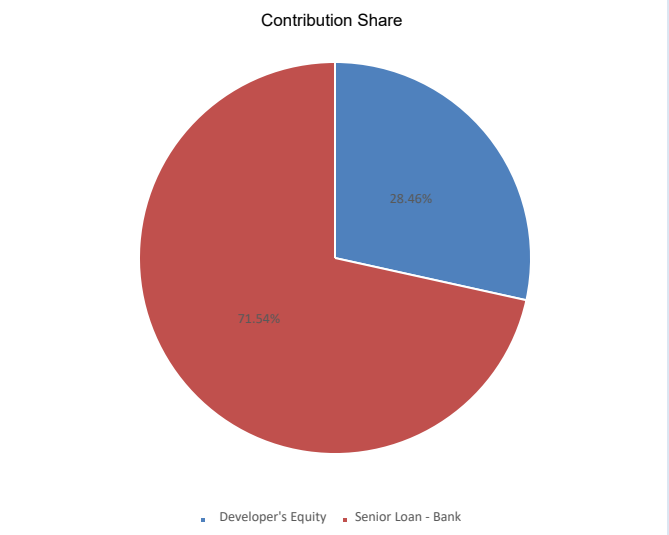
1. Development Profit: is total revenue less total cost including interest paid and received
2. Note: No redistribution of Developer's Gross Profit
3. Development Margin: is profit divided by total costs (exc selling & leasing costs)
5. Net Present Value: is the project's cash flow stream discounted to present value. It includes financing costs but excludes interest and corp tax.
6. Benefit:Cost Ratio: is the ratio of discounted incomes to discounted costs and includes financing costs but excludes interest and corp tax.
7. Internal Rate of Return: is the discount rate where the NPV above equals Zero.
8. Residual Land Value (based on NPV): is the purchase price for the land to achieve a zero NPV.
9. The Weighted Average Cost of Capital (WACC) is the rate that a company is expected to pay to finance its assets.
10. Breakeven date for Cumulative Cash Flow: is the last date when total debt and equity is repaid (ie when profit is realised).
11. Yield on Cost is Current Net Annual Rent divided by Total Costs (before GST reclaimed), including all Selling Costs.
12. The total net development profit divided by the current net annual rental expressed as a number of years/months.
13. The period of time post practical completion that it can remain unsold (but leased out) until finance and land holding costs erodes the profit for the development to zero.

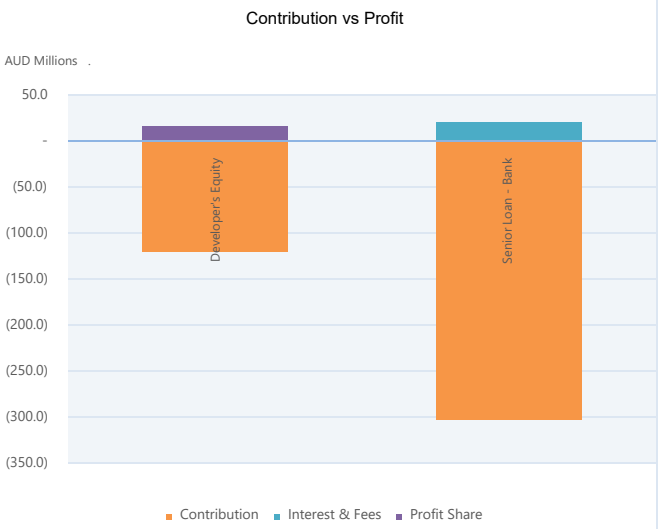
SUMMARY OF PROJECT RETURNS

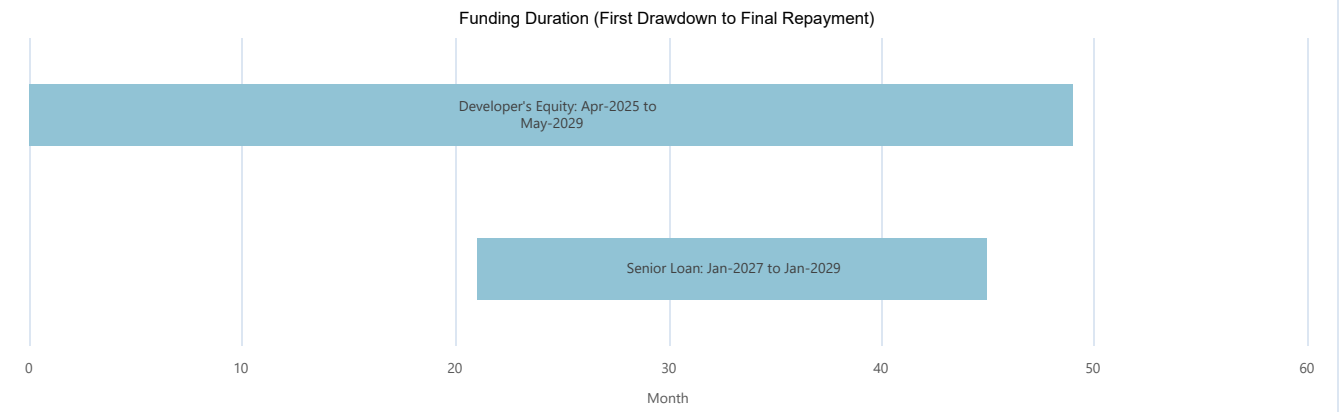
Gladesville
Block 4 Option 1 FSR 3:1
FSR 3:1

Licensed to: Hill PDA

Returns on Funds Invested	Developer's Equity	Senior Loan	Total Equity	Total Debt	Total Funding
	Equity	Debt Bank			
[1] Funds Invested (Cash Outlay)	121,106,740	304,467,163	121,106,740	304,467,163	425,573,903
% of Total Funds Invested	28.46%	71.54%	28.46%	71.54%	100.00%
[2] Peak Exposure	121,106,740	320,760,362	121,106,740	320,760,362	
Date of Peak Exposure	Jan-27	Nov-28	Jan-27	Nov-28	
Month of Peak Exposure	Month 21	Month 43	Month 21	Month 43	
Weighted Average Interest Rate	N.A.	7.50%	N.A.	7.50%	
Interest Charged	-	18,970,021	-	18,970,021	18,970,021
Line & Standby Fees Charged	-	-	-	-	-
Application Fees Charged	-	-	-	-	-
Profit Share Received	-	-	-	-	-
[3] Total Profit to Funders	16,201,797	18,970,021	16,201,797	18,970,021	35,171,818
[4] Margin on Funds Invested	13.38%	6.23%	13.38%	6.23%	
[5] Payback Date	May-29	Jan-29	May-29	Jan-29	
Month of Payback	Month 49	Month 45	Month 49	Month 45	
[6] IRR on Funds Invested	3.59%	7.76%	3.59%	7.76%	
[7] Loan to Value Ratio	24.04%	63.67%	24.04%	63.67%	
[8] Loan Ratio	28.45%	72.74%	27.24%	72.74%	
	of Project Costs (net of Interest/Fees and GST).	of Project & Finance Costs (inc Interest/Fees and net of GST).	of Project & Finance Costs (inc Interest/Fees and net of GST).	of Project & Finance Costs (inc Interest/Fees and net of GST).	







Footnotes:

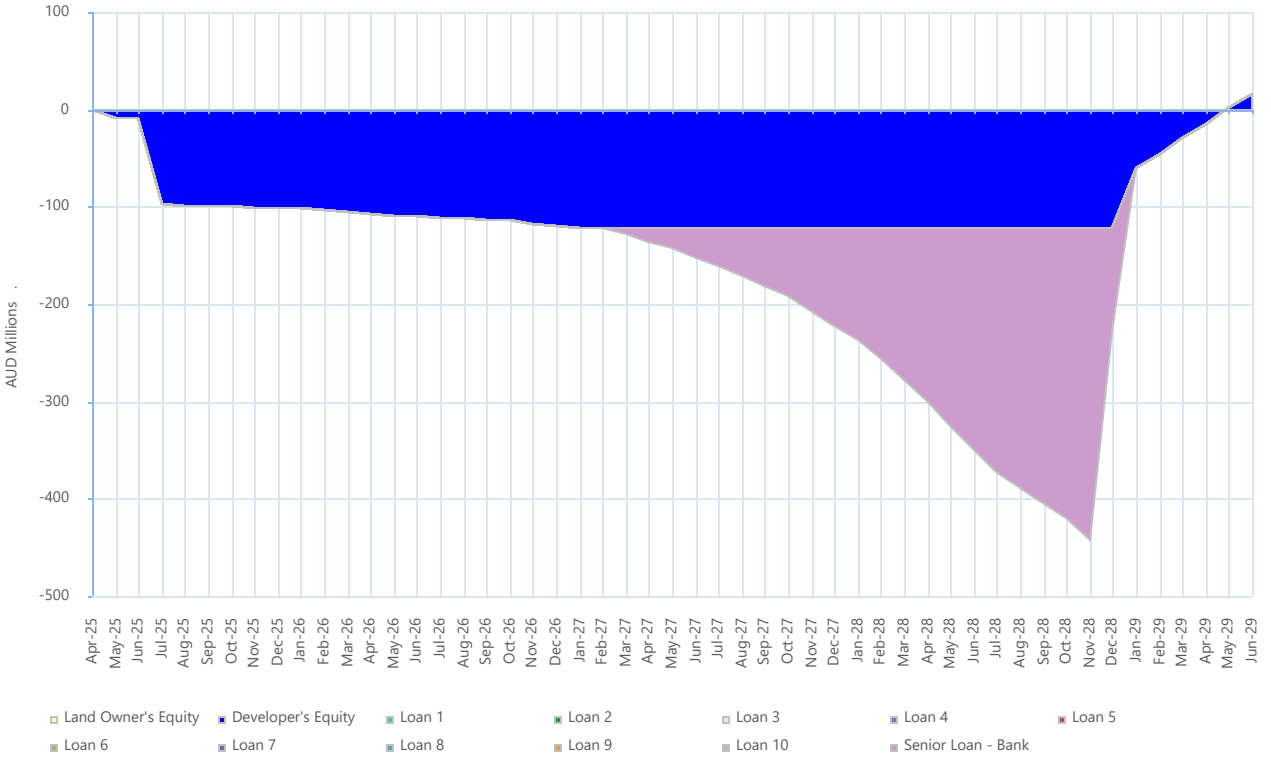
1. The total amount of funding injected into the project cash flow.
2. The maximum cash flow exposure of that equity/debt facility including capitalised interest.
3. The total repayments less funds invested, including profit share paid or received.
4. Margin is net profit divided by total funds invested (cash outlay).
5. Payback date for the equity/debt facility is the last date when total equity/debt is repaid.
6. IRR on Funds Invested is the IRR of the equity cash flow including the return of equity and realisation of project profits.
7. Loan to Value ratio is the Peak Equity/Debt Exposure divided by Total Sales Revenue.
8. Loan Ratio is the total funds invested by the lender (cash outlay) divided by the nominated ratio calculation method. It includes capitalised interest and fees.

PROJECT CHARTS

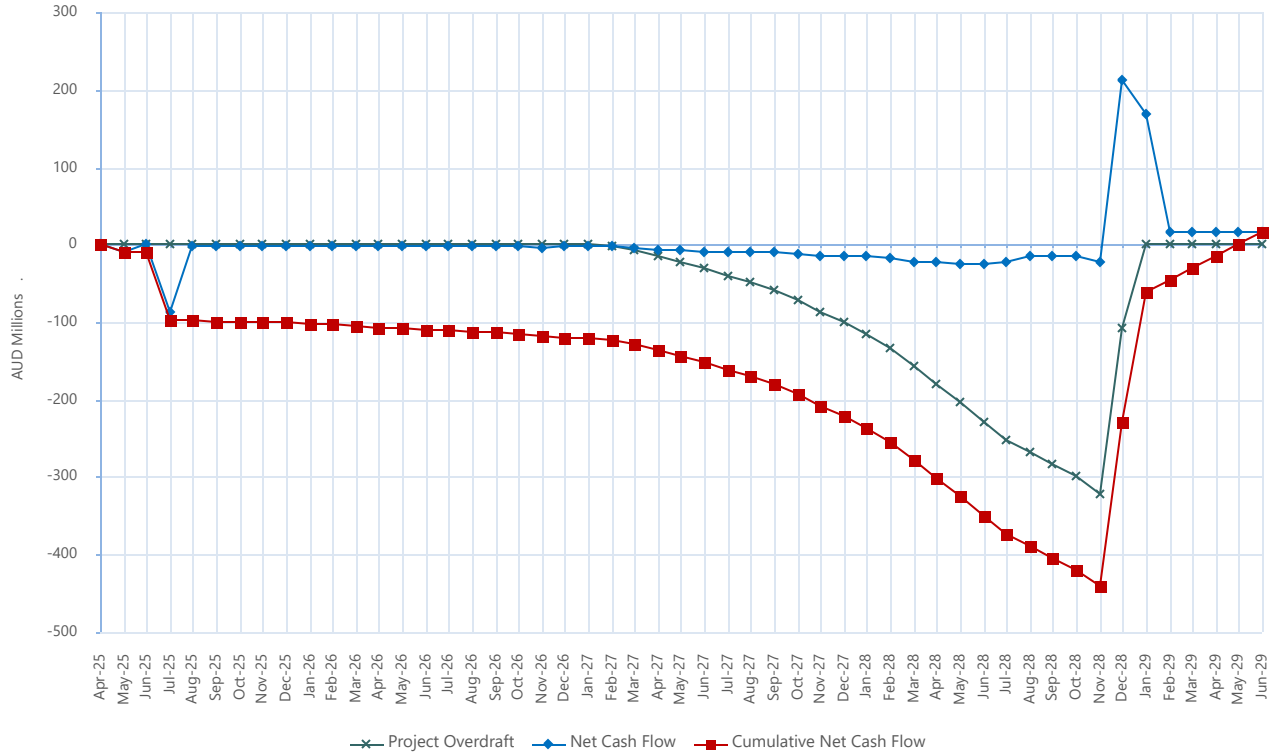
Gladesville
Block 4 Option 1 FSR 3:1
FSR 3:1

Licensed to: Hill PDA

Project Cumulative Cash Flow



Project Cash Flow & Overdraft

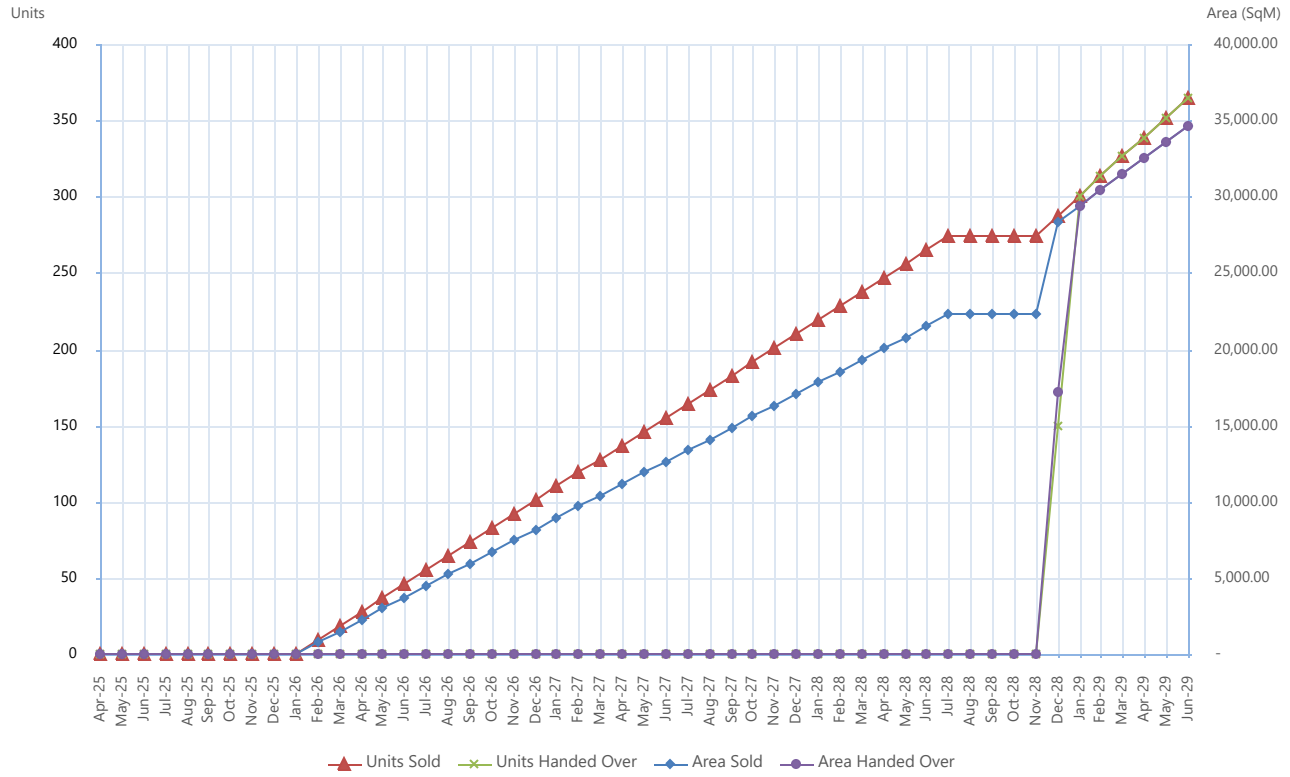


PROJECT CHARTS

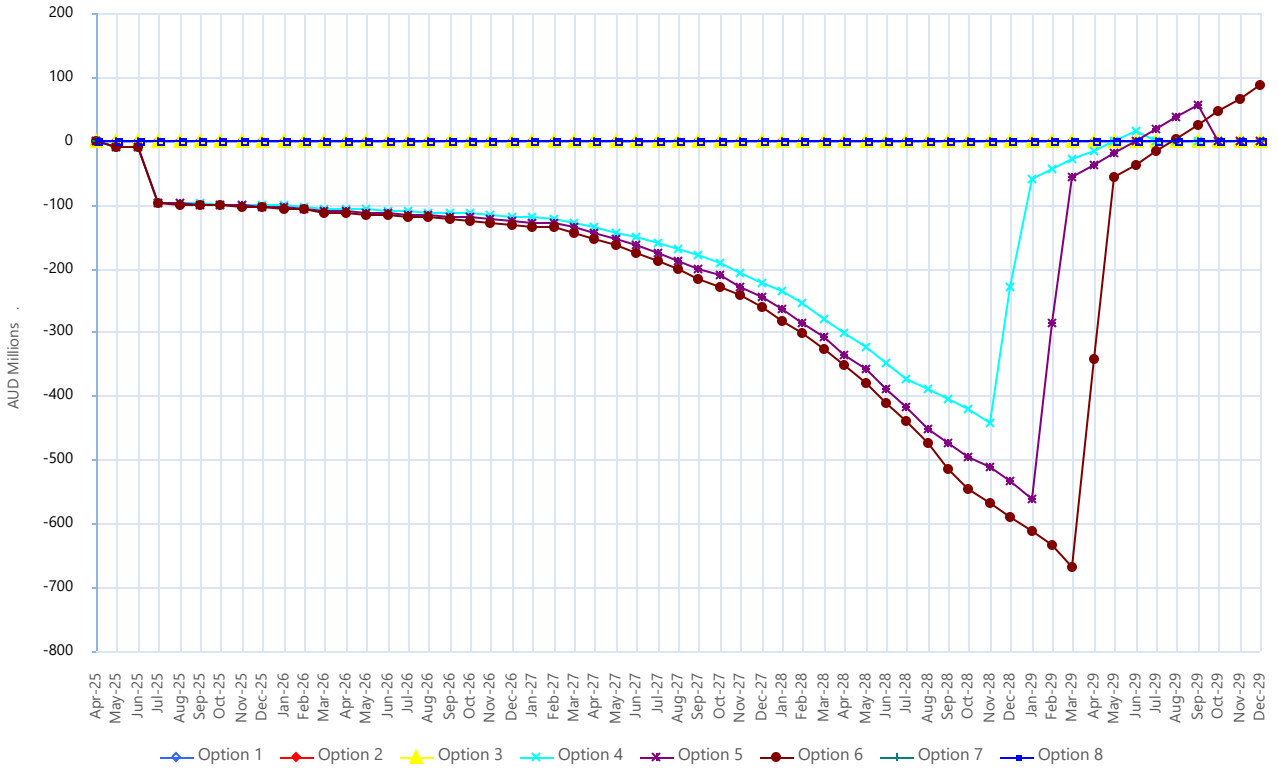
Gladesville
Block 4 Option 1 FSR 3:1
FSR 3:1

Licensed to: Hill PDA

Stock Summary - Sales vs Handovers



Comparison of Options



SENSITIVITY ANALYSIS

Gladesville

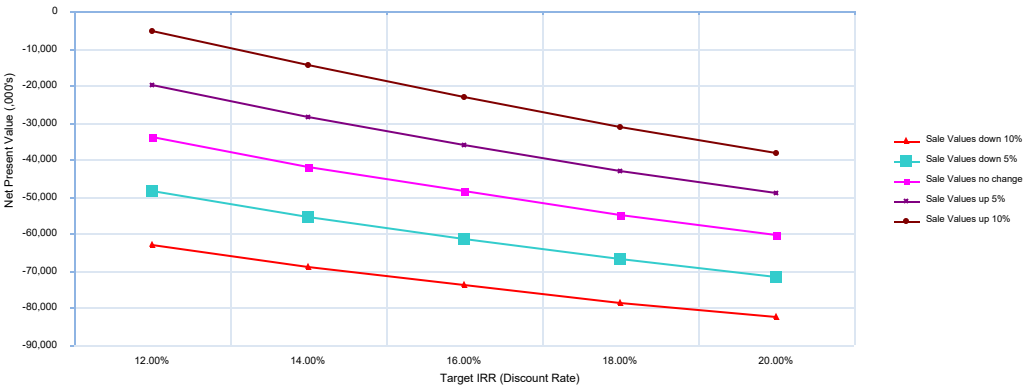
Block 4 Option 1 FSR 3:1

FSR 3:1

Licensed to: Hill PDA

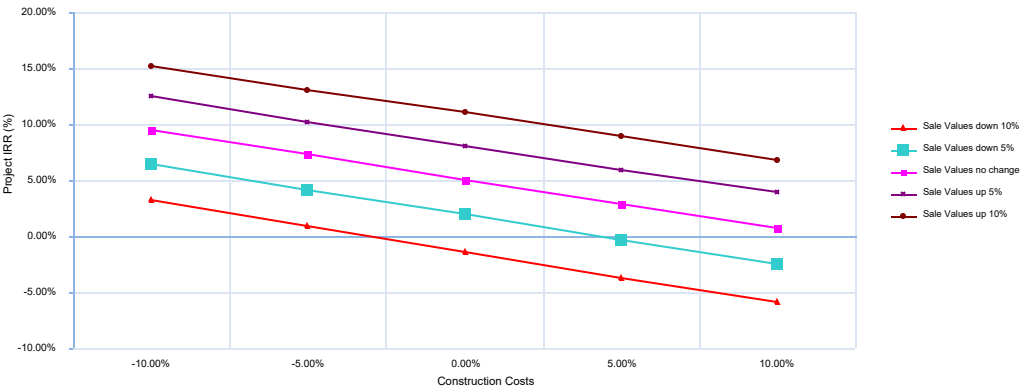
	Change %	Gross Dev. Profit	NPV	Dev. Margin	Project IRR	Equity IRR	WACC	RLV (Target Margin)	RLV (Target IRR)
Base Case (No Variation)	**0.00%**	**16,201,797**	**(48,699,177)**	**3.64%**	**5.08%**	**3.59%**	**11.06%**	**36,165,750**	**40,875,964**
Land Acquisition Costs	-10.00%	25,917,297	(39,313,256)	5.96%	6.77%	6.07%	10.85%	40,527,551	45,681,566
	-5.00%	21,060,672	(44,005,099)	4.79%	5.91%	4.79%	10.95%	38,218,470	43,145,935
	10.00%	6,477,297	(58,094,043)	1.43%	3.54%	1.34%	11.26%	32,671,746	36,981,847
	20.00%	(3,256,203)	(67,497,853)	-0.70%	2.10%	-0.64%	11.45%	29,772,469	33,762,357
Construction Costs	-10.00%	48,078,810	(28,862,670)	11.65%	9.49%	10.23%	11.28%	67,892,117	60,885,528
	-5.00%	32,140,303	(38,780,924)	7.50%	7.28%	6.97%	11.17%	52,026,433	50,880,746
	5.00%	263,291	(58,617,431)	0.06%	2.91%	0.06%	10.96%	20,306,539	30,871,183
	10.00%	(15,675,215)	(68,535,685)	-3.29%	0.75%	-3.66%	10.86%	4,445,288	20,866,401
Sale Values	-10.00%	(28,361,045)	(74,002,310)	-6.39%	-1.41%	-6.90%	11.05%	-1336989	15,352,084
	-5.00%	(6,079,624)	(61,350,744)	-1.37%	1.92%	-1.39%	11.05%	17,461,490	28,114,024
	5.00%	38,483,218	(36,047,611)	8.65%	8.10%	8.17%	11.06%	54,886,881	53,637,905
	10.00%	60,764,639	(23,396,044)	13.64%	10.99%	12.43%	11.06%	73,614,947	66,399,845
Target Margin	14.00%							49,698,507	
	16.00%							42,819,138	
	20.00%							29,778,000	
	22.00%							23,583,528	

Variations in Net Present Value



Target IRR (Discount Rate) \ Sale Values	▼10%	▼5%	no change	▲5%	▲10%
▲12%	(63,076)	(48,617)	(34,158)	(19,699)	(5,240)
▲14%	(68,862)	(55,345)	(41,827)	(28,310)	(14,792)
▲16%	(74,002)	(61,350)	(48,699)	(36,047)	(23,396)
▲18%	(78,567)	(66,713)	(54,859)	(43,004)	(31,150)
▲20%	(82,620)	(71,501)	(60,383)	(49,264)	(38,145)

Variations in Project IRR



Construction Costs \ Sale Values	▼10%	▼5%	no change	▲5%	▲10%
▼10%	3.17%	6.41%	9.49%	12.43%	15.23%
▼5%	0.87%	4.16%	7.28%	10.26%	13.10%
no change	-1.41%	1.92%	5.08%	8.10%	10.99%
▲5%	-3.68%	-0.30%	2.91%	5.96%	8.88%
▲10%	-5.91%	-2.50%	0.75%	3.84%	6.79%

Notes: Two-Way What-If Charts don't consider variations to Corporate Tax caused by the change in the 2 selected variables. This is due to Finance Fees and/or Interest Charges being allocated to Works in Progress (WIP) for Profit and Loss reporting.

ARGUS EstateMaster | Development Feasibility

COMPARISON OF OPTIONS

Gladesville

	3	4	5	6	7	8
		Block 4 Option 1 FSR 3:1	Block 4 Option 1 FSR 4:1	Block 4 Option 1 FSR 4.75:1		
		FSR 3:1	FSR 4:1	FSR 4.75:1		
		365 Residential Units 42,028 GFA 13,870 SqM	500 Residential Units 55,400 GFA 13,870 SqM	607 Residential Units 65,882.50 GFA 13,870 SqM		
Licensed to: Hill PDA		Residential Under Review	Residential Under Review	Residential Under Review		
Revenues						
Gross Sales Revenue		503,788,118	685,860,469	840,783,251		
Less Selling Costs		(8,896,506)	(11,967,561)	(14,602,803)		
NET SALES REVENUE		494,891,611	673,892,908	826,180,448		
Less GST paid on all Revenue		(34,031,998)	(50,355,224)	(64,310,427)		
TOTAL REVENUE (after GST paid)		460,859,613	623,537,685	761,870,020		
Costs						
Land Purchase Cost		90,000,000	90,000,000	90,000,000		
Land Acquisition Costs		6,690,490	6,690,490	6,690,490		
Construction (inc. Construct. Contingency)		275,755,576	372,198,587	455,295,729		
Professional Fees		23,439,224	31,636,880	38,700,137		
Statutory Fees		14,876,231	20,089,889	24,484,231		
Compensation (Coles)		2,500,000	2,500,000	2,500,000		
Miscellaneous		-	-	-		
Marketing		5,037,881	6,858,605	8,407,833		
Land Holding Costs		3,024,087	3,119,102	3,863,232		
Pre-Sale Commissions		3,698,197	5,178,951	6,416,778		
Finance Charges (inc. Fees)		666,109	899,063	1,099,781		
Interest Expense		18,970,021	27,763,893	36,926,125		
TOTAL COSTS (after GST reclaimed)		444,657,816	566,935,459	674,384,334		

Performance Indicators	3	4	5	6	7	8
[1] Gross Development Profit		16,201,797	56,602,225	87,485,686		
[3] Development Margin (Profit/Risk Margin)		3.64%	9.98%	12.97%		
Target Development Margin		18.00%	18.00%	18.00%		
[4] Residual Land Value (Target Margin)		36,165,750	51,611,296	61,333,553		
[5] Breakeven Date for Cumulative Cash Flow		May-2029	Jun-2029	Aug-2029		
Discount Rate (Target IRR)		16.00%	16.00%	16.00%		
[6] Net Present Value		(48,699,177)	(36,363,954)	(30,359,480)		
[8] Benefit Cost Ratio		0.844	0.905	0.932		
[9] Project Internal Rate of Return (IRR)		5.08%	9.48%	11.43%		
[10] Residual Land Value (NPV)		40,875,964	53,317,282	59,392,990		
Peak Debt Exposure		320,760,362	434,552,470	534,654,367		
Date of Peak Debt Exposure		Nov-2028	Jan-2029	Mar-2029		
[11] Breakeven Date for Project Overdraft		Jan-2029	Mar-2029	May-2029		
Total Equity Contribution		121,106,740	128,509,599	135,089,256		
Peak Equity Exposure		121,106,740	128,509,599	135,089,256		
Date of Peak Equity Exposure		Jan-2027	Feb-2027	Feb-2027		
[12] IRR on Equity		3.59%	10.42%	13.82%		
Weighted Average Cost of Capital (WACC)		11.06%	10.48%	10.15%		

Yield Analysis	3	4		5		6		7	8
Sales		Qty	SqM	Qty	SqM	Qty	SqM		
Residential - 1 Bedroom Units		90	4,950	125	6,875	150	8,250		
Residential - 2 Bedroom Units		184	14,720	250	20,000	307	24,560		
Residential - 3 Bedroom Units		91	10,010	125	13,750	150	16,500		
Retail Shops		-	5,000	-	5,000	-	5,000		
TOTAL		365	34,680	500	45,625	607	54,310		
Tenancies			SqM		SqM		SqM		
TOTAL			-		-		-		

Footnotes (based on current Preferences):

1. Development Profit: is total revenue less total cost including interest paid and received
2. Developer's Net Profit after distribution of profit share.
3. Development Margin: is profit divided by total costs (exc selling & leasing costs)
4. Residual Land Value: is the maximum purchase price for the land whilst achieving the target development margin.
5. Breakeven date for Cumulative Cash Flow: is the last date when total debt and equity is repaid (ie when profit is realised).
6. Net Present Value: is the project's cash flow stream discounted to present value.
   It includes financing costs but excludes interest and corp tax.
8. Benefit:Cost Ratio: is the ratio of discounted incomes to discounted costs and includes financing costs but excludes interest and corp tax.
9. Internal Rate of Return: is the discount rate where the NPV above equals Zero.
10. Residual Land Value (based on NPV): is the purchase price for the land to achieve a zero NPV.
11. Payback date for the equity/debt facility is the last date when total equity/debt is repaid.
12. IRR on Funds Invested is the IRR of the equity cash flow including the return of equity and realisation of project profits.



SYDNEY

Level 3, 234 George Street
Sydney NSW 2000
GPO Box 2748 Sydney NSW 2001
t: +61 2 9252 8777
f: +61 2 9252 6077
e: sydney@hillpda.com

MELBOURNE

Suite 114, 838 Collins Street
Docklands VIC 3008
t: +61 3 9629 1842
f: +61 3 9629 6315
e: melbourne@hillpda.com

WWW.HILLPDA.COM

Attachment 3 – Transport Impact Assessment

GLADESVILLE MASTERPLAN

Transport Impact Assessment

Hunters Hill Council

26 March 2025



Gold Coast
Suite 26, 58 Riverwalk Avenue
Robina QLD 4226
P: (07) 5562 5377

Brisbane
Level 2, 428 Upper Edward Street
Spring Hill QLD 4000
P: (07) 3831 4442

Sydney
Studio 203, 3 Gladstone Street
Newtown NSW 2042
P: (02) 9557 6202

W: www.bitziosconsulting.com.au

E: admin@bitziosconsulting.com.au

Copyright in the information and data in this document is the property of Bitzios Consulting. This document and its information and data is for the use of the authorised recipient and this document may not be used, copied or reproduced in whole or in part for any purpose other than for which it was supplied by Bitzios Consulting. Bitzios Consulting makes no representation, undertakes no duty and accepts no responsibility to any third party who may use or rely upon this document or its information and data.

Document Issue History

Report File Name	Version	Document Control		Date	Issued to
P6826.001R Gladesville Masterplan TIA	001	Prepared: Reviewed: Issued	H.Mackenzie M. Bitzios M. Bitzios	19/03/2025	Kieran Metcalfe, Hunters Hill Council
P6826.002R Gladesville Masterplan TIA	002	Prepared: Reviewed: Issued	H.Mackenzie M. Bitzios M. Bitzios	26/03/2025	Kieran Metcalfe, Hunters Hill Council

CONTENTS

		Page
1.	**INTRODUCTION**	**4**
1.1	Background	4
2.	**PLANNING PROPOSAL**	**5**
2.1	Planning Context	5
2.2	Yield Projections	5
3.	**EXISTING CONDITIONS**	**6**
3.1	Overview	6
3.2	Road Network	6
3.3	Movement Assessment	7
3.3.1	Traffic	7
3.3.2	Public Transport	7
3.3.3	Active Transport	9
3.4	Parking Analysis	10
4.	**TRANSPORT ASSESSMENT**	**12**
4.1	Overview	12
4.2	Parking Strategy	12
4.2.1	Council's Development Control Plan Parking Rates	12
4.2.2	Residential Visitor Parking	12
4.2.3	Motorcycle Parking	13
4.2.4	Unbundled Car Parking	13
4.2.5	Carshare Parking	13
4.2.6	Bicycle Parking	14
4.2.7	On-Street Parking	15
4.2.8	Recommendations	15
4.3	Trip Generation and Distribution	16
4.4	Public Transport Strategy	17
4.5	Active Transport Strategy	18
5.	**CONCLUSIONS & RECOMMENDATIONS**	**19**

Tables

Table 3.1: Key Roads

Table 4.1: Council's DCP Parking Rates

Table 4.2: Austroads Guidelines Bicycle Parking Rates

Table 4.3: Future Gladesville Development Trip Generation

Table 4.4: Traffic Distribution

Table 4.5: Traffic Assignment

Figures

Figure 1.1: Study Area

Figure 3.1: Study Area Overview

Figure 3.2: Wider Local Road Network
Figure 3.3: Bus Stop Locations
Figure 3.4: Typical Bus Stop Infrastructure
Figure 3.5: Active Transport Routes
Figure 3.6: Council Controlled Parking
Figure 3.7: Batemans Road Parking on Footpath
Figure 4.1: Car Share Only Parking
Figure 4.2: Council Controlled Parking
Figure 4.3: Bus Stop Layout - Typical

1. INTRODUCTION

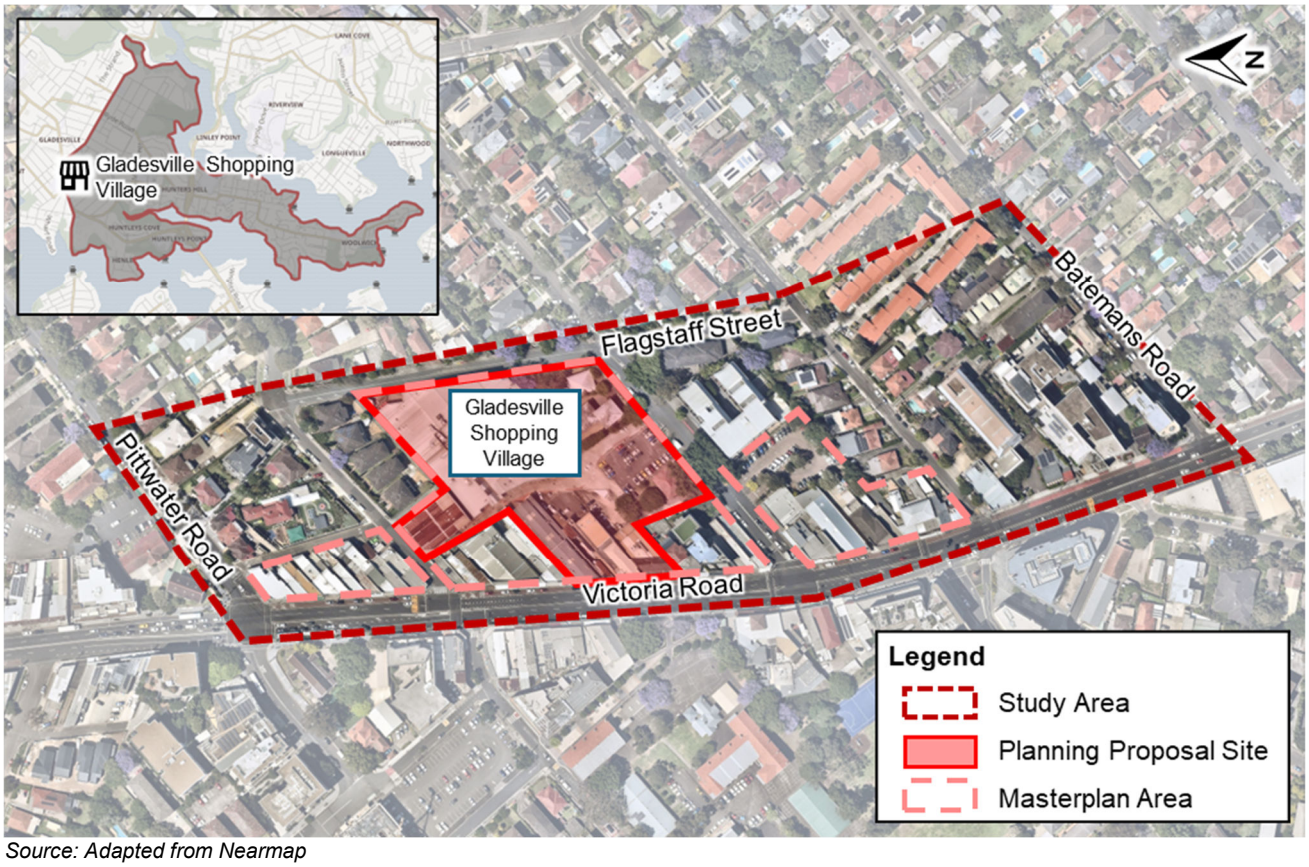
1.1 Background

The Gladesville commercial precinct, currently anchored by the Gladesville Shopping Village, is being considered to cater for a revitalised town centre. The aim of this planning proposal is to shape the redevelopment of the centre to increase the sense of place, stabilise currently variable trading performance and accelerate the renewal of properties within the precinct. The masterplan results in an increase in maximum floor space ratios and building heights, resulting in an increase in transport demand.

Bitzios Consulting (Bitzios) has been commissioned by Hunters Hill Council (Council) to prepare a Transport Impact Assessment (TIA) to support the proposal, and to provide further information to concerned stakeholders around the transport constraints and opportunities of the masterplan.

This assessment considers all modes of transport to, from and through the precinct area, including how alternative transport modes can be catered and encouraged. In addition to consideration for private vehicle, bus, taxi / rideshare, walking and cycling, the provision of parking is a key consideration to ensure parking demand does not spill into nearby residential streets.

The study area is illustrated in Figure 1.1.



Source: Adapted from Nearmap

Figure 1.1: Study Area

2. PLANNING PROPOSAL

2.1 Planning Context

Council has undertaken planning proposal investigations of several key blocks to facilitate development of a revitalised town centre through an amendment to the Hunters Hill LEP 2012. An economic and feasibility assessment was prepared by HillPDA Consulting which found that despite several blocks being nominated for redevelopment, including the Signal Hill car park, only the block containing the Gladesville Shopping Village (Block 4) was likely to be economically feasible.

2.2 Yield Projections

The *Gladesville Masterplan: Economic and Feasibility Assessment* was prepared by HillPDA Consulting in February 2025 and provides assessment of the block containing the Gladesville Shopping Village (Block 4). The assessment evaluated 3 options for yield, with Option 2 providing the most viable yield as the 'median' scenario. The yield for option 2 is below:

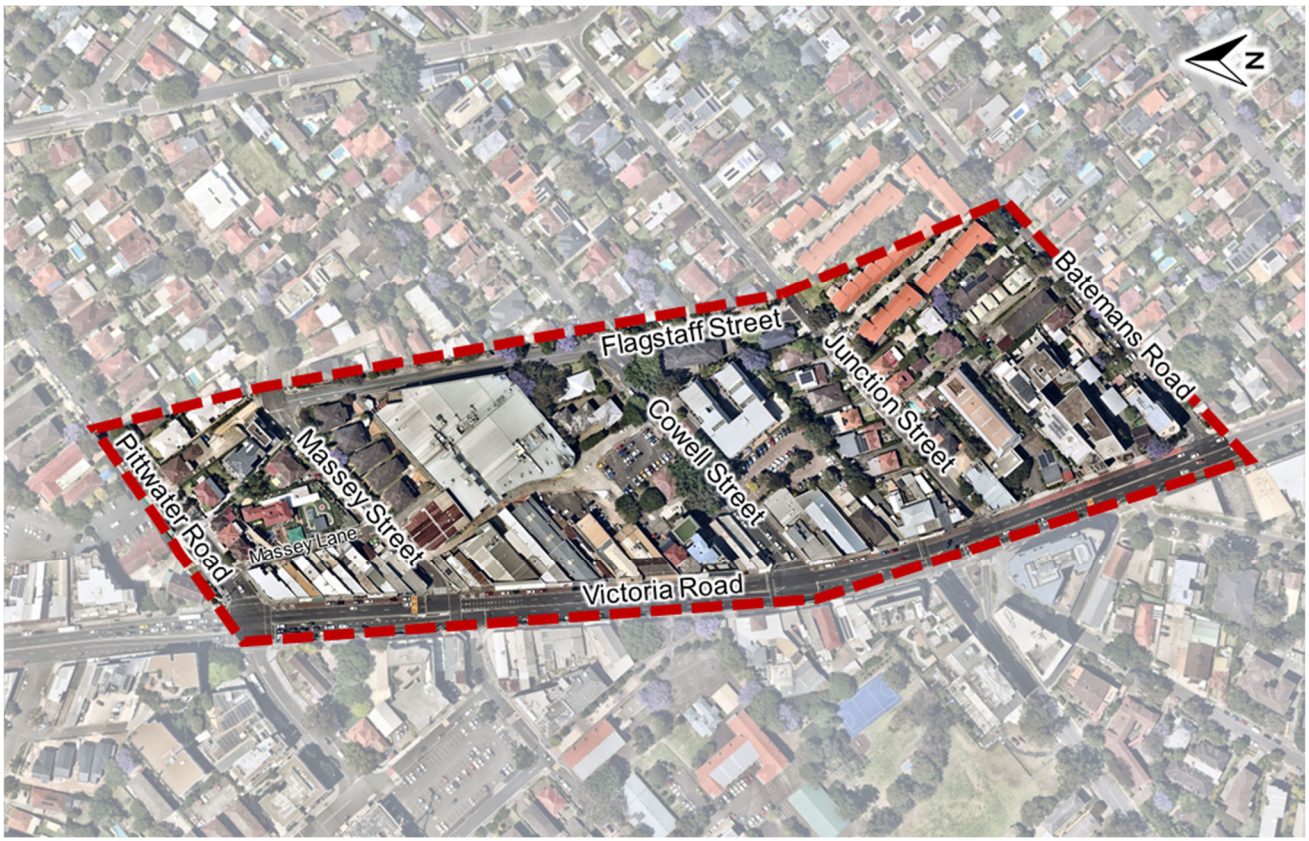
- 5,000m^2 GLFA Retail
- 522 Approximate apartments
  - 129 1-bedroom apartments
  - 263 2-bedroom apartments
  - 130 3-bedroom apartments

Given the proposed new planning provisions, this yield is considered most likely and as such has been adopted for this assessment. This potential yield within the Gladesville Town Centre will be referred to as the future Gladesville Development for the purposes of this assessment. The other blocks previously identified for redevelopment within the planning proposal investigation are understood to now not form part of the planning proposal and as such have been excluded from this assessment.

3. EXISTING CONDITIONS

3.1 Overview

The Gladesville commercial precinct predominately serves local residents from Hunters Hill, Tennyson Point and Putney. The precinct is located within the Hunters Hill Local Government Area (LGA) and is fronted by Victoria Road, which is a key arterial connection for the wider area. The local road network is illustrated in Figure 3.1.



Source: Adapted from Nearmap

Figure 3.1: Study Area Overview

3.2 Road Network

The key roads within the study area are summarised in Table 3.1.

Table 3.1: Key Roads

Road Name	Jurisdiction	Hierarchy	No. of Lanes	Direction	Speed Limit
Victoria Road	State	Arterial Road	4	Two-way	60km/h
Pittwater Road	Council	Collector Road	2	Two-way	60km/h
Junction Street	Council	Local Street	2	Two-way	50km/h
Batemans Road	Council	Local Street	2	Two-way	50km/h
Cowell Street	Council	Local Street	1-2	Two-way, with a one-way eastbound section	50km/h
Flagstaff Street	Council	Local Street	1-2	Two-way, with a one-way northbound section	50km/h
Massey Street	Council	Access Street	1	One-way (westbound)	50km/h

Massey lane	Council	Access Lane	1	One-way (southbound)	50km/hr

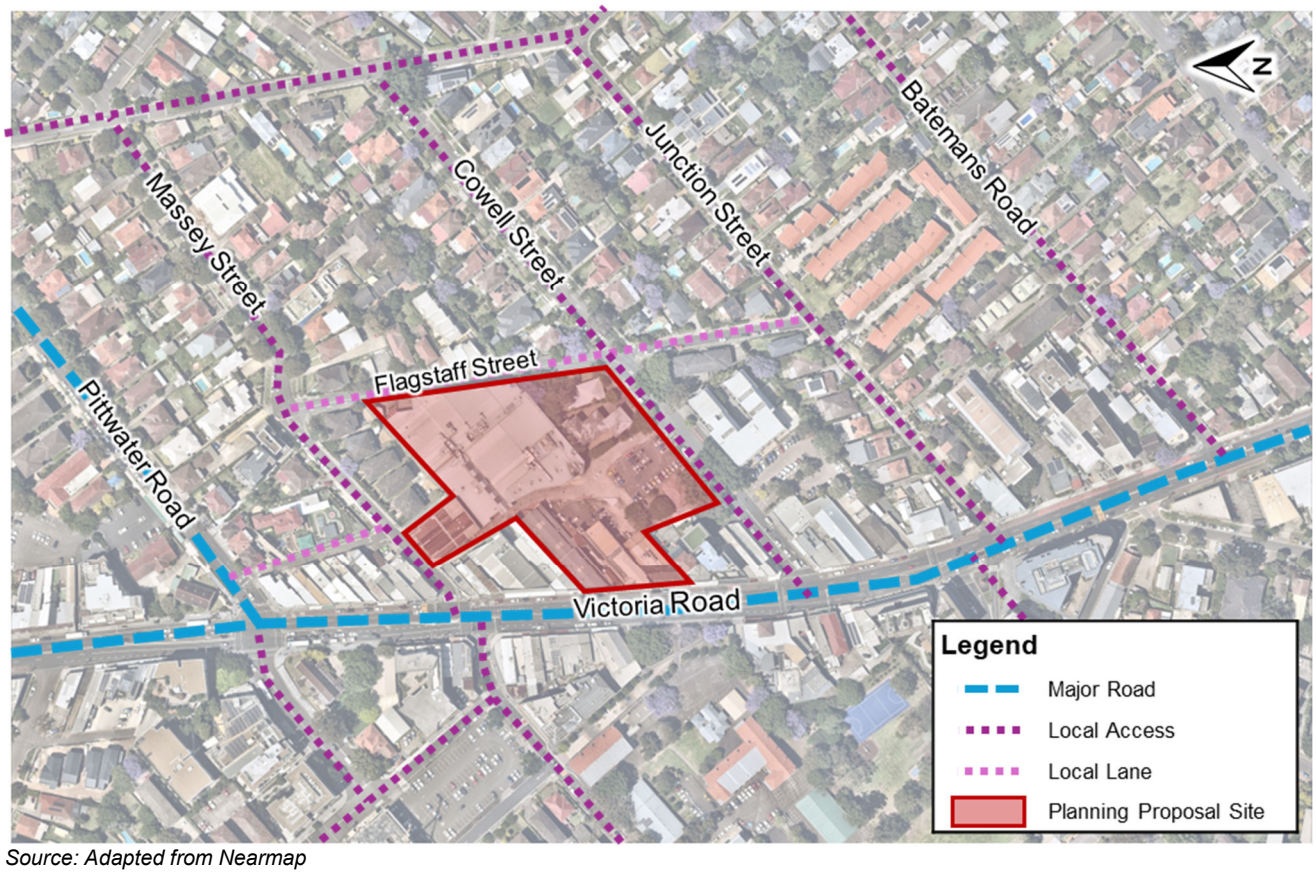
Victoria Road is the primary route to / from the study area for the majority of key trip generators.

3.3 Movement Assessment

3.3.1 Traffic

Private vehicle (car) trips are the dominate mode for users travelling to and from the precinct with around 75% mode share as identified in the draft *Hunters Hill Integrated Transport Strategy* (2024). As this precinct is predominately a local shopping centre, most trips are generated from the local catchment, from west Hunters Hill via Gladesville Road and from north Hunters Hill via Pittwater Road. The precinct also generates trips from other nearby suburbs such as Tennyson Point and Putney and generates trips via Victoria Road.

The local road network hierarchy is illustrated in Figure 3.2.

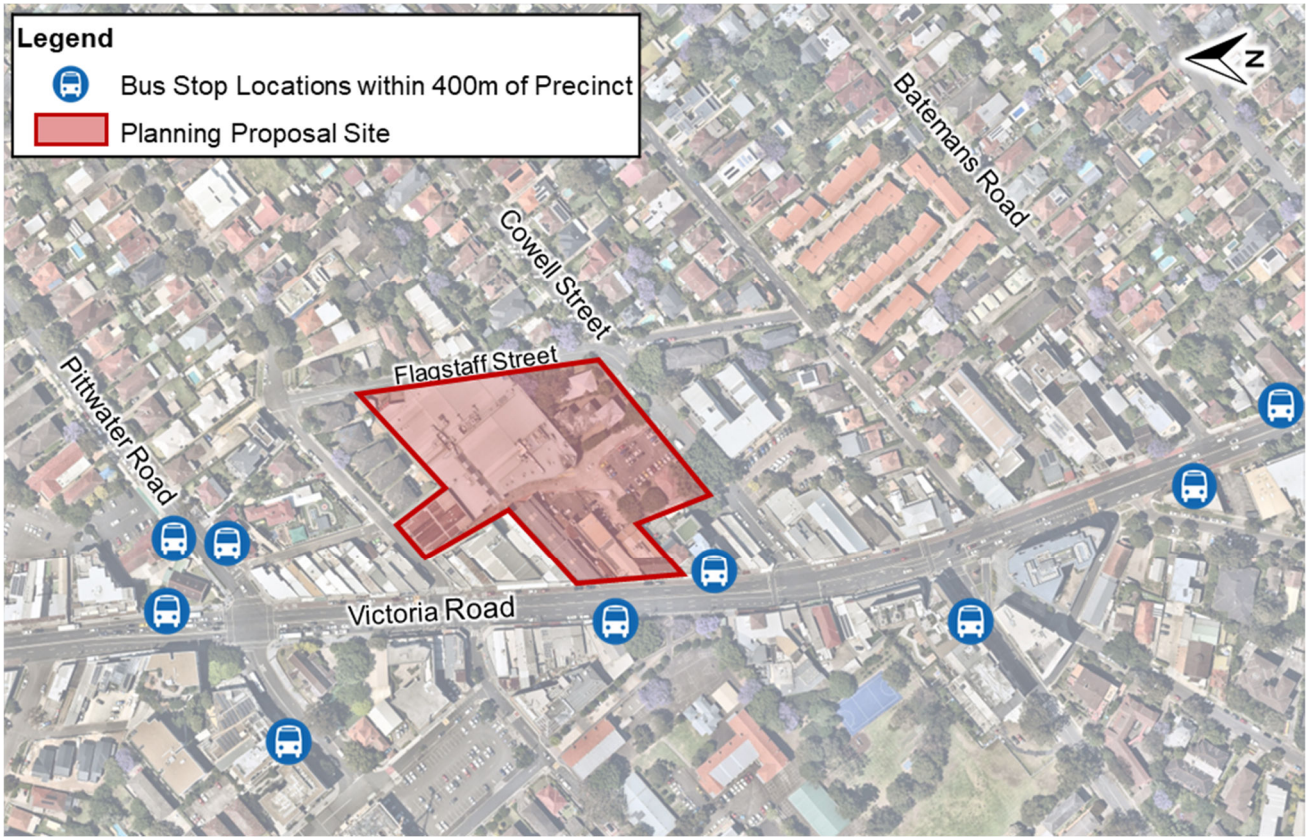


Source: Adapted from Nearmap

Figure 3.2: Wider Local Road Network

3.3.2 Public Transport

Existing public transport servicing consists entirely of bus services operated by several Sydney bus operators. There are peak hour bus lanes that serve as on-street parking along Victoria Road during off-peak. There are several bus stops within a 400m (5 minute walk) of the precinct that service a range of bus routes to provide routes to the CBD, Parramatta and more. It is noted that the kerbside southbound lane operates a bus lane from 6am – 10am on weekdays. Bus stops are typically provided with a single B-pole without a formal shelter, or any dedicated infrastructure. Bus stops in the study area are shown in Figure 3.3.



Source: Adapted from Nearmap

Figure 3.3: Bus Stop Locations

The precinct is generally well served by bus stops, however, the insufficient quality of bus stop infrastructure reduces desirability and makes bus stops difficult to locate among other street furniture, advertising and awnings. Critically several of these stops do not have tactile ground surface indicators (TGSI) in accordance with *The Disability Standards for Accessible Public Transport* (DSAPT) and TfNSW's *Bus Stop Urban Design Guideline,* this means accessibility for visually impaired is poor.

A typical bus stop location and infrastructure can be seen in Figure 3.4.

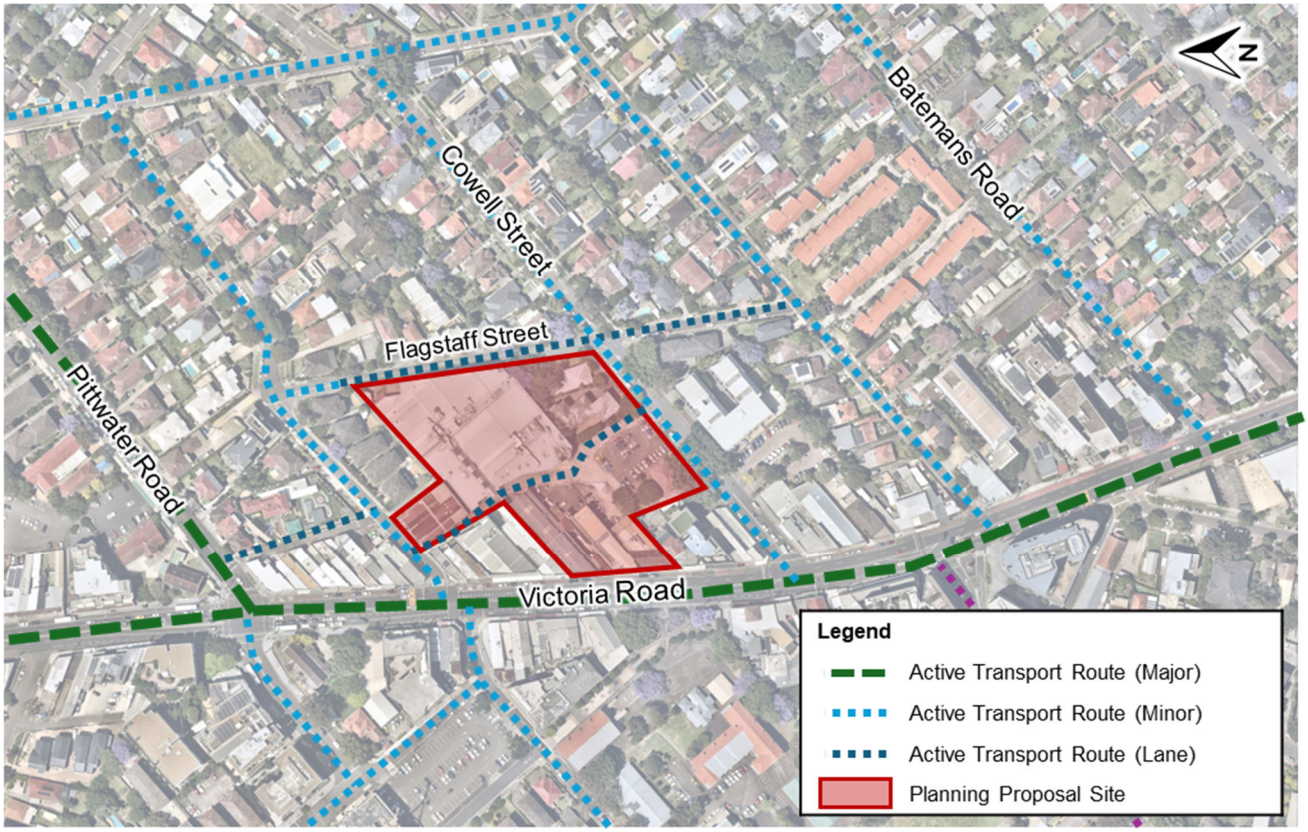


Source: Google Street View

Figure 3.4: Typical Bus Stop Infrastructure

3.3.3 Active Transport

There is minimal active transport connections provided outside of the road reserve. Active transport routes are illustrated in Figure 3.5.



Source: Adapted from Nearmap

Figure 3.5: Active Transport Routes

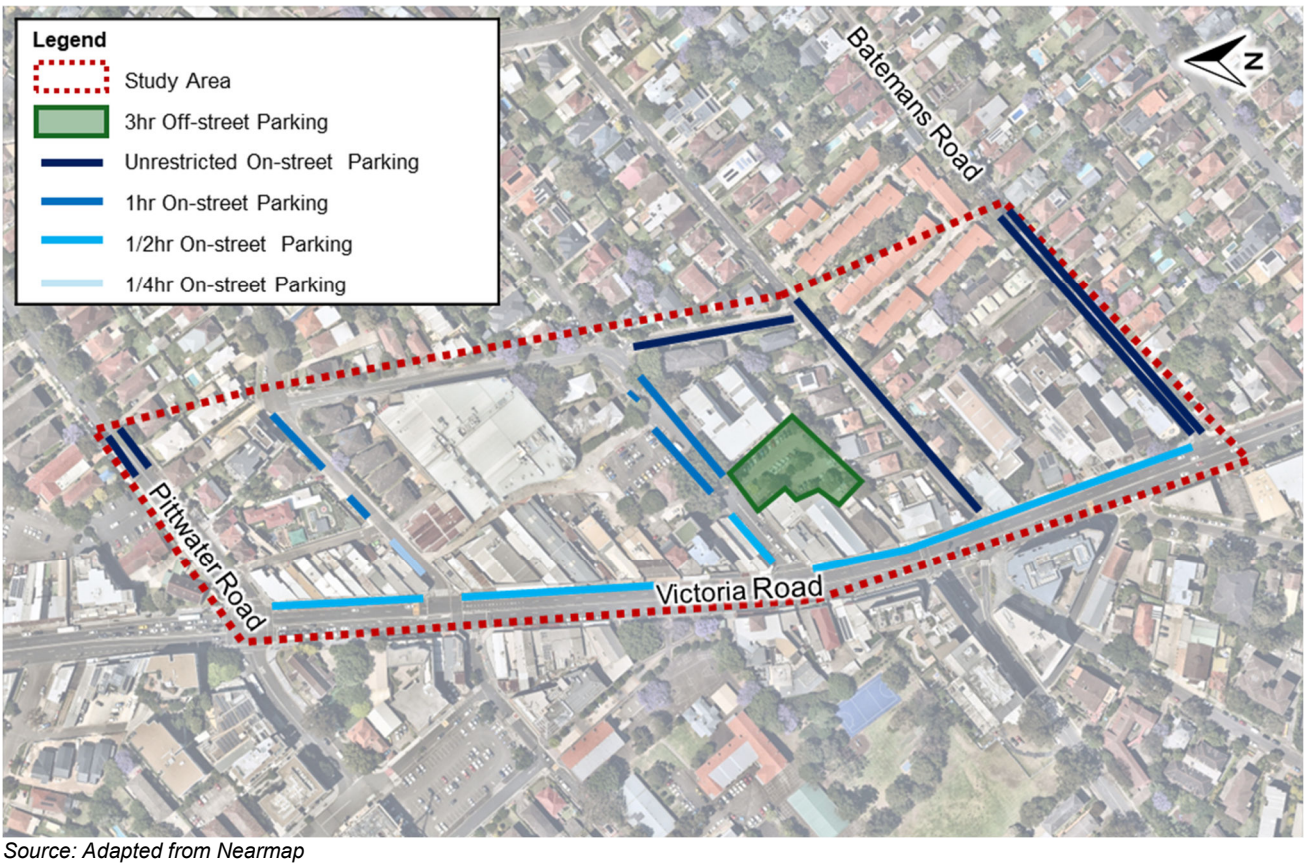
Pedestrian pathways are generally provided along most roads, and their forms are generally suitable for the road hierarchy. Suitable curb ramps and crossing points are generally provided. Signalised crossings along Victoria Road are in close proximity for a 6-lane arterial road however it is noted this limits access to the precinct from the west. As shown in Figure 3.5, There is an existing pedestrian connection through the Gladesville Shopping Village and carpark, and was observed with high use during the site visit with minimal access to the shopping village via entry on Victoria Road. This connection should be retained and encouraged.

There are extremely limited bicycle facilities, pedestrian pathways are too narrow for bicycle users and even the wider pathways fronting Victoria Road are congested with pedestrians accessing the many businesses fronting the road. No roads in the study area have on-street or off-street bicycle routes with the exception of Pittwater Road which has an off street 2.3m wide shared pathway that ends at Victoria Road / Pittwater Road / Jordan Street intersection. Further, there is minimal bicycle parking located in easy to find areas fronting businesses, further discouraging riding.

The topology of the area limits mode share of bicycles in the area as the precinct is located at the peak of elevation, with climbs to the precinct, when travelling from both the east and west.

3.4 Parking Analysis

Council controlled on-street and off-street parking is provided throughout the study area. Location and time restriction of parking are illustrated in Figure 3.6.



Source: Adapted from Nearmap

Figure 3.6: Council Controlled Parking

As shown in Figure 3.6, time restrictions are generally shorter with proximity to Gladesville Shopping Village. The Signal Hill off-street car park (3hr restriction) provides 40 spots. Unrestricted parking within the study area has been observed to have generally high occupancy.

The on-street parking along Victoria Road is utilised as a bus lane during morning weekday peak (6am-10am). This reduces parking capacity during that time.

There are no restrictions on the existing on-street parking along Batemans Road. Vehicles can be observed parking on the eastern footpath to retain sufficient road width for through vehicles. Vehicles parked on the footpath can be observed in Figure 3.7.



Source: Google Streetview

Figure 3.7: Batemans Road Parking on Footpath

This blocks the footpath for active transport users and is of particular concern for vulnerable users (people using mobility aids, elderly, etc.).

4. TRANSPORT ASSESSMENT

4.1 Overview

Encouraging modal shift within the future Gladesville Development is critical to ensure both increasing quality of life for existing and future local residents and economic viability of future development. Ensuring amenity and desirability of pedestrian infrastructure will serve to achieve key objectives for the town centre including improving amenity within the public domain, increasing levels of social and commercial activity and an identifiable character for the centre as detailed within Chapter 4.4 of Council's *Development Control Plan* (DCP).

Encouraging a mode shift will also serve to reduce the impact of development on local congestion by reducing the vehicle trips generated and requirements to supply parking. Reducing parking can further serve to reduce requirements for parking provided and therefore increase propensity for maximum yield to be economically viable.

The assessment below outlines strategies to encourage and support modal shift within the town centre while ensuring impact of traffic on the network is minimised.

4.2 Parking Strategy

4.2.1 Council's Development Control Plan Parking Rates

Table 4.1 details the number of required parking spaces for each land use within the future Gladesville Development as per the parking rates provided within Council's *Development Control Plan* (DCP).

Table 4.1: Council's DCP Parking Rates

Land Use	Yield	Rate	Car Parking Requirements
1-Bedroom Unit	129 Units	1 per Unit	129
2-Bedroom Unit	263 Units	1.2 per Unit	316
3-Bedroom Unit	130 Units	1.6 per Unit	208
Residential Visitors	522 Units	1 per 4 Units	131
Commercial Premises	5,000m^2 GLFA	1 per 30m^2 GFA	167
		Total	**951**

The residential rates found within Council's DCP are broad in their application and do not provide consideration of the mixed-use nature of Gladesville town centre and the need to encourage a modal shift. Methods to providing equivalent carparking while encouraging modal shift are detailed in the sections below.

4.2.2 Residential Visitor Parking

The provision of residential visitor parking at a rate of one space per four units was identified in HillPDA's assessment as a constraining factor in the redevelopment potential of the centre. The provision of residential visitor parking does not increase unit value, however, is very expensive to construct within basement or podium parking levels. Given Block 4 is anticipated to cater for a mixture of residential and commercial uses, this forms the basis of potential parking relaxations over the Gladesville Shopping Centre site.

Peak commercial parking and residential visitor parking are expected to occur outside of each other and can benefit from cross utilisation. To increase the utilisation of parking, it is recommended that the residential visitors parking rates is reduced to 1 per 10 units, as demand can be accommodated within the retail parking supply. This proposes no changes to the retail parking rates but would require retail parking to always be accessible to residential visitors.

4.2.3 Motorcycle Parking

Motorcycles comprise approximately 5% of Australia's motor vehicle fleet (Australia Bureau of Statistics, 2021) and have an intensified use in urban areas for their ability to circumvent congestion and provide more parking opportunities.

In acknowledgement of this utilisation, it is recommended that up to 5% of the of the parking supply can be provided as motorcycle parking for all uses. As motorcycles are taking cars off the road, it is recommended that motorcycle spaces can be provided as a travel demand measure. Future development over the site would be able to provide two motorcycle spaces to offset one car parking space.

4.2.4 Unbundled Car Parking

Unbundled residential parking is where parking spaces are purchased or rented separately to housing and has been shown to improve housing affordability and reduce car ownership. By decoupling the price of a car space from the price of unit purchase / rent, residents are provided a better breakdown of costs as it relates to car parking.

Within the residential component of the future Gladesville Development, unbundling car parking can serve to reduce car ownership and increase both housing affordability and economic feasibility of development. Unbundled parking would also provide an option to allocate additional parking spaces to households with two or more cars, reducing reliance on on-street parking for those households.

It is recommended that unbundled car parking is utilised as a travel demand measure to reduce parking demand and increase the propensity for redevelopment. It is recommended that should 20% of residential car parking be unbundled, this should equate to a 20% reduction in the minimum parking rate.

4.2.5 Carshare Parking

Carshare is a model of rental car where people rent cars for short periods of time, with dispersed vehicle locations throughout a region. Typically, a vehicle has a set parking location which it is picked up from and returned to after use. Services operating in Sydney include GoGet, Hertz-Flexicar or Kinto and provide an alternative to car ownership, particularly for people who make car trips infrequently. Carshare provides a meaningful alternative to car ownership when supported by active and public transport and can encourage households to 'ditch the second car'.

A carshare parking space is illustrated in Figure 4.1.



Source: GoGet Carshare

Figure 4.1: Car Share Only Parking

Research indicates 5 - 15 cars are 'replaced' through the provision of one carshare vehicle, as such, it is recommended that for each carshare parking space provided, it can offset 5 residential parking spaces from Council's DCP requirements.

4.2.6 Bicycle Parking

Chapter 5.3.2 of Council's DCP identifies the following objective, "Accommodate access and parking for vehicles and bicycles which is safe and convenient". Council's DCP however, provides no requirement for developments to provide bicycle parking.

Providing quality and accessible bicycle parking for both the residential and retail components of the future Gladesville Development will support the needed modal shift and will further support the strategies detailed above. As such, it is recommended that the rates provided within Austroads' *Guide to Road Management: Part 11: Parking Management Techniques* are adopted. These rates are provided in Table 4.2.

Table 4.2: Austroads Guidelines Bicycle Parking Rates

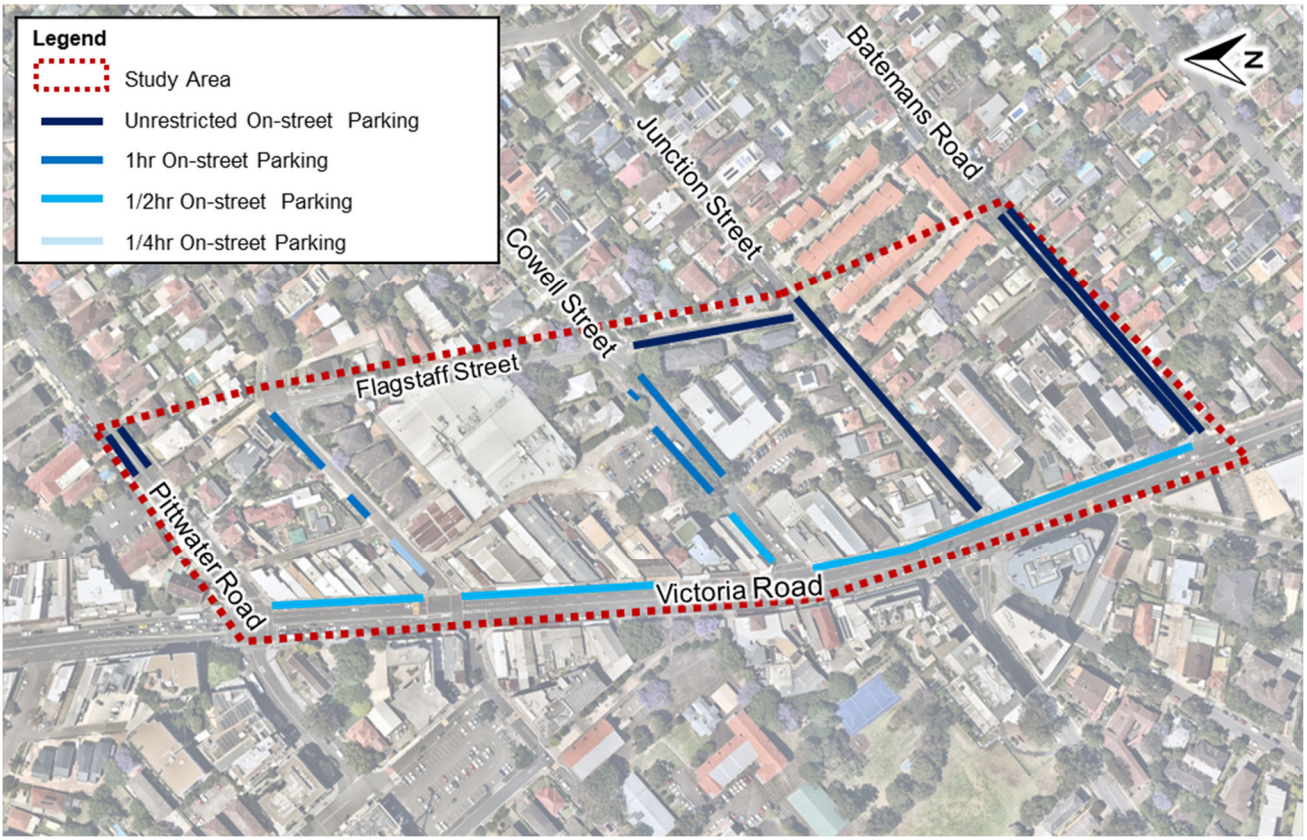
Land Use	Indicative Yield	Rate		Indicative Bicycle Parking Requirements	
		Employee/resident	Visitor/shopper	Employee/resident	Visitor/shopper
High Density Residential	522 Units	1 per 3 Units	1 per 12 Units	44	174
Commercial Premises	5,000m^2 GLFA	1 per 300m2 GFA	1 per 500m2 over 1000m2 GFA	8	17

All bicycle parking should be provided in accordance with *AS2890.3 Bicycle Parking Facilities* and relevant Austroads' guidelines. This includes providing bicycle parking in accessible locations that are easy to find, particularly for visitor/shopper parking.

4.2.7 On-Street Parking

Adequate provision of off-street parking within the future Gladesville Development is key to minimising the demand for existing on-street parking facilities and ensuring that spaces experience high turnover and are available for visitors of the Gladesville Town Centre.

Existing parking restrictions were assessed in Section 3.4 and are shown in Figure 4.2.



Source: Adapted from Nearmap

Figure 4.2: Council Controlled Parking

As shown in Figure 4.2, there are parking restrictions on most nearby streets, limiting overnight long term on-street parking. It is recommended that the unrestricted parking on Junction Street and Flagstaff Street within the study area are updated to 1hr restrictions, in line with restrictions on Cowell Street. With these parking restrictions combined with the other recommended parking strategies, it is unlikely that there will be significant impact on the on-street car parking within the study area.

Following the redevelopment associated with the Gladesville Masterplan, it is recommended that a review of on-street parking patterns is undertaken by Hunters Hill Council. This will be used to dictate any further changes to on-street parking restrictions necessitated through the increase in residential / commercial demand.

4.2.8 Recommendations

It is recommended that the carparking rates in Council's DCP are adopted for future Gladesville Development, with the following changes:

- The residential visitors parking rates within mixed-use developments is reduced to 1 per 10 units, as demand can be accommodated within the retail parking supply
- Up to 5% of the required parking supply can be provided as motorcycle parking, with two motorcycle spaces offsetting one car space
- 20% of residential parking within the development can be provided as unbundled car parking (purchased or rented separately to units) to provide a 20% car parking reduction
- Each carshare parking space provided offsets 5 residential parking spaces

- Bicycle parking is provided at the rates identified by Austroads and is in accordance with *AS2890.3* and Austroads Guidelines
- Unrestricted off-street parking on Flagstaff Street and Junction Street are restricted to 1hr parking to ensure parking remains available.

These recommendations will be most effective when applied together as they will wholistically support a reduction in car ownership and the needed modal shift. These strategies are also further supported by the following public transport and active transport strategies to provide meaningful alternative modes.

4.3 Trip Generation and Distribution

Traffic generation rates were sourced from TfNSW's *Guide to Transport Impact Assessment* (GTIA). The trip generation rate for High Density Residential has been provided at a rate of car parking spaces. Given the parking strategy recommendations detailed in Section 4.2, peak AM and PM trips have been generated using both parking requirements in Council's DCP and the provided parking given the parking strategy recommendations. **It is noted that a significant volume of these trips are existing, generated from the existing Gladesville Shopping Centre**.

Table 4.3: Future Gladesville Development Trip Generation

Land Use	Yield	AM Rate	PM Rate	AM Trips (veh/h)	PM Trips (veh/h)
With Council's DCP Parking Rates					
High Density Residential	784 parking spaces	0.19P+1.79	0.35P+3.65[1]	151	298
Small Shopping Centre	5,000m^2 GLFA	0.066A + 126	0.089A + 170	456	615
			Total	**607**	**913**
With Council's DCP Parking Rates and Adopted Travel Demand Measures					
High Density Residential	562 parking spaces	0.19P+1.79	0.35P+3.65[1]	109	214
Small Shopping Centre	5,000m^2 GLFA	0.066A + 126	0.089A + 170	456	615
			Total	**565**	**829**

[1]*PM rate is provided as person trips. The PM trips have been multiplied by the average vehicle occupancy (1.07) as surveyed within the report Trip Generation Surveys High Density Residential (Car Based): Analysis Report*

Based on the recommended changes to the parking rate, the anticipated distribution of trips is provided in Table 4.4.

Table 4.4: Traffic Distribution

Land Use	AM Trip Split		PM Trip Split		AM Trips (vph)		PM Trips (vph)	
	IN	OUT	IN	OUT	IN	OUT	IN	OUT
Residential	20%	80%	70%	30%	22	87	150	64
Retail	50%	50%	50%	50%	228	228	308	308
				TOTAL	**250**	**315**	**458**	**372**

The anticipated assignment of trips is provided in Table 4.5.

Table 4.5: Traffic Assignment

Direction	North (Victoria Road)			South (Victoria Road			East (Batemans Road)		
	%	Inbound	Outbound	%	Inbound	Outbound	%	Inbound	Outbound
AM Peak	50%	125	157	40%	150	64	10%	25	31
PM Peak		229	186		183	149		46	37

The anticipated traffic volumes are likely to increase traffic at the Victoria Road / Cowell Street intersection, with all traffic coming into the study area from the south, and all traffic leaving the study area to the north needing to use this intersection. This impacts the right turn into Cowell Street and the right turn out of Cowell Street.

The right turn into Cowell Street generated by the site represents three vehicles per minute in the PM peak. The increase in right turn demand could be ameliorated through the extension of the right turn lane on Victoria Road. Given the constraints within the road reserve, significant increases in turn pocket length would require upstream lane reallocations and would be subject to further investigation.

The right turn out of Cowell Street generated by the site represents 2.5 trips per minute in the AM peak. Based on the low existing demand leaving Cowell Street during the AM peak hour, and the frequency and duration of the signalised pedestrian movements across the northern leg, this additional traffic is not anticipated to significantly impact the external road network.

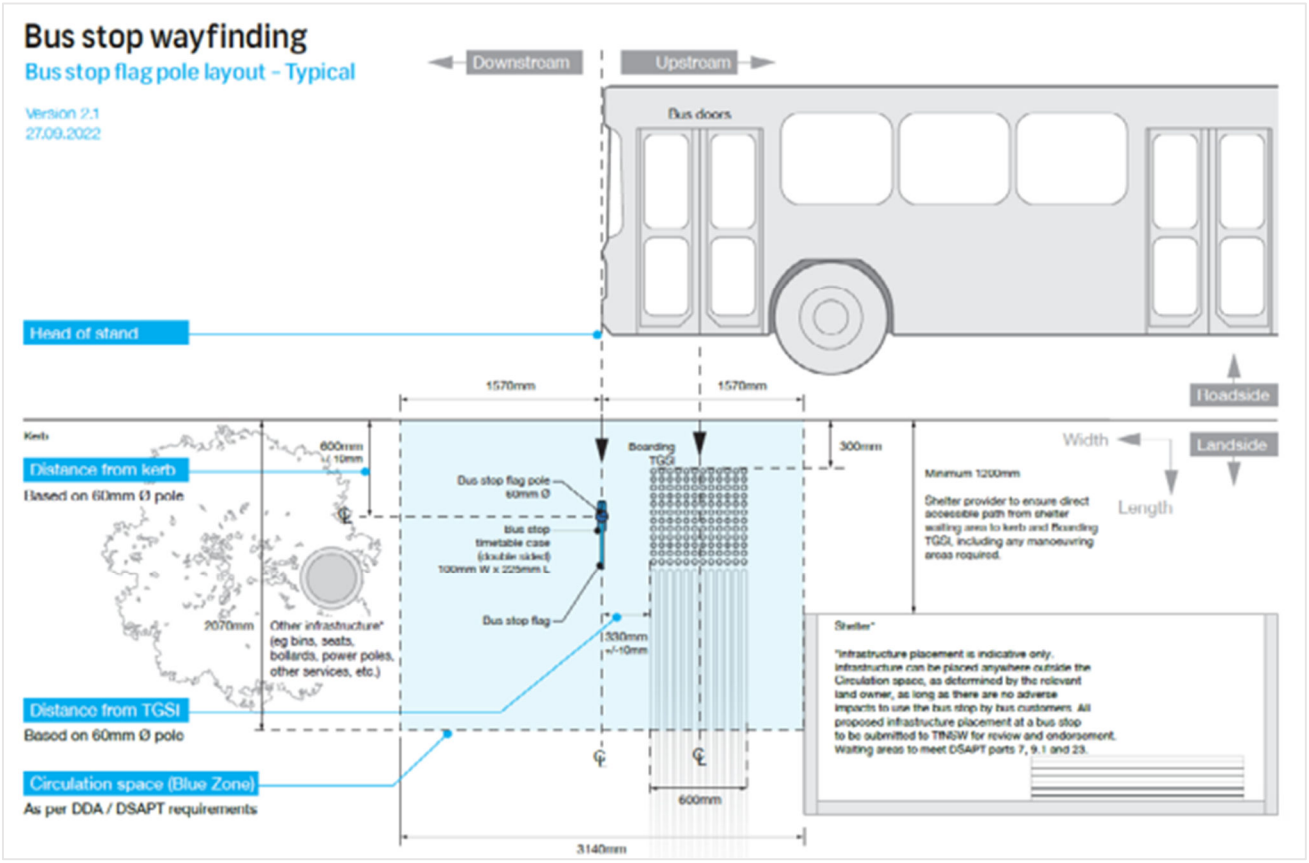
Additional traffic on Batemans Street and the surround local road network is anticipated to have a negligible impact on amenity.

4.4 Public Transport Strategy

The future Gladesville Development will be serviced by the bus stop locations as identified in Section 3.3.2. Majority of these stops have only a B-pole and are difficult to identify and have limited amenity. The on-peak bus lanes on Victoria Road can be better utilised to support the future town centre and this can be supported through higher quality bus stop infrastructure.

It is recommended that these are upgraded to provide better identification and amenity to support the existing on-peak bus lanes by providing the wider. Most bus stop locations within 400m (5-minute walk) of the future Gladesville Development have limited kerbside space and are competing with existing roadside furniture and shopfronts.

To provide accessibility for visually impaired people, upgrades to bus stops must include tactile ground surface indicators (TGSI) in accordance with *The Disability Standards for Accessible Public Transport* (DSAPT) and TfNSW's *Bus Stop Urban Design Guideline*. A typical layout for TGSI are shown in Figure 3.4.



Source: The Disability Standards for Accessible Public Transport

Figure 4.3: Bus Stop Layout - Typical

Providing TGSI will also serve to further formalise the stop locations and make them stand out among the visual noise.

It is recommended that the planning proposal is accompanied by provision of these public transport infrastructure upgrades with the redevelopment of the site.

4.5 Active Transport Strategy

The internal laneway within the existing Gladesville Shopping Village from Cowell Street to Massey Street is identified within Council's DCP as an opportunity to change the character of the area and provide an enhanced place function, at the expense of car / truck movements.

It is recommended that this laneway be reconfigured to better encourage pedestrian and bicycle movements. It is understood that servicing for businesses is required on this laneway, as such, it is recommended that servicing via the laneway is restricted to 6am-10am only, with hours outside of this time for exclusively pedestrians and bicycle users. This will provide adequate servicing while encouraging modal shift. Consultation will be required with existing business owners before implementing this change.

This laneway should be provided as 'place' within NSW Government's *Movement and Place Framework*, with features such as street furniture, bicycle parking racks and embellishments to support a vibrant public domain. This should also be supported by landscaping treatment for stormwater drainage by providing permeable surface. Landscaping will also serve and for visual amenity and provide additional shade.

Massey Lane is also identified as a key shared path however there is limited space for additional treatment to provide increased amenity for vulnerable road users. Pavement delineation and line marking treatments should be provided.

5. CONCLUSIONS & RECOMMENDATIONS

The Gladesville commercial precinct, currently anchored by the Gladesville Shopping Village, is being considered to cater for a revitalised town centre. The transport aspects of the Gladesville Masterplan has been assessed, and the following key findings and recommendations are summarised below:

The key findings and recommendations are summarised below:

- The future Gladesville Development has been defined for this assessment by The *Gladesville Masterplan: Economic and Feasibility Assessment* was prepared by HillPDA and includes:
  - 5,000m^2 GLFA Retail
  - 522 apartments
- Encouraging a mode shift within the future Gladesville Development is critical to ensure both increasing quality of life for existing and future local residents and the economic viability of future development
- It is recommended that the carparking rates in Council's DCP are adopted for future Gladesville Development, with the following changes:
  - The residential visitors parking rates within mixed-use developments is reduced to 1 per 10 units, as demand can be accommodated within the retail parking supply
  - Up to 5% of the required parking supply can be provided as motorcycle parking, with two motorcycle spaces offsetting one car space
  - 20% of residential parking within the development can be provided as unbundled car parking (purchased or rented separately to units) to provide a 20% car parking reduction
  - Each carshare parking space provided offsets 5 residential parking spaces
  - Bicycle parking is provided at the rates identified by Austroads and is in accordance with *AS2890.3* and Austroads Guidelines
  - Unrestricted off-street parking on Flagstaff Street and Junction Street are restricted to 1hr parking to ensure parking remains available
- It is anticipated that the future Gladesville Development would generate a total of 565 tips in the AM peak and 829 trips in the PM peak. This is expected to have impacts on the Victoria Road / Cowell Street intersection, particularly the right turn into Cowell Street, however any impact mitigation measures, such as turn pocket extensions or lane reallocations would be subject to further investigation
- It is recommended that the planning proposal is accompanied by provision of existing bus stop location upgrades to include tactile ground surface indicators (TGSI) in accordance with *The Disability Standards for Accessible Public Transport* (DSAPT) and TfNSW's *Bus Stop Urban Design Guideline*
- It is recommended that for the laneway internal to the existing Gladesville Shopping Village from Cowell Street to Massey Street, that service vehicle access is restricted to 6am-10am only, with hours outside of this time for exclusively pedestrians and bicycle users. The laneway should be provided with attractive features such as landscaping, street furniture and embellishments to support a vibrant public domain

Based on the above, there are no transport related matters to preclude the approval of the Gladesville Masterplan planning proposal subject to reasonable and relevant provisions to accommodate the proposed increased transport demand resulting from the development.

Gold Coast
Suite 26, 58 Riverwalk Avenue
Robina QLD 4226
P: (07) 5562 5377

Brisbane
Level 2, 428 Upper Edward Street
Spring Hill QLD 4000
P: (07) 3831 4442

Sydney
Studio 203, 3 Gladstone Street
Newtown NSW 2042
P: (02) 9557 6202

BITZIOS consulting
traffic engineering ■ transport planning

W: www.bitziosconsulting.com.au
E: admin@bitziosconsulting.com.au



Attachment 4 – Heritage Impact Assessment and AHIMS Database Search

planning consultants

Statement of Heritage Impact

Gladesville Masterplan



Prepared for: Hunters Hill Council
March 2025

PO Box 230 North Ryde BC NSW 1670 | P 02 9980 6933 | www.dfpplanning.com.au

Printed: 21 March 2025
File Name: 22248A Statement of Heritage Impact.docx
Project Manager: B. McDonald
Client: Hunters Hill Council
Project Number: 22248A

Document Control

Version	Prepared By	Reviewed By	Issued To	Date
Rev_1, Draft 1	Brian McDonald	Tyler Pickles	Internal	14 March 2025
Rev_2, Draft 2	Brian McDonald	Robert Player	Council	17 March 2025
Rev 3. Draft 3	Brian McDonald	Client	Council	20 March 2025
REV 4 Final	Brian McDonald	Client	Council	21 March 2025

Contents

1	**Introduction**	**1**
1.1	Commission	1
1.2	Purpose of Report	1
1.3	Authorship	2
1.4	Methodology and Structure	2
1.5	Limitations	2
1.6	Abbreviations and Definitions	4
2	**Proposed Gladesville Master Plan**	**5**
2.1	Study Area	5
2.2	Current and Future Zoning	5
2.3	Current and Future Floor Space Ratio	6
2.4	Current and Future Heights	7
3	**Statutory Background**	**9**
3.1	The Local Environmental Plan Making Guideline August 2023 (Department of Planning and Environment).	9
3.2	Ministerial Direction 3.2 Heritage Conservation	9
3.3	NSW Heritage Act 1977 (as amended)	9
3.4	Hunters Hill Local Environmental Plan 2012	9
4	**Heritage Items in Study Area and Heritage Conservation Area No 3**	**11**
4.1.1	Heritage items and Hunters Hill Conservation Area No 3	11
4.1.2	Hunters Hill Conservation Area No 3 – Gladesville Village	11
4.1.3	Item 480 House 'Dunham House' – 2 Massey Street	14
4.1.4	Item I487 Commercial building – 263 Victoria Road, Gladesville	16
4.1.5	Item I488 Former Commonwealth Bank – 219 Victoria Road, Gladesville	17
4.1.6	Item I489 Shops/Hotel – 197-199 Victoria Road, Gladesville	20
4.1.7	Item 490 Shops– 173-183 Victoria Road, Gladesville	21
4.1.8	Item I514 House, including pressed metal linings on walls and ceiling but excluding the curtilage – 10 Cowell Street, Gladesville	23
5	**Assessment of Potential Impacts and Recommendations**	**25**
5.1	Introduction	25
5.2	Hunters Hill Conservation Area No 3 – Gladesville Village	25
5.3	I480 House 'Dunham House' – 2 Massey Street	27
5.4	Item I487 Commercial building – 263 Victoria Road, Gladesville	27
5.5	Item I488 Former Commonwealth Bank – 219 Victoria Road, Gladesville	27
5.6	Item I489 Shops/Hotel – 197-199 Victoria Road, Gladesville	28
5.7	Item 490 Shops– 173-183 Victoria Road, Gladesville	28
5.8	Item I514 House, including pressed metal linings on walls and ceiling but excluding the curtilage – 10 Cowell Street, Gladesville	29

Contents

Figures

Figure 1 Site Location 1
Figure 2 Aerial Photograph 2
Figure 3 Proposed site (Source: GM Urban Design & Architecture) 5
Figure 4 Figure 4: Extract from Land Zoning Map Hunters Hil LEP 2012 6
Figure 5 Figure 5: Extract from Floor Space Ratio Map FSR_002 Hunters Hill LEP 2021 7
Figure 6 Extract from Height of Buildings Map Hunters Hill LEP 2021 8
Figure 7 Extract compiled from Heritage Map Hunters Hill LEP 2021 11
Figure 8 Proposed conservation area. Paul Davies Pty Ltd, March 2005 12
Figure 9 Photograph of I480 from Massey Lane, facing East 14
Figure 10 Photograph of I480 from Massey Street, facing North-East 14
Figure 11 Photograph of I487 from Victoria Road, facing East 16
Figure 12 Photograph of I487 from Victoria Road, facing South-East: 16
Figure 13 Photograph of I488 from Victoria Road, facing East 17
Figure 14 Photograph of I488 from Victoria Road, facing North-East 18
Figure 15 Photograph of I489 from Victoria Road, facing South-East 20
Figure 16 Item I490 from Victoria Road, facing East (Source: Google Streetview) 21
Figure 17 Former1850s Gladesville Hotel behind row of shops 22
Figure 18: Photograph of I514 from Cowell Street, facing North 23
Figure 19: Photograph of I514 from Cowell Street, facing North-West 24
Figure 20: View of Item I487 former Butcher shop and contributory items between Pittwater Road and Massey Street. 26

Tables

Table 1 Indicative revised maximum floor space ratio 6
Table 2 Indicative revised maximum height of building 7

1 Introduction

1.1 Commission

DFP has been commissioned by Hunters Hill Council to prepare a Statement of Heritage Impact (SoHI) for a planning proposal for Gladesville town centre and associated urban design study. The site comprises four blocks with Block 4 being the key site.

This statement reviews the impacts of the works against the assessed heritage significance providing, where appropriate, recommendations for measures to mitigate impacts.

1.2 Purpose of Report

This report has been commissioned by Hunters Hill Council to inform the Gladesville Master Plan Proposal regarding the heritage impacts on heritage items and a heritage conservation area within, or adjacent to, the study area in accordance with the relevant provisions of:

- The *Environmental Planning and Assessment Act 1979* and associated statutory instruments, regulations, guidelines and directions. This includes consideration of relevant directions under section 9.1(2) of the *Environmental Planning and Assessment Act 1979*.
- The *Heritage Act 1977* and associated statutory instruments, regulations and guidelines.
- The Local Environmental Plan Making Guideline August 2023 (Department of Planning and Environment).

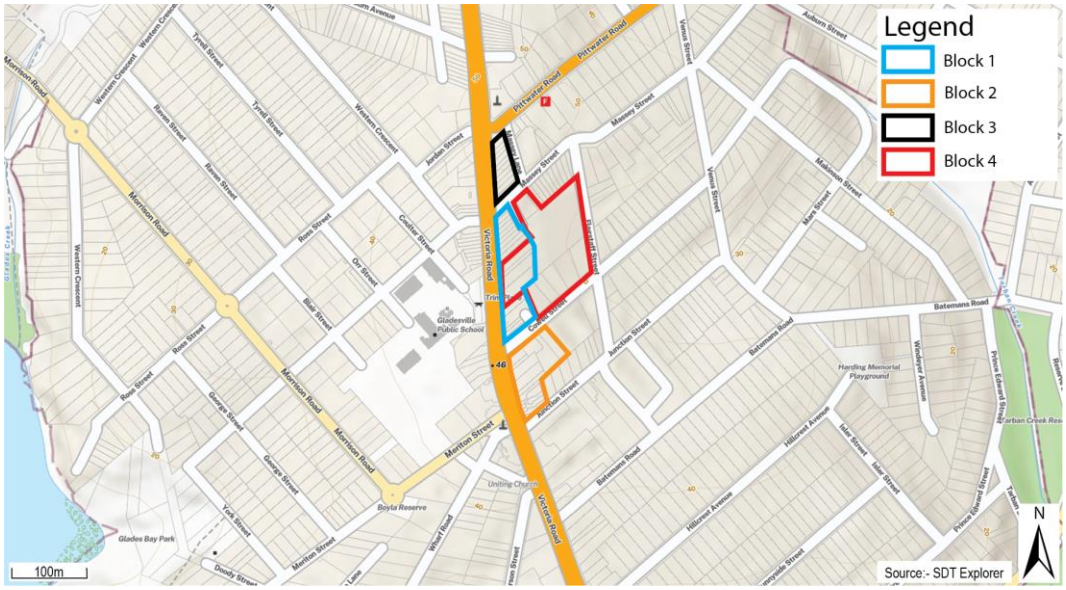


Figure 1 Site Location

1 Introduction



Figure 2 Aerial Photograph

The study area as indicated in the brief encompassed Blocks 1, 2, 3 and 4. Subsequent to issue of the commission for this report, the Council has decided not to change the existing Floor Space Ratio and Height of Buildings Standards in Block 1, 2 and 3. While these precincts will no longer form part of the planning proposal, the original brief called for assessment of potential impacts on the significance of heritage items and the heritage conservation area in Blocks 1, 2 and 3, which had been undertaken prior to advice that the planning proposal will be confined to Block 4. Therefore, our assessment of potential heritage impacts and recommendations for Blocks 1, 2 and 3 has been included in this report for guidance of the review of Hunters Hill LEP and DCP.

1.3 Authorship

The report has been prepared by Brian McDonald, Principal Urban Designer and Tyler Pickles, Project Planner, DFP Planning and reviewed by Robert Player, Director of DFP Planning.

1.4 Methodology and Structure

The methodology used in the preparation of this Statement of Heritage Impact is in accordance with the principles and definitions as set out in the guidelines to *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance October 2013)* and the latest version of the Statement of Heritage Impact Guidelines (2002), produced by the Heritage NSW, Department of Premier and Cabinet (DPC), accessed October 2015.

1.5 Limitations

This report is limited to a visual assessment of the relationship to the affected heritage items of potential development responding to the proposed new height and FSR standards. The departures from the height and FSR development standards in the LEP amendment proposal have been considered in assessing potential heritage impacts.

1 Introduction

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

Primary historical research has not been undertaken for the purposes of this statement, which relies on the existing statements of significance of each item. The assistance of Chery Kemp, Council's heritage adviser in sourcing heritage inventory descriptions and statements of significance.is gratefully acknowledged.

1 Introduction

1.6 Abbreviations and Definitions

SoHI	Statement of Heritage Impact
ICOMOS	International Council on Monuments and Sites
Burra Charter	refers to '*The Burra Charter'* prepared by Australia ICOMOS October 2013

The conservation terms used throughout this report are based on the terms and definitions adopted by *The Burra Charter, The Australia ICOMOS Charter for places of cultural significance* (Australia ICOMOS October 2013). *The Burra Charter* forms the basis for cultural conservation within Australia and is acknowledged by government heritage agencies around Australia. Terms used in this plan are defined below:

Place, means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural Significance, means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Fabric means all the physical material of the place including fixtures, contents and objects.

Conservation means all the processes of looking after a place so as to retain its cultural significance, as listed in the History Section of this report.

Maintenance means the continuous protective care of the fabric, and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Integrity (not a Burra Charter definition) means the degree to which a place or component of a place retains the form and completeness of its physical fabric, historical associations, use or social attachments that give the place its cultural significance.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

Adaptation means modifying a place to suit the existing use or a proposed use. [Article 7.2 states regarding use that: *a place will have a compatible use*]

Compatible use means a use, which respects the cultural significance of a place. Such a use involves no, or minimal impact on cultural significance.

Interpretation means all the ways of presenting the cultural significance of a place.

2 Proposed Gladesville Master Plan

2.1 Study Area

This statement assesses potential heritage impacts based on the land use zoning, floor space ratio and height of buildings standards indicated in the Council's Block Study dated May 2021.



Figure 3 Proposed site (Source: GM Urban Design & Architecture)

2.2 Current and Future Zoning

The four master plan blocks are currently zoned MU1 – Mixed Use under the LEP, there is no proposed change to the zoning.

2 Proposed Gladesville Masterplan

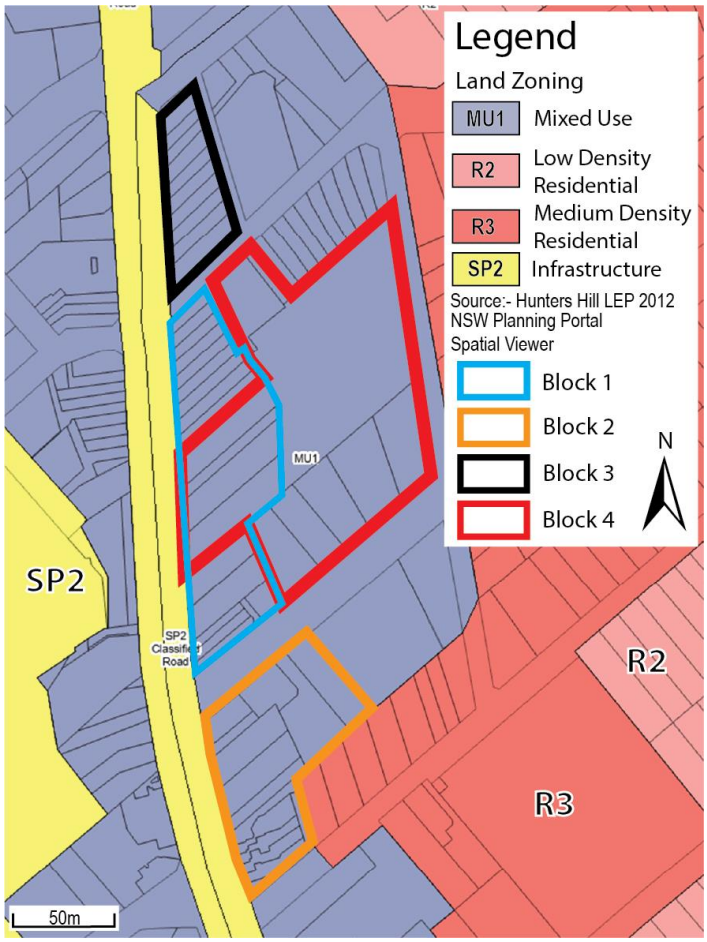


Figure 4 *Figure 4: Extract from Land Zoning Map Hunters Hil LEP 2012*

Land use zoning will not be changed and is not a major factor in the potential impacts on heritage items. However, the existing range of uses permissible in the MU1 zone may still generate conflicts with the retention values and curtilages of the heritage items in terms of compatibility with their essential characteristics.

2.3 Current and Future Floor Space Ratio

The planning proposal seeks to increase the maximum floor space ratio for Block 4. **Table 1** sets out the existing and proposed maximum floor space ratios for the blocks.

Table 1 Indicative revised maximum floor space ratio

Block	Existing	Proposed
1	2.5:1	2.5:1
2	Between 0.6:1 (south) and 2.5:1 (north)	Between 0.6:1 (south) and 2.5:1 (north)
3	2.5:1	2.5:1
4	2.3.:1 (north at Massey Street) and 2.7:1 (south)	4:1 subject to proposed amendment to Hunters Hill LEP.

2 Proposed Gladesville Masterplan

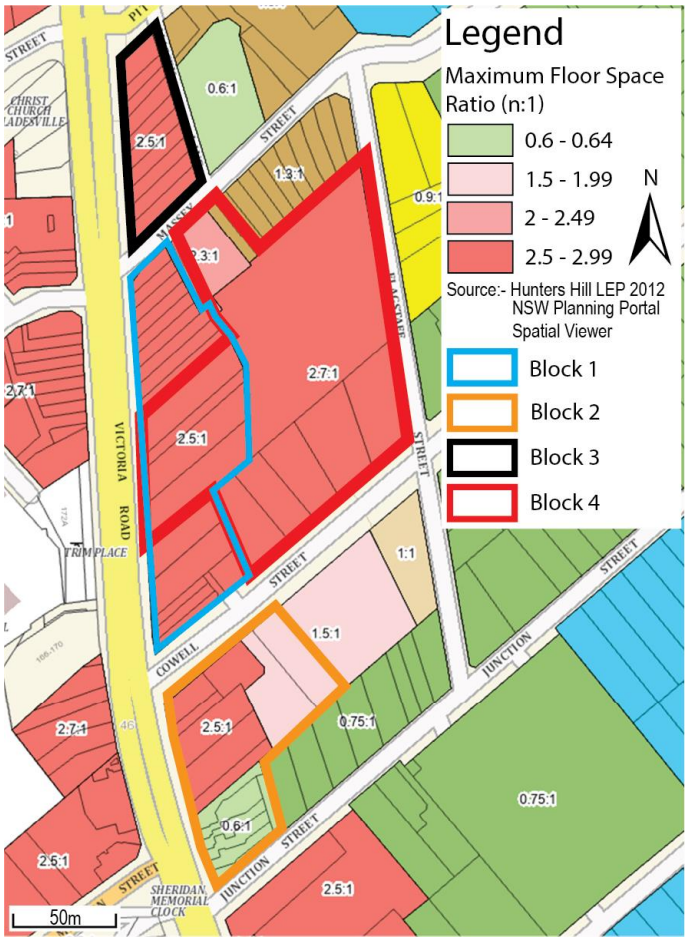


Figure 5 *Figure 5: Extract from Floor Space Ratio Map FSR_002 Hunters Hill LEP 2021*

The potential impacts on the heritage items within the Study Area will be due to the distribution of FSR over development sites and proximity of built form in the allotment curtilages and visual settings of the heritage items and the conservation area. On larger consolidated sites there may be scope for manipulating built form to reduce dominance of scale over the heritage items.

2.4 Current and Future Heights

The planning proposal seeks to increase the building height across Block 4. **Table 2** sets out the existing and proposed maximum building heights for the four blocks.

Table 2 Indicative revised maximum height of building

Block	Existing	Proposed
1	19m (west), 16m (east)	19m
2	Between 9m, (south) and 19m (north)	Between 9m, (south) and 19m (north)
3	19m	19m
4	Between 26m (north) and 34m (south)	70m subject to proposed amendment to Hunters Hill LEP.

2 Proposed Gladesville Masterplan

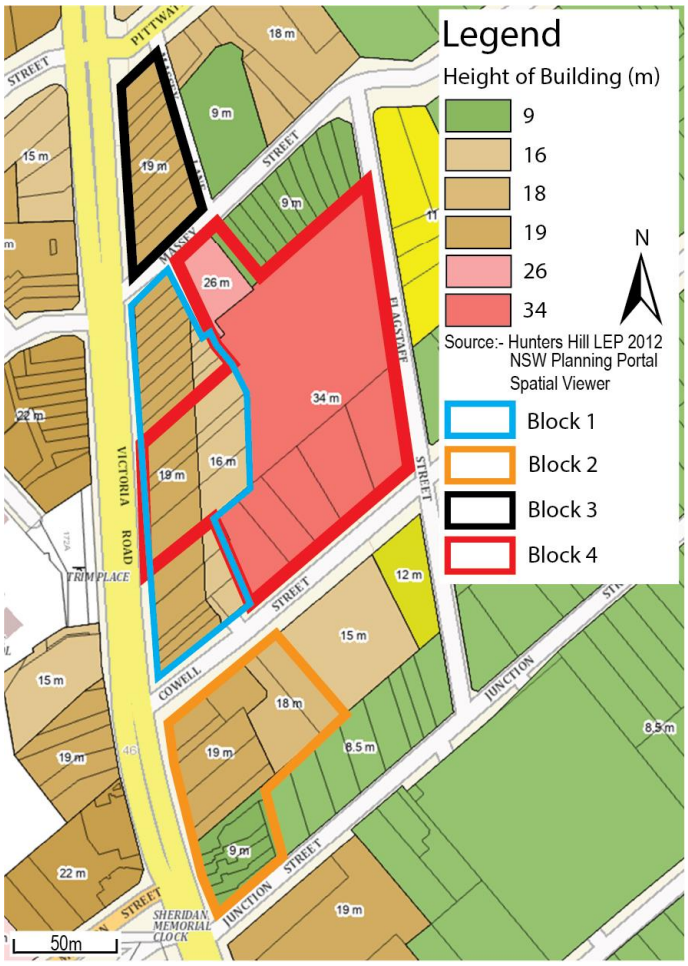


Figure 6 Extract from Height of Buildings Map Hunters Hill LEP 2021

The distribution of building heights is the major factor generating potential impacts on the heritage items within the Study Area due to the distribution of built form over development sites and impacts on the heritage items and the conservation area and their visual curtilages. On larger consolidated sites there may be scope for manipulating built form to reduce dominance of scale over the heritage items

3 Statutory Background

3.1 The Local Environmental Plan Making Guideline August 2023 (Department of Planning and Environment).

This report forms part of the due diligence for the Gladesville masterplan planning proposal. It provides the relevant heritage conservation supporting documentation for the Council-initiated planning proposal in accordance with the Local Plan Making Guideline 2023.

3.2 Ministerial Direction 3.2 Heritage Conservation

The objective of Ministerial Direction 3.2 is:

> *To conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.*

Direction 3.2 is framed in the following terms:

(1) A planning proposal must contain provisions that facilitate the conservation of:

(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,

(b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and

(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.

Consistency

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that:

(a) the environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to the land, or

(b) the provisions of the planning proposal that are inconsistent are of minor significance.

This report identifies places and buildings of heritage significance and sets out recommendations for facilities for their conservation to address this inconsistency.

3.3 NSW Heritage Act 1977 (as amended)

The heritage items within the masterplan area are not State heritage items on the NSW Heritage Register. Nevertheless, the potential impacts on the heritage significance have been considered regarding the statements of significance for each item, established according to NSW assessment of heritage significance criteria.

3.4 Hunters Hill Local Environmental Plan 2012

The Masterplan planning proposal seeks to amend the floor space ratio and height of buildings provisions of Hunters Hill Local Environmental Plan 2012 in Block 4. Clause 5.10 applies to heritage conservation. It is important to note that any subsequent development applications that would physically or visually impact on the identified heritage items and the heritage conservation area will be assessed for consistency with

the objectives of Clause 5.10 of the plan and that they are in accordance with sub-clause (4):

> ***Effect of proposed development on heritage significance***
>
> *The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5), or a heritage conservation management plan is submitted under subclause (6).*

In the absence of any detailed development proposals, this heritage impact report responds to the potential impacts that might arise from the Masterplan planning proposal in the form of a broad assessment of potential outcomes.

An extract compiled from Hunters Hill Local Environmental Plan 2012 Heritage Maps HER 001A and HER-002A is provided at **Figure 7** showing the heritage items and HCA 3

4 Heritage Items in Study Area and Heritage Conservation Area No 3

4.1.1 Heritage items and Hunters Hill Conservation Area No 3

Part of the site is within the Hunters Hill Conservation Area No. 3 – Gladesville Village.

A list of the heritage items that are within the site as well as heritage items close to the site that may be affected by the planning proposal is provided below.

- I480 – 2 Massey Street, Gladesville - "Dunham House"
- I487 – 263 Victoria Road, Gladesville - former Butcher shop
- I488 – 219 Victoria Road, Gladesville -former Commonwealth Bank
- I489 – 197-199 Victoria Road, Gladesville – Shops / Hotel
- I490 – 173-183 Victoria Road, Gladesville - Shops
- I514 – 10 Cowell Street, Gladesville - House

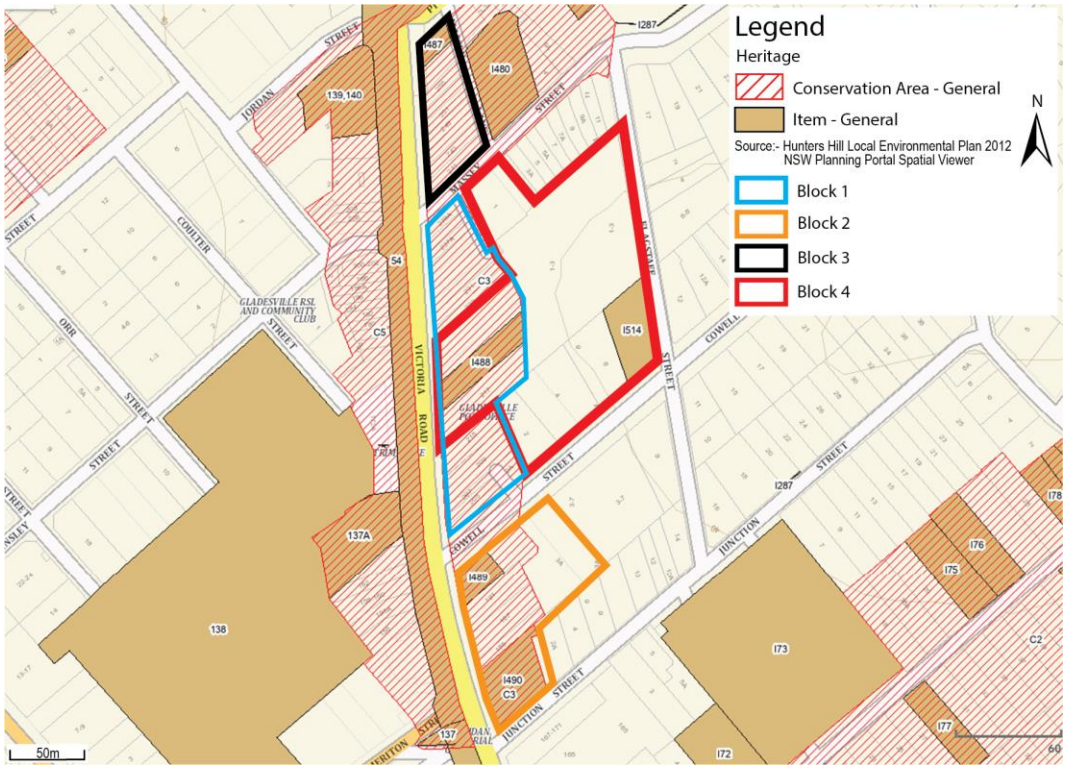


Figure 7 Extract compiled from Heritage Map Hunters Hill LEP 2021

Figure 7 shows HCA 3 extending along the east side of Victoria Road from Pittwater Road to Junction Street in red hatching. The HCA is only one block deep except north of Massey Street where it returns along Pittwater Road to incorporate the heritage items Dunham House (I480) and the Gladesville Fire Station (I483). The heritage items listed above can be seen coloured brown.

Descriptions and statements of significance for each heritage item have been provided by Council's heritage adviser, Chery Kemp, and are quoted in italics.

4.1.2 Hunters Hill Conservation Area No 3 – Gladesville Village

Description

The study by Paul Davies Pty Ltd includes an assessment of the character and key components of the Gladesville Village Precinct. The study mapped listed heritage items and contributory items along Victoria Road between Pittwater Road and Batemans Road.

4 Heritage Items in Study Area and Heritage Conservation Area No 3

The study included photographs of each heritage item and each contributory item. The contributory items within the Gladesville masterplan area are;

185 Victoria Road

187 Victoria Road

189-193 Victoria Road

203-205 Victoria Road

223-229 Victoria Road

231 Victoria Road

239-239A Victoria Road

237A -239 Victoria Road

245 Victoria Road

247 Victoria Road

251 Victoria Road

253 Victoria Road

255-259 Victoria Road

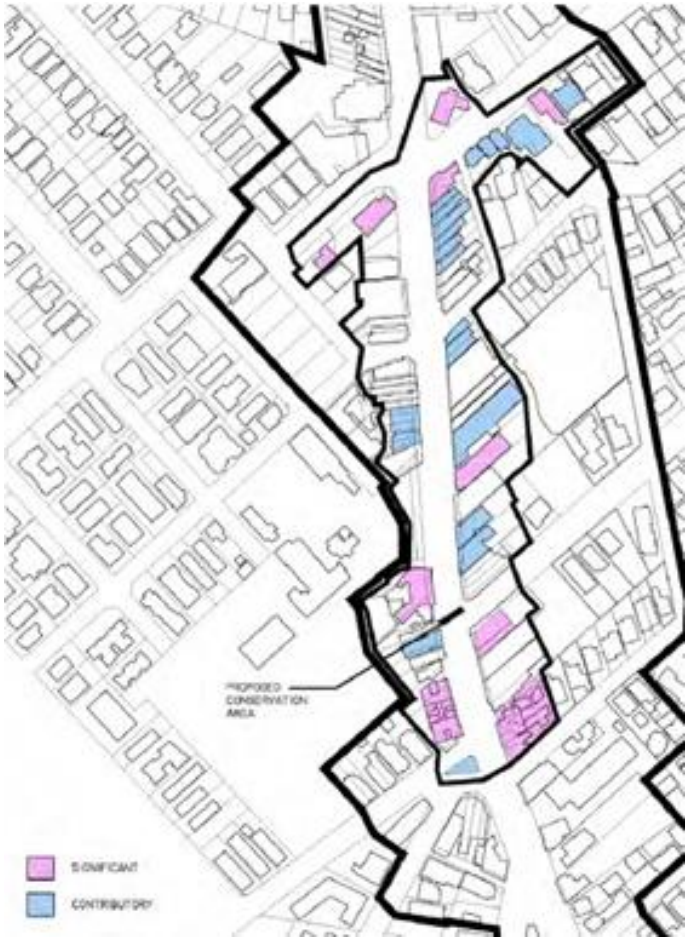


Figure 8 Proposed conservation area. Paul Davies Pty Ltd, March 2005

4 Heritage Items in Study Area and Heritage Conservation Area No 3

A statement of significance from the Paul Davies and Associates Pty Ltd study for HCA3 is reproduced on the following page.

Statement of Significance

The HCA is significant for:

- the two remaining late nineteenth century buildings that formed the focus of the late nineteenth century and early twentieth century sub-divisions to create the commercial precinct
- the collection of Interwar commercial buildings largely fronting Victoria Road that give the precinct continuity of form, one to two storey scale and its key Interwar character
- the individual heritage items that are key elements in the streetscapes
- the group of corner buildings, that apart from one corner (with a later building) reflect the predominantly Interwar period of development of the area

The HCA has **historic** significance for the remaining early Victorian buildings and the collection of Interwar commercial buildings that gives the HCA its key character.

The HCA has some **associational historic** significance in relation to the early estates and sub-divisions and the key people involved with them include John Glade, John Doody, Sarah Benson, W Billyard, Cowell and H Makinson.

The HCA does not have particular **technical or research** significance.

The HCA has **aesthetic** significance for its reasonably intact Interwar streetscape form and the large number of relatively intact (above awning) buildings from that period.

It has **aesthetic** significance in relation to Durham House and its remaining garden setting and the former Gladesville Hotel, the two remaining very fine late Victorian buildings.

A number of the commercial buildings retain interior features and many retain their overall form behind the street façade. A number of buildings are seen 'in the round' within the streetscape (corner buildings and some other buildings) arising from the angled lots and variation in building heights, this provides a particular presentation that varies from many traditional main streets where only building facades can be seen.

The HCA does not appear to have **social** significance beyond its role within the local community as the local retail and commercial precinct.

The HCA is **rare** within the Council area as the only largely intact main street commercial precinct

4 Heritage Items in Study Area and Heritage Conservation Area No 3

4.1.3 Item 480 House 'Dunham House' – 2 Massey Street



Figure 9 *Photograph of I480 from Massey Lane, facing East*



Figure 10 *Photograph of I480 from Massey Street, facing North-East*

4 Heritage Items in Study Area and Heritage Conservation Area No 3

Description

Dunham House is immediately to the east of Block 3. The site has been developed as adaptive re-use for a child care centre, which has altered the character of its immediate curtilage but conserved the building. A five to six storey residential flat building has been constructed two blocks to the east under the current 18 metre Height of Buildings development standard in Hunters Hill LEP 2021. The site of Dunham House is subject to a 9-metre height of buildings standard.

"Dunham House at 2 Massey Street, Gladesville is a freestanding 2-storey sandstone Victorian Italianate style house with a hipped terracotta tiled roof (likely originally slate roofed). The house features a faceted bay window to the first floor with a balcony above to the 1st floor, to the facade facing Massey Street. The roof features tall sandstone chimneys with glazed terracotta chimney pots. The windows are simple timber-framed double hung with vertical glazing bars to each sash. The site features a tennis court on the corner of Massey Street and Massey Lane. A rear wing in the north-eastern corner of the site has been extended to the west behind the main front part of the house since 1943, and a garage and another outbuilding built next to Massey Lane since 1943, in the north-west corner of the property. The front fence is a high masonry wall covered in vines."

Statement of Significance

"Dunham House, built 1880 for solicitor Henry Massey Makinson (1840-1913), is of local historical significance and local associational significance as the grand residence of a well known local solicitor, a senior partner in the law firm Makinson & Plunkett, a well known 19th century Sydney law firm. Henry Massey Makinson was one of the founders of the Incorporated Law Institute of New South Wales, and held office as vice-president of that body for many years, and resided at Gladesville, Parramatta River, (in this house) for the greater period of his life. Massey Street and Massey Lane are likely named after Henry Massey Makinson. The house is of local aesthetic significance as a sandstone Victorian Italianate style house which has retained a large site including a tennis court. The house is representative of the Victorian Italianate style. The house has a high level of external integrity."

4 Heritage Items in Study Area and Heritage Conservation Area No 3

4.1.4 Item I487 Commercial building – 263 Victoria Road, Gladesville



Figure 11 Photograph of I487 from Victoria Road, facing East



Figure 12 Photograph of I487 from Victoria Road, facing South-East:

Description

"The building at No. 261-263 Victoria Road (Corner Pittwater Road) is a 2 storey brick Federation Free style corner retail building built circa 1923. The building is built to the street alignment on both street frontages. The building features an elaborate roughcast stuccoed parapet with red brick capped posts, and a cartouche to the chamfered corner of the building.

The building features a suspended awing which wraps around the corner, red brickwork with stucco banding and a section of rendered brickwork to the ground floor along the Pittwater Road frontage. The ground floor shopfronts have been modernised."

Statement of Significance

"The terraced shop building at no. 261-263 Victoria Road, built circa 1923, is of local historical significance as an example of early twentieth century retail building in Gladesville. The terrace of shops are of local aesthetic significance as a Federation Free Style corner building (corner Pittwater Road) \ which artfully addresses an important street intersection and complements the neighbouring churches to provide an intersection of high townscape interest. (page 23, Gladesville Shops Heritage Assessment & Conservation Guidelines, Paul Davies Pty Ltd 2005). The shops are a representative Federation period retail building, with a high level of external integrity (with the exception of ground floor shopfronts, which have been modernised."

4.1.5 Item I488 Former Commonwealth Bank – 219 Victoria Road, Gladesville



Figure 13 Photograph of I488 from Victoria Road, facing East

4 Heritage Items in Study Area and Heritage Conservation Area No 3



Figure 14 Photograph of I488 from Victoria Road, facing North-East

Description

(From 2017 Heritage Impact Statement by Paul Davies Pty Ltd)

"The building is a two-storey bank building that presents to the street frontage as an Inter-war Art Deco style bank characteristic of those built by the Commonwealth Bank (then the Commonwealth Bank of Australia) in the 1930s. The street elevation (shop front) at the ground level has been demolished and a new marble-clad frontage and pedestrian awning installed in the late 20th Century (circa 1978). The upper level addressing Victoria Road is substantially intact retaining Art Deco detailing and includes distinctive and stylistically appropriate curved brick returns to the façade at each end that sensitively accommodate the underlying geometry of the site. The front part of the north-western elevation of the bank building is clearly readable from Victoria Road due to this site geometry, the setback of the building from this north-western boundary and the lower parapet site of the adjoining property at 223A Victoria Road.

A large utilitarian addition in dark chocolate brick with metal sheet roofing has been made to the rear of the original building (also circa 1978). External access from the roof terrace to the rear car park is provided via a timber walkway over this addition and steel stair to ground level. The car park is paved and enclosed by chain wire fencing with vehicle gates to the rear. It is understood that vehicular access to Cowell Street is legally available via a right-of-way.

The interior of the ground floor is late 20th Century in character. It includes a vestibule with two sets of glass doors behind the marbleclad façade that leads to the main banking chamber and secure areas beyond (which were not inspected). The space has been gutted and re-fitted in the current corporate styling of the Commonwealth Bank, and no evidence has survived of the original banking chamber, the major Art Deco layer or of any other remodelling in intervening years. The only original building fabric evident in the banking chamber is the side walls and the structural columns supporting the upper level.

The primary access to the upper level is via a stair leading from a separate entrance from Victoria Road. The space was constructed as a residence for the bank's manager, but was

adapted for office space in the 1970s. The earlier residential qualities remain legible through the spatial configuration, which has retained domestic elements such as kitchen, bathrooms and sunroom. The original laundry has been converted for storage.

Close examination of aerial photographs taken of the site in 1943 suggest that the rear portion of the original footprint may have been reroofed to create a single hipped roof, No other documentary evidence of this alteration could be found (see history of the site).

Later alterations to the upper level were largely associated with its conversion to office space in 1978, and included the partial opening of two internal walls and the insertion of a lightweight partition at the top of the access stair. The light well on the southern side was also roofed at some unknown time."

Statement of Significance

"The Commonwealth bank building is of local historical significance as:

- *"The facade is an important element in the core of the Gladesville shopping area. Since its construction in 1915, following the arrival of the tram line and the major upgrade and widening of Victoria Road in 1911, the bank building has provided a focus for the streetscape.*
- *The Commonwealth Bank is an institution that has historically been situated at the focus of local shopping precincts and the Gladesville Bank building originally built in 1915 provides evidence of the major suburbanisation of the area in the first half of the 20th Century.*
- *The phases of major alteration and addition to the Gladesville Commonwealth Bank building, in particular the prominent Inter-war Art Deco style façade constructed in 1937 illustrates the major stylistic revisions of the Bank's branches throughout NSW and provides evidence of the Bank's changing perception of its role in local communities throughout the 20th Century.*

The bank is of local aesthetic significance as:

- *A good example of a suburban Commonwealth Bank branch which has retained an overall streetscape presentation of an Inter-war Art Deco style bank in a prominent position that forms a centrepiece of the Gladesville shopping area.*
- *For the distinctive and high-quality Inter-war Art Deco styling of the Victoria Road facade which provides evidence of the bank's program of major upgrading to its suburban branches in the 1930s.*
- *For the curved returns to the Inter-war Art Deco façade to Victoria Road which provide a graceful and well-resolved solution to the otherwise challenging configuration of the lot boundaries and allows the building to read as a three-dimensional form of high quality in streetscape views from Victoria Road and the pedestrian spaces on its western side."*

The bank is locally rare as arguably the best example of the Inter-war Art Deco style in extant inter-war commercial premises in the Hunters Hill/Ryde area. The bank is representative of a type of building constructed by the Commonwealth Bank throughout the State in the early post WW1 years and then modified in the later Inter-War period to present an updated and consistent corporate presence to local shopping precincts."

4 Heritage Items in Study Area and Heritage Conservation Area No 3

4.1.6 Item I489 Shops/Hotel – 197-199 Victoria Road, Gladesville



Figure 15 Photograph of I489 from Victoria Road, facing South-East

"Built 1911, Nos. 197-199-201 Victoria Road are a group of three 2-storey terraced shops in a Federation Queen Anne style with the central shop at No. 199 featuring Art Nouveau style window to the 1st floor facade. The shops are built to the street alignment to both Victoria Road and with No. 201 built to the side street alignment to Cowell Street. The shops feature a painted brick parapet to Victoria Road facade with a central cartouche, and red brickwork to the 1st floor facade below.. There is clear evidence on the fabric of the facade that the shops originally featured a post supported /balcony, however the 1st floor door to No. 201 has been altered and the original door to No. 197 has been bricked up to form a window - these openings were originally doors that accessed the 1st floor balcony, since removed. The suspended awning to Victoria Road has air conditioning condensors installed above, which is intrusive.

To the Cowell Street elevation of the shop at No. 201, there is also a painted brick parapet, with red brick walls below. The majority of 1st floor window openings to the Cowell Street elevation are original simple timber framed double hung windows, however the one closest to the Victoria Road is not an original window.

All ground floor shopfronts to both Victoria Road and Cowell Street elevations have been modernised."

Statement of Significance

"The shops at 197 and 199-201 Victoria Road (No. 201 Corner Cowell Street), are of local historical significance as a retail building constructed in 1911 and occupied by Woods Brothers Produce Merchants from 1912 to at least 1920, and then another firm of Produce Merchants from 1925. The shops are of local aesthetic significance as a group of Federation period shops with Federation Queen Anne and Art Nouveau features (red brickwork, Art Nouveau style 1st floor central facade window to No. 199 on Victoria Road. Though altered (with loss of original first floor doorways to Nos. 197 and 201 to the Victoria Road elevation

and the loss of the post supported balcony to the Victoria Road elevation, there is enough fabric detail to inform future facade restoration. The shops are representative of a Federation period produce merchants store. The external integrity of the building is compromised by loss of detail, but restorable."

4.1.7 Item 490 Shops– 173-183 Victoria Road, Gladesville



Figure 16 Item I490 from Victoria Road, facing East (Source: Google Streetview)

4 Heritage Items in Study Area and Heritage Conservation Area No 3



Figure 17 Former1850s Gladesville Hotel behind row of shops

Description

"The earliest building at Nos. 173-183 Victoria Road Gladesville is the 2-storey sandstone former Gladesville Hotel, originally a Victorian Regency style building built 1856-1865, which sits behind the 1925 shopfronts at Nos. 177-183 Victoria Road. The former hotel remains visible at the rear as a 2-storey sandstone rectangular building with a hipped corrugated steel roof. The shops at Nos. 173-183 Victoria Road were built in 1925, built to the street alignment, and are brick 2-storey shops known as "Betar's Buildings", which have a varied roof form of gabled slate (original) and later corrugated steel gabled roofs with small parapets featured around party walls and in the centre of the group with the shop group's name on the parapet. Original first floor windows to the facade are timber framed double-hung multipaned in a Georgian Revival style (which remain at No. 183). The shops feature suspended awnings. Ground floor shopfronts have been modernised."

Statement of Significance

"The sites at Nos. 173-183 Victoria Road are of local historical significance as the site of the former Gladesville Hotel, one of the earliest buildings in Hunters Hill LGA, built 1856-1863, and which remains behind the shopfronts at Nos. 177-183 Victoria Road. The shops at Nos. 173-183 Victoria Road, built in 1925 and known as "Betar's Buildings" (name on central parapet) are of local historical significance as evidence of 1920s commercial development in Gladesville.

The former Gladesville Hotel is of local aesthetic significance as a Victorian Regency style imposing 2-storey sandstone building. The Betar's Buldings shops are of local aesthetic significance as an originally fine group of shops which, though altered, retain evidence of original detailing such as slate roofs and Victorian Georgian Revival style timber framed windows to the 1st floor. The corner shop at No. 173 features a semi-circular 1st floor corner bay which is distinctive.

The former Gladesville Hotel is a locally rare 19th century hotel building.

The integrity of the former Gladesville Hotel requires detailed fabric analysis but the sandstone walls, hipped roof and overall form remain visible at the rear of the group of the shops. The shops group has undergone modernisation of ground floor shopfronts, however the overall

form and roof details remain, and enough evidence remains to enable restoration of original detail to 1st floor shopfronts."

4.1.8 Item I514 House, including pressed metal linings on walls and ceiling but excluding the curtilage – 10 Cowell Street, Gladesville



Figure 18: Photograph of I514 from Cowell Street, facing North

4 Heritage Items in Study Area and Heritage Conservation Area No 3



Figure 19: Photograph of I514 from Cowell Street, facing North-West

Description

"The house at 10 Cowell Street is a single storey detached weatherboard house on a corner site at the corner of Cowell Street and Flagstaff Street, Gladesville. The house is designed in a Federation period vernacular style, with a front verandah wrapping around to the side elevation to Flagstaff Street, The roof is a hipped corrugated iron roof, extending over the return verandah, with hipped ends to the front verandah to Cowell Street. The verandah features a timber railing and timber balustrade between timber posts with decorative timber brackets. The house is designed to face Cowell Street, with a central timber panelled front door flanked by pairs of French doors. The street boundaries of the site are defined by a timber picket fence. Parking is at the rear, off Flagstaff Street, with a single garage attached to the rear of the house."

Statement of Significance

"The house is of local historical significance as a house built in 1916 which is illustrative of residential development in Gladesville in the early 20th century. The house is of local aesthetic significance as a weatherboard example of a vernacular Federation period style, built to address both street frontages of its corner site, and also significant for its internal Art Nouveau style pressed metal wall linings and ceilings and timber mantelpieces, which form part of the aesthetic significance of the house. The house is rare for its interior Art Nouveau style detailing. The house has a high degree of fabric integrity."

5 Assessment of Potential Impacts and Recommendations

5.1 Introduction

The Masterplan study area contains five (5) heritage items and part of the site is within 'Hunters Hill Conservation Area No.3 Gladesville Village,' (HCA 3) as listed under Hunters Hill LEP. 2012 There is also one (1) heritage item within close proximity to the proposed site.

The potential impact assessments are set out by identifying each item by photographs, a description and a statement of heritage significance provided by Chery Kemp, Council's heritage adviser, which can be seen in **Section 4**.

Understanding of the characteristics and significance of HCA 3 has been greatly assisted by the Character Study by Paul Davies Pty Ltd, 2005.

A site inspection and a visual assessment by site survey was undertaken on 31 January 2025 to gauge the likely effects of the proposed changes to FSR and Height of Buildings standards.

5.2 Hunters Hill Conservation Area No 3 – Gladesville Village

Discussion

The contributory buildings have a common built form of two-storeys with a high parapet and an awning. This built form is consistent with the built form of the heritage items in the HCA. Generally, the facades below awning level have been altered eradicating original features.

The Victoria Road component of the master plan area appears to have been originally identified as Block 1, generally set between Victoria Road, the rear service lane and Massey Lane. The current map shows Block 4 extending to Victoria Road over the central part of the frontage between Massey Street and Cowell Street.

The Masterplan study maintains the existing land use, density and building height controls along Victora Road. Importantly, a 19-metre height of buildings standard applies, except for heritage item I490,173-183 Victoria Road, where a 9-metre height of buildings standard applies.

It is acknowledged that the 19-metre height of buildings standard already exists along Victoria Road. Nevertheless, we note for future reference in the review of the Hunters Hill LEP and DCP that the potential for 5 to 6 storey buildings along Victoria Road poses a threat of diminishing the predominant 2-storey plus high parapet building typology and the loss of the contributory buildings altogether. If new 5 to 6 storey buildings are built behind and above the parapets overly assertive architectural expression can dominate the retained building frontages.

It is essential to create a strong differentiation between Block 4, and the properties along Victoria Road. The draft urban design strategy provides a high quality urban space, expanding the existing service lane in places and separating the Victoria Road development from development in Block 4, on the Coles site. The final urban design strategy that accompanies the planning proposal should acknowledge the constraints set by the character and from of the heritage conservation area and the heritage items facing Victoria Road.

There are four heritage items and twelve contributory items (identified in the Paul Davies study) along Victoria Road between Pittwater Road and Junction Street encompassed by Blocks 1, 2, 3 and 4.

It is strongly recommended that the urban design strategy guiding the future review of the Hunters Hill LEP and DCP should provide for a setback of at least 5-metres behind the retained existing parapet lines of the contributory buildings along Victoria Road. Recommendations for each heritage item to emphasise the need for a nine metre maximum height of buildings development standard and a limit for any additions to one storey, set back behind the parapet subject to valuation of the degree of visibility from the public domain. Furthermore, to maintain

5 Assessment of Potential Impacts and Recommendations

a consistency of built form infill development should also have a 5-metre minimum setback behind a parapet reflecting the parapet line of the heritage items and contributory buildings. Recent development applications have adopted setbacks of this kind behind parapet lines.

Between Pittwater Road and Massey Street there is a concentration of contributory items adjacent to Item I487 at the corner of Pittwater Road.



Figure 20: View of Item I487 former Butcher shop and contributory items between Pittwater Road and Massey Street.

In this precinct the allotments are narrow and not deep, making development of 5 to 6-storey buildings problematic if 5-metre minimum setbacks are required behind parapet lines, particularly in relation to corner buildings. Separate development of these small properties is not conducive to good heritage outcomes or a high standard of residential shop top accommodation in 5 to 6-storey format. More successful outcomes could be achieved by site consolidation, which could be actively encouraged. Site consolidation would support retention of heritage item I487, the corner butcher shop in its totality. Future controls in the review of the Hunters Hill LEP and DCP governing potential redevelopment of this precinct should be design evaluated.

Recommendations

1. Retain the consistent parapet line throughout HCA3, including infill development. New development is to be set back a minimum 5 metres from the street frontage to retain parapet lines.
2. Encourage site consolidations where possible to achieve better heritage outcomes and quality shop top residential amenity.
3. Council's LEP and DCP review should consider amending the height of buildings and density controls to ensure retention of Item I487, the corner butcher shop, item I488, former Commonwealth Bank and item I489 at the corner of Cowells Road. A height of buildings standard of 9-metres maximum is recommended for items I487, I488 and I489 with a corresponding FSR. Item I490 is currently subject to a 9 metre Height of Buildings development standard and FSR development standard of 0.6:1, which should not be changed.
4. A site-specific development control plan should:
    a. Provide a clear spatial differentiation between the properties along Victoria Road and the taller development in the eastern part of Block 4 by creating a high-quality urban space.
    b. Formulate controls that ensure retention of the heritage significance of corner buildings.

c. Require restoration and reconstruction of missing or damaged original architectural features in any development proposal.

d. Retain shop awnings and replace with more appropriate types where possible.

e. Maintain traditional colour schemes for heritage items and contributory buildings.

5.3 I480 House 'Dunham House' – 2 Massey Street

Discussion

The setting is already affected by a 6-storey building to the east under the current 18-metre height control and will be further enclosed by similar development between. A 5 to 6-storey development in Block 1, if feasible, will have the effect of enclosing the item's curtilage but not to an unacceptable degree.

Recommendations

No changes to the masterplan density or height of buildings standards are required regarding item I480.

5.4 Item I487 Commercial building – 263 Victoria Road, Gladesville

Discussion

Development of five to six-storeys on the site would be problematic due to the limited lot size and need for setbacks above the parapet line. Any application to build five to six-storeys over the building footprint would have a devastating impact resulting in facadism.

Recommendations

While Item I487 now does not fall within the planning proposal boundaries, it is recommended that consideration be given to amend the proposed height of buildings standard to 9 metres maximum in the review of Hunters Hill LEP and DCP. An additional level may be considered set back behind the parapet line subject to testing of the degree of its visibility in views from the street. Any additional construction should minimise structural interventions in the floors below.

A detailed assessment of the significance of the exterior and interior components and spatial qualities should be undertaken as part of any future development application. Changes should be confined to areas of low or no significance.

Façade restoration, and construction of a more sympathetic ground floor shopfront is recommended as part of any future development proposal.

5.5 Item I488 Former Commonwealth Bank – 219 Victoria Road, Gladesville

Discussion

In 2017 a development application for the former Commonwealth Bank at 219 Victoria Road Gladesville was refused by Council. The application would have removed most of the building leaving only the façade. The application has not been implemented and its status is not known. There is an opportunity to retain the part of the building that has heritage significance in a development that consolidates sites and places height and density uplifts on parts that are not of heritage significance, provided the impact on the building's visual curtilage is carefully handled.

Recommendations

Retain the part of the of the former bank building that has heritage significance. In any future development the corresponding site area of the retained building should be excluded from

height and density standards that would raise development expectations for this item. Inclusion in a larger consolidated site should be actively encouraged.

A detailed assessment of the significance of the exterior and interior components and spatial qualities should be undertaken as part of any future development. Changes should be confined to areas of low or no significance.

Façade restoration/reconstruction is strongly encouraged as part of any future development proposal, based on historical photographs. This includes removal of the ground floor awning to the street front of the building.

5.6 Item I489 Shops/Hotel – 197-199 Victoria Road, Gladesville

Discussion

This corner site has similar constraints to Item I487 Butcher Shop. There is an opportunity to achieve a quality development by site consolidation, possibly including the Council car park, to reduce adverse impact on the building fabric and its setting.

Any application to build five to six storeys over the building footprint would have a devastating impact resulting in facadism.

Recommendations

It is recommended that the existing height of buildings standard be changed to 9 metres maximum in the review of Hunters Hill LEP and DCP. An additional level may be considered set back behind the parapet line subject to testing of the degree of its visibility in views from the street. Any additional construction should minimise structural interventions in the floors below.

A detailed assessment of the significance of the exterior and interior components and spatial qualities should be undertaken as part of any future development application. Changes should be confined to areas of low or no significance. Façade restoration including reinstatement of a post supported balcony should be included in any future Development proposal

5.7 Item 490 Shops– 173-183 Victoria Road, Gladesville

Discussion

This heritage item is also on a corner of Junction Street and has similar constraints to Items I487, former Butcher shop, at the corner of Pittwater Road and Item I489. Development as individual lots would have a devastating effect on the significance of the item. The site is currently zoned for 9 metre maximum height buildings and FSR of maximum 0.6:1.

Recommendations

The group of shops must be treated as one entity. The current 9 metre maximum height of buildings and 0.6:1 maximum FSR standards should be amended to correspond to the existing built forms in the future review of Hunters Hill LEP.

A detailed assessment of the significance of the exterior and interior components and spatial qualities should be undertaken in a conservation management plan prior to any future development application. Changes should be confined to areas of low or no significance.

5 Assessment of Potential Impacts and Recommendations

5.8 Item I514 House, including pressed metal linings on walls and ceiling but excluding the curtilage – 10 Cowell Street, Gladesville

Discussion

It is understood that Council has accepted the approach of demolition and interpretation of the significance of the heritage item. We have not had an opportunity to inspect the house. Realistically, retention of heritage item I514 would severely inhibit good planning and urban design outcomes on Block 4. The statement of significance focusses on its technical and aesthetic values.

Recommendations

Archivally record the item by measured drawings and photography in accordance with NSW Heritage Guidelines and to use this information to interpret its significance in a publicly accessible location within the future development.

AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : Gladesville

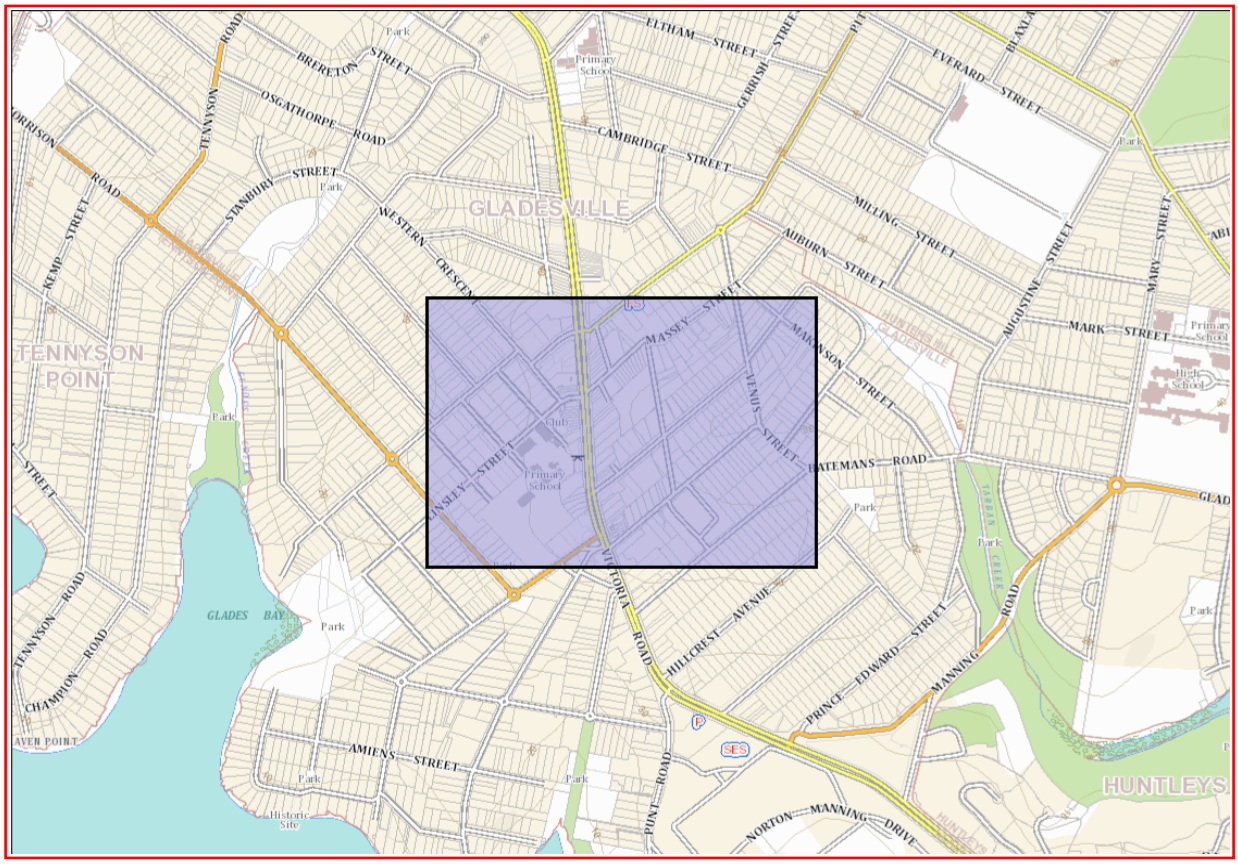
Date: 17 December 2024

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lat, Long From : -33.8341, 151.1237 - Lat, Long To :

-33.8296, 151.1314, conducted by Kieran Metcalfe on 17 December 2024.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	**Aboriginal sites are recorded in or near the above location.**
0	**Aboriginal places have been declared in or near the above location. ***

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Government Gazette (https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Level 6, 10 Valentine Ave, Parramatta 2150
Locked Bag 5020 Parramatta NSW 2124
Tel: (02) 9585 6345

ABN 34 945 244 274
Email: ahims@environment.nsw.gov.au
Web: www.heritage.nsw.gov.au

Attachment 5 – Preliminary Site Investigation

Sydney Environmental Group

Stage 1 Preliminary Site Investigation

Gladesville Master Plan, Victoria Road, Gladesville NSW

Hunters Hill Council

Report No: 2865-PSI-01-030225.v1f

Report Date: 3 February 2025



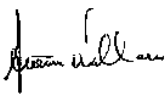
Sydney Environmental Group Pty Ltd PO Box A1420, Sydney South NSW

Info@sydneyenvironmental.com.au

NOTICE: The information in this report is privileged and confidential, intended only for the use of the client above. This publication may not, therefore, be lent, copied, photocopied, reproduced, translated or reduced to any electronic medium or machine-readable form without the express written permission of Sydney Environmental Group.

DOCUMENT RECORD

Revision	Date	Author	Reviewer
v1f	3 February 2025	Thomasine Hulme	Steven Wallace

Author Signature		**Reviewer Signature**	
Name	Thomasine Hulme	**Name**	Steven Wallace
Credentials	B. Environmental Management	**Credentials**	CEnvP, M.Sc.Envir.Sci, B.Sc. Meteorology, Licensed Asbestos Assessor LAA001096
Title	Environmental Scientist	**Title**	Managing Consultant

Document Title:	Stage 1 Preliminary Site Investigation - Gladesville Master Plan, Victoria Road, Gladesville NSW
Site Address:	Gladesville Master Plan, Victoria Road, Gladesville NSW
Client Name:	Hunters Hill Council
Site Size:	≈ 2.44 ha
Reference Number:	2865-PSI-01-030225.v1f
Project Type:	Stage 1 Preliminary Site Investigation
Project Type Abbreviation:	PSI
Document Draft:	FINAL
Document Revision No.	v1

Prepared by Sydney Environmental Group Pty Ltd ABN: 14 631 026 214

EXECUTIVE SUMMARY

Sydney Environmental Group Pty Ltd (SE) was engaged Hunters Hill Council (hereafter referred to as 'the client'), to undertake a Stage 1 Preliminary Site Investigation of the proposed site of the Gladesville Master Plan located along Victoria Road, Gladesville NSW (hereafter referred to as 'the site') (refer **Figure 1** with the 'site' boundaries outlined in **Figure 2**).

SE has the following project appreciation:

- The site covers an area of approximately 2.44 ha and is comprised of four (4) distinct blocks (Blocks 1-4) for the proposed works;
- The site is currently utilised within both a commercial / industrial and low-density residential land use setting;
- The site is proposed for redevelopment as part of the Gladesville Master Plan in order to redevelopment the Gladesville Town Centre. This is proposed to include a mix of commercial and residential land uses, as well as public open space areas;
- A contamination assessment of the site is required to identify any contamination that may be present and provide advice on the suitability of the site for any proposed future land-use.

The objectives of this project were to:

- Assess the potential for contamination to be present on the site as a result of past and current land use activities;
- Provide advice on whether the site would be suitable (in the context of land contamination) for the proposed residential land use setting; and
- Provide recommendations for further investigation, management and/or remediation (if warranted).

SE undertook the following activities to address the project objectives:

- A desktop review of relevant information pertaining to the site;
- A site walkover to understand current site conditions; and
- Data assessment and reporting.

Based on SE's assessment of the desktop review information, fieldwork data and laboratory analytical data, in the context of the proposed redevelopment scenario, SE makes the following conclusions:

- Historical land titles have indicated that the site has been owned by a number of private individuals and companies between 1890 and 2024 for Strata Plan No. 60993. It is considered that there is a low to moderate potential for land contaminating activities to have occurred within the Strata Plan that required further investigation;
- Review of historical aerial imagery has indicated that majority of the site has undergone minimal changes since 1943. The major changes have been observed to Block 4, whereby the current Gladesville Shopping Village was constructed between 1994 and 2004. Some demolition and extensions have been observed within majority of the block or surrounding lots. Based on review of historical aerial imagery at the site, further investigation is warranted;
- A review of publicly available contaminated land databases indicated that the site is not the subject of any licenses, applications, notices under Section 308 of the *Protection of the Environment Operations Act 1997*. The site is not notified under Section 60 of the *Contaminated Land Management Act 1997*. The site is not the subject of any notifications under Section 58 of the *Contaminated Land Management Act 1997*;
- Review of council certification has indicated that the site is not registered as:
    - Significantly contaminated land;
    - Subject to a management order;
    - The subject of an approved voluntary management proposal;
    - Subject to an ongoing maintenance order; or
    - The subject of a site audit statement.

- Based on the desktop review and site walkover, four (4) potential areas of environmental concern were identified within the site ranging moderate to high risk; and
- Based on the assessments undertaken as part of this investigation, SE have concluded that the site is suitable for the proposed rezoning outlined within the Gladesville Master Plan, with the future associated redevelopment suitable subject to a Stage 2 Detailed Site Investigation that is required to address the four (4) potential areas of environmental concern (PAEC) prior to redevelopment works commencing.

Based on the conclusions stated above and the background data gathered during the course of this investigation, SE recommend the following:

- Undertake a Stage 2 Detailed Site Investigation within the identified potential areas of environmental concern to further characterise potential contamination, and inform whether further management or remediation is required prior to redevelopment works commencing on-site;
- Undertake a hazardous building material survey of the structures present on-site prior to demolition;
- Following removal of hazardous building materials (if identified), a clearance inspection must be undertaken by an appropriately qualified occupational hygienist / SafeWork NSW LAA;
- A waste classification assessment should be carried out on any soil materials proposed for disposal off-site as per the NSW EPA Waste Classification Guidelines (2014); and
- Records of the transport and disposal of any materials off-site should be maintained.

This report, including its conclusions and recommendations, must be read in conjunction with the limitations presented in **Section 10**.

TABLE OF CONTENTS

DOCUMENT RECORD I
EXECUTIVE SUMMARY II

1. INTRODUCTION 7
1.1. Background 7
1.2. Proposed Development 7
1.3. Objectives 7
1.4. Scope of Work 7
2. SITE IDENTIFICATION 8
3. GEOLOGY, ACID SULFATE SOILS, TOPOGRAPHY AND HYDROGEOLOGY 9
4. SITE HISTORY AND LAND USE 11
4.1. Land Titles 11
4.2. Aerial Imagery 18
4.3. Anecdotal Information 22
4.4. Incident Reports / Complaints History 22
4.5. Previous Contamination Assessments 22
5. REGULATORY RECORDS 23
5.1. NSW EPA CLM Act Record of Notices 23
5.2. NSW EPA POEO Act Register of Licences, Applications and Notices 23
5.3. NSW EPA CLM Act Register of Notified Sites 23
5.4. Section 10.7 Planning Certificate 24
6. SITE WALKOVER 25
6.1. Current Land Use Activity 25
6.2. Buildings and General Infrastructure 25
6.3. Boundary Fencing 42
6.4. Adjacent Land Use Activities 43
6.5. Odours and Staining 43
6.6. Chemical Storage 43
6.7. Underground and Aboveground Storage Tanks 43
6.8. Fill Material 43
6.9. Wastes 44
6.10. Asbestos Containing Materials 45
6.11. Phytotoxicity 45
6.12. Surface Water and Site Drainage 45
6.13. Adjacent Receptors 46
7. DATA INTEGRITY ASSESSMENT 47
8. CONCEPTUAL SITE MODEL 48

8.1. Potential Areas of Environmental Concern 48
8.2. Land Use Setting 48
8.3. Drinking Water Use 49
8.4. Recreational Water Use 49
8.5. Aquatic Ecosystems 49
8.6. Direct Contact – Human Health 49
8.7. Inhalation / Vapour Intrusion – Human Health 49
8.8. Aesthetics 50
8.9. Ecological Health - Terrestrial Ecosystems 50
8.10. Management Limits for Petroleum Hydrocarbon Compounds 50
9. CONCLUSIONS AND RECOMMENDATIONS 51
10. STATEMENT OF LIMITATIONS 52
11. REFERENCES 53

FIGURES

Figure 1 - Site Locality
Figure 2 - Site Layout
Figure 3 - Potential Areas of Environmental Concern

APPENDICES

A Groundwater
B Land Titles
C Historical Aerial Imagery
D NSW EPA
E Planning Certificate

ABBREVIATIONS

AHD	Australian Height Datum
AEC	Area of Environmental Concern
ANZECC	Australian and New Zealand Environment and Conservation Council
AST	Aboveground storage tank
Bgs	Below ground surface
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
Btoc	Below top of casing
CoC	Chain of Custody
CSM	Conceptual Site Model
DSI	Detailed Site Investigation
EC	Electrical conductivity
EIL	Ecological Investigation Level
EPA	Environment Protection Authority
GS	Geological Survey of NSW
HIL	Health Investigation Levels
HSL	Health Screening Levels
IL	Investigation Levels
LOR	[Laboratory] Limit of reporting
NATA	National Association of Testing Laboratories
N/A	Not applicable
ND	Not detected
NEPC	National Environment Protection Council
NEPM	National Environment Protection Measure
NSW EPA	NSW Environment Protection Authority
OCP	Organochlorine Pesticide
OPP	Organophosphorus Pesticide
PAEC	Potential Area of Environmental Concern
PAH	Polycyclic aromatic hydrocarbon
PCB	Polychlorinated biphenyl
PID	Photo-ionisation detector
PSH	Phase separated hydrocarbon
PSI	Preliminary Site Investigation
QA/QC	Quality assurance/Quality control
RPD	Relative percentage difference
SAQP	Sampling Analysis and Quality Plan
SE	Sydney Environmental Group Pty Ltd
SVOC	Semi-volatile organic compound
TPH	Total petroleum hydrocarbon
USCS	Unified Soil Classification System
UST	Underground storage tank
VOC	Volatile organic compound

1. INTRODUCTION

1.1. Background

Sydney Environmental Group Pty Ltd (SE) was engaged Hunters Hill Council (hereafter referred to as 'the client'), to undertake a Stage 1 Preliminary Site Investigation of the proposed site of the Gladesville Master Plan located along Victoria Road, Gladesville NSW (hereafter referred to as 'the site') (refer **Figure 1** with the 'site' boundaries outlined in **Figure 2**).

SE has the following project appreciation:

- The site covers an area of approximately 2.44 ha and is comprised of four (4) distinct blocks (Blocks 1-4) for the proposed works;
- The site is currently utilised within both a commercial / industrial and low-density residential land use setting;
- The site is proposed for redevelopment as part of the Gladesville Master Plan in order to redevelopment the Gladesville Town Centre. This is proposed to include a mix of commercial and residential land uses, as well as public open space areas;
- A contamination assessment of the site is required to identify any contamination that may be present and provide advice on the suitability of the site for any proposed future land-use.

1.2. Proposed Development

SE have been advised that the site is proposed for redevelopment for the Gladesville Master Plan, with the intention to provide an updated town centre which is attractive and accessible and offers a wide retail offering as well as useable open space areas. It is proposed to include a mix of commercial, medium to high density residential structures and public open space/landscaping areas. As the proposal is only within the preliminary stages prior to submission of a development application, SE have not been provided with any specific development plans. Based on the proposed scope of works, SE have presumed that basements may be proposed as part of the redevelopment.

1.3. Objectives

The objectives of this project were to:

- Assess the potential for contamination to be present on the site as a result of past and current land use activities;
- Provide advice on whether the site would be suitable (in the context of land contamination) for the proposed residential land use setting; and
- Provide recommendations for further investigation, management and/or remediation (if warranted).

1.4. Scope of Work

SE undertook the following activities to address the project objectives:

- A desktop review of relevant information pertaining to the site;
- A site walkover to understand current site conditions; and
- Data assessment and reporting.

2. SITE IDENTIFICATION

The site identification details and associated information are presented in **Table 2.1.**

Table 2.1. Site Identification Information

Attribute	Description
Street Address	Gladesville Master Plan, Victoria Road, Gladesville NSW
Lot & Deposited Plan (DP)	Lot 40 DP1195683
Geographical Coordinates	33°49'54.07"S 151°7'38.52"E (Approximate centre of site)
Site Area	≈ 2.44 ha
Local Government Area (LGA)	Hunters Hill Council
Parish	Hunters Hill
County	Cumberland
Zoning	MU1 – Mixed Use *Hunters Hill Local Environmental Plan 2012 (Map Amendment No 1)*

The locality of the site is set out in **Figure 1**.

The general layout and boundary of the site is set out in **Figure 2**.

3. GEOLOGY, ACID SULFATE SOILS, TOPOGRAPHY AND HYDROGEOLOGY

Regional geology, topography, soil landscape and hydrogeological information are presented in **Table 3.1.**

Table 3.1. Regional Setting Information

Attribute	Description
Climate	A review of the closest weather station to the site (Parramatta North (Masons Drive), Station Number: 066124) indicated that the climate is relatively mild with average maximum temperatures ranging from 17.5 – 28.6 ^{o}C and minimum temperatures ranging from 6.3 – 17.5 ^{o}C. Rainfall is relatively varied across the year, ranging from 5.2 days of rain per month in August, to 10 average days of rainfall per month in March. Average monthly rainfall varied from 49.8 mm in September up to 127.3 mm in February.
Geology	A review of the Environment NSW 'eSpade V2.2' web application (environment.nsw.gov.au/eSpade2WebApp, accessed 20 January 2025), indicated that the majority of the site is likely to be underlain by Wianamatta Group Ashfield Shale and Bringelly Shale Formations. The Ashfield Shale is comprised of laminite and dark grey shale, whilst the Bringelly Shale consists of shale, calcareous claystone, laminite, fine to medium grained quartz-lithic sandstone.
Acid Sulfate Soils	A review of the Environment NSW 'eSpade V2.2' web application (environment.nsw.gov.au/eSpade2WebApp, accessed 20 January 2025), indicates that the site lies in an area mapped as ***'No Known Occurrence'*** with respect to acid sulfate soils. This infers that land management activities are not likely to be affected by acid sulfate soil materials. Further assessment of acid sulfate soils, in the context of this investigation, is considered by SE as not warranted.
Topography	Generally, the local landscape consists of low rolling and steep hills, with local relief between 50 – 120 m and slopes 5-20%. Convex narrow (20-300 m) ridges and hillcrests grade into moderately inclined sideslips with narrow concave drainage lines. Moderately include slopes of 10-15% are the dominant landform element. SE understands that the site is located at an elevation approximately 39 m to 51 m Australian Height Datum (AHD) and sloping downward to the north-east.
Hydrology and Hydrogeology	Surface water courses proximal to the site include Tarban Creek located approximately 440 m east of the site, Glades Creek located approximately 645 m west of the northern portion of the site, Parramatta River located approximately 645 m south of the site and Land Cove River located approximately 1.45 km east of the site. Based on distances to the nearest surface water course and the site topography, groundwater flow in the vicinity of the site is considered likely to be towards the east and south-east. A review of the NSW Office of Water groundwater database undertaken on 21 January 2025 indicated there were six (6) sites within a 500 m radius of the site: • GW108364 – monitoring bore, standing water level is unknown, final drill depth is unknown; • GW108365 - monitoring bore, standing water level is unknown, final drill depth is unknown; • GW108361 – monitoring bore, standing water level is unknown, final drill depth of 6.00 m; • GW108362 – monitoring bore, standing water level is unknown, final drill depth is unknown; • GW108367 – monitoring bore, standing water level is unknown, final drill depth is unknown; and • GW108363 – monitoring bore, standing water level is unknown, final drill depth is unknown.

Adjacent Sensitive Receptors	A review of the Bureau of Meteorology Groundwater Dependent Ecosystem Map was undertaken to determine the closest sensitive ecological receptors. The closest ecological receptors to the site included Parramatta River, located approximately 645 m south of the site and leading into Sydney Harbour. The closest sensitive human receptors are the residential properties surrounding the site's boundary and any future onsite construction workers/ builders.

A copy of the NSW Office of Water search record is presented in **Appendix A**.

4. SITE HISTORY AND LAND USE

4.1. Land Titles

A search of historical land title ownership was undertaken by Infotrack Pty Ltd for one (1) of the lots within the proposal area (Strata Plan No. 60903). The results of which indicated that the land had been owned by a number of private individuals and companies (refer to **Table 4.1.1** to **Table 4.1.12**).

Table 4.1.1 Land Titles Records Summary – as regards the part tinted yellow on the attached Cadastral Record Enquiry Report

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
27.07.1938 (1938 to 1949)	William George Preston (Company Manager) John Nicholls Preston (Commercial Traveller)	Volume 4955 Folio 150
29.09.1949 (1949 to 1954)	Dudley Walker Hughes (Chemist)	Volume 4955 Folio 150
17.02.1954 (1954 to 1960)	Morris Giraud Hughes (Estate Agent) Arthur Bathurst Booth (Accountant) (Transmission Application not investigated)	Volume 4955 Folio 150
23.05.1960 (1960 to 1998)	The Council of the Municipality of Hunters Hill	Volume 4955 Folio 150 Then Volume 7914 Folio 96 Now 1/414064
20.04.1998 (1998 to 1999)	Walker Consolidated Investments Pty Limited	1/414064 Then 100/1005093 Now 1000/1005098

Table 4.1.2 Land Titles Records Summary – as regards the part tinted green on the attached Cadastral Record Enquiry Report

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
26.11.1925 (1925 to 1927)	Ada Elizabeth Evans (Widow)	Volume 3804 Folio 227
20.09.1927 (1927 to 1927)	Edward Sheik Budrodeen (Engineer) (Transmission Application not investigated)	Volume 3804 Folio 227
20.09.1927 (1927 to 1937)	Spencer James Hayward Evans (Gentleman)	Volume 3804 Folio 227
06.10.1937 (1937 to 1953)	Martha Clubb (Estate Agent)	Volume 3804 Folio 227
10.02.1953 (1953 to 1966)	Gordon Clubb (Grazier)	Volume 3804 Folio 227 Now Volume 6669 Folio 193
12.09.1966 (1966 to 1998)	The Council of the Municipality of Hunters Hill (Resumed for the purpose of providing controlling and managing sites for the accommodation of vehicles in or near public roads)	Volume 6669 Folio 193 Then Volume 10686 Folio 60 2/234486
20.04.1998 (1998 to 1999)	Walker Consolidated Investments Pty Limited	2/234486 Then 100/1005093 Now 1000/1005098

The following leases was reported for this portion of the site:

- Various leases were found from 25th September 1928 that have since expired or have been surrendered – not investigated further.

Table 4.1.3 Land Titles Records Summary – as regards the part tinted blue on the attached Cadastral Record Enquiry Report

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
26.06.1918 (1918 to 1933)	The Commissioners of the Government Savings Bank of New South Wales	Volume 2855 Folio 46
14.12.1933 (1933 to 1938)	John William Walsh (Master Baker) Mary Ellen Walsh (Spinster)	Volume 2855 Folio 46 Now Volume 4605 Folios 60 & 61
02.09.1938 (1938 to 1951)	Walsh & Son (Pty) Limited	Volume 4605 Folios 60 & 61 Now Volume 4978 Folio 26
04.06.1951 (1951 to 1958)	Francis Joseph Hughes (Commission Agent)	Volume 4978 Folio 26
12.06.1958 (1958 to 1998)	The Council of the Municipality of Hunters Hill	Volume 4978 Folio 26 Then C/185405
20.04.1998 (1998 to 1999)	Walker Consolidated Investments Pty Limited	C/185405 Then 100/1005093 Now 1000/1005098

Table 4.1.4 Land Titles Records Summary – as regards the part tinted pink on the attached Cadastral Record Enquiry Report

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
16.06.1890 (1890 to 1933)	Matilda Plews (Widow)	Volume 508 Folio 122
15.03.1933 (1933 to 1936)	Antoine William Mary D'Apice (Solicitor) Harold William Lenehan (Merchant) (Transmission Application not investigated)	Volume 508 Folio 122
11.11.1936 (1936 to 1957)	Genevieve Marion Jenkins (Married Woman)	Volume 508 Folio 122 Now Volume 4805 Folio 86
30.10.1957 (1957 to 1066)	James Joseph Jenkins (Retired) Leonard Joseph Jenkins (Signal Ganger) (Section 94 Application not investigated)	Volume 4805 Folio 86
14.08.1966 (1966 to 1966)	Leonard Joseph Jenkins (Signal Ganger)	Volume 4805 Folio 86
16.08.1966 (1966 to 1971)	Deanlee Pty Limited	Volume 4805 Folio 86 Now Volume 10378 Folio 7
29.11.1971 (1971 to 1974)	Samuel Dardick (Company Director) Annie Dardick (Married Woman)	Volume 10378 Folio 7
08.01.1974 (1974 to 1974)	Samuel Dardick (Company Director) Annie Dardick (Married Woman) Irving Isaac Dardick (Student)	Volume 10378 Folio 7
29.03.1974 (1974 to 1974)	Irving Isaac Dardick (Student) Anndar Holdings Pty Limited Samdar Holdings Pty Limited	Volume 10378 Folio 7

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
29.03.1974 (1974 to 1982)	Debrumin Pty Limited Robert James Griffiths (Chartered Accountant) Annie Dardick (Company Director) Irving Isaac Dardick (Student)	Volume 10378 Folio 7
06.07.1982 (1982 to 1982)	Debrumin Pty Limited Robert James Griffiths (Chartered Accountant) Irving Isaac Dardick (Student) Perpetual Trustee Company Limited (Transmission Application not investigated)	Volume 10378 Folio 7
18.11.1982 (1982 to 1986)	Three Crowns Investments Pty Limited	Volume 10378 Folio 7
12.12.1986 (1986 to 1993)	Pedome Pty Limited	Volume 10378 Folio 7 Now 1/651536
01.07.1993 (1993 to 1993)	Pennsylvania Holdings Pty Limited	1/651536
01.07.1993 (1993 to 1999)	Reginald Leslie Cain Fay Esma Cain	1/651536 Now 102/1005097
02.09.1999 (1999 to 1999)	Walker Consolidated Investments Pty Limited	102/1005097 Now 1000/1005098

Table 4.1.5 Land Titles Records Summary – as regards the part tinted orange and numbered (1) on the attached Cadastral Record Enquiry Report

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
16.06.1890 (1890 to 1933)	Matilda Plews (Widow)	Volume 508 Folio 122
15.03.1933 (1933 to 1936)	Antoine William Mary D'Apice (Solicitor) Harold William Lenehan (Merchant) (Transmission Application not investigated)	Volume 508 Folio 122
11.11.1936 (1936 to 1957)	Genevieve Marion Jenkins (Married Woman)	Volume 508 Folio 122 Now Volume 4805 Folio 86
30.10.1957 (1957 to 1066)	James Joseph Jenkins (Retired) Leonard Joseph Jenkins (Signal Ganger) (Section 94 Application not investigated)	Volume 4805 Folio 86
14.08.1966 (1966 to 1959)	Leonard Joseph Jenkins (Signal Ganger)	Volume 4805 Folio 86
08.07.1959 (1959 to 1963)	Clarence Henry Harris (Depot Storekeeper) Catherine Edna Veronica Harris (Married Woman)	Volume 4805 Folio 86 Now Volume 7724 Folio 4
16.12.1963 (1963 to 1986)	Catherine Edna Veronica Harris (Widow)	Volume 7724 Folio 4
09.12.1986 (1986 to 1994)	Pedome Pty Limited	Volume 7724 Folio 4 Now B/34033
05.05.1994 (1994 to 1995)	Pennsylvania Holdings Pty Limited	B/34033
08.05.1995 (1995 to 1996)	Iceco Pty Limited	B/34033 Now 12/858147

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
25.10.1996 (1996 to 1999)	Walker Consolidated Investments Pty Limited	12/858147 Then 100/1005093 Now 1000/1005098

Table 4.1.6 Land Titles Records Summary – as regards the part tinted orange and numbered (2) on the attached Cadastral Record Enquiry Report

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
16.06.1890 (1890 to 1933)	Matilda Plews (Widow)	Volume 508 Folio 122
15.03.1933 (1933 to 1936)	Antoine William Mary D'Apice (Solicitor) Harold William Lenehan (Merchant) (Transmission Application not investigated)	Volume 508 Folio 122
11.11.1936 (1936 to 1957)	Genevieve Marion Jenkins (Married Woman)	Volume 508 Folio 122 Now Volume 4805 Folio 86
30.10.1957 (1957 to 1066)	James Joseph Jenkins (Retired) Leonard Joseph Jenkins (Signal Ganger) (Section 94 Application not investigated)	Volume 4805 Folio 86
14.08.1966 (1966 to 1959)	Leonard Joseph Jenkins (Signal Ganger)	Volume 4805 Folio 86
08.07.1959 (1959 to 1970)	Leslie Alexander McDowell (Detective Sergeant) Joan Maxine McDowell (Married Woman)	Volume 4805 Folio 86 Now Volume 7725 Folio 42
27.05.1970 (1970 to 1987)	Joan Maxine McDowell (Widow)	Volume 7725 Folio 42
03.03.1987 (1987 to 1994)	Pedome Pty Limited	Volume 7725 Folio 42 Now C/34033
05.05.1994 (1994 to 1995)	Pennsylvania Holdings Pty Limited	C/34033
08.05.1995 (1995 to 1996)	Iceco Pty Limited	C/34033 Now 12/858147
25.10.1996 (1996 to 1999)	Walker Consolidated Investments Pty Limited	12/858147 Then 100/1005093 Now 1000/1005098

Table 4.1.7 Land Titles Records Summary – as regards the part tinted orange and numbered (3) on the attached Cadastral Record Enquiry Report

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
11.06.1935 (1935 to 1935)	Joseph Frederick Wirz (Commercial Engineer)	Volume 4693 Folio 82
04.08.1935 (1935 to 1949)	Therese Wirz (Widow)	Volume 4693 Folio 82
08.03.1949 (1949 to 1968)	Angelino Merlino (Fruiterer)	Volume 4693 Folio 82
10.09.1968 (1968 to 1971)	Angelino Merlino (Retired) Mary Merlino (Married Woman)	Volume 4693 Folio 82

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
16.12.1971 (1971 to 1973)	Mary Merlino (Widow)	Volume 4693 Folio 82
26.09.1973 (1973 to 1976)	Angelino Merlino (Fruiterer) (Section 93 Application not investigated)	Volume 4693 Folio 82
01.11.1976 (1976 to 1978)	Joseph Merlino (Foreman Detailer) John Merlino (Salesman) Nancy Mary Donato (Married Woman) (Transmission Application not investigated)	Volume 4693 Folio 82
20.09.1978 (1978 to 1987)	Nancy Mary Donato (Married Woman)	Volume 4693 Folio 82
18.02.1987 (1987 to 1994)	Pedome Pty Limited	Volume 4693 Folio 82 Now Auto Consol 4693-82
05.05.1994 (1994 to 1995)	Pennsylvania Holdings Pty Limited	Auto Consol 4693-82
08.05.1995 (1995 to 1996)	Iceco Pty Limited	Auto Consol 4693-82 Now 12/858147
25.10.1996 (1996 to 1999)	Walker Consolidated Investments Pty Limited	12/858147 Then 100/1005093 Now 1000/1005098

Table 4.1.8 Land Titles Records Summary – as regards the part tinted orange and numbered (4) on the attached Cadastral Record Enquiry Report

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
21.04.1937 (1937 to 1950)	John William Walsh (Master Baker) Mary Ellen Walsh (Spinster)	Volume 4835 Folios 202 & 203
07.06.1950 (1950 to 1957)	Alma Walsh (Widow) Mary Ellen Walsh (Spinster) (Transmission Application not investigated)	Volume 4835 Folios 202 & 203
23.12.1957 (1957 to 1975)	James Benardos (Storekeeper) Rosalind Benardos (Married Woman)	Volume 4835 Folios 202 & 203 Now Volume 7419 Folio 128
10.04.1975 (1975 to 1977)	Rosalind Benardos (Widow)	Volume 7419 Folio 128
21.09.1977 (1977 to 1977)	Robert Horley Taylor (Solicitor) Peter Benardos (Director) Addie Saltis (Married Woman)	Volume 7419 Folio 128
07.11.1979 (1979 to 1985)	Flavio Palmano (Driver) Daniela Palmano (Married Woman) Kim Hyde (Radiographer) Antonietta Hyde (Married Woman)	Volume 7419 Folio 128
12.06.1985 (1985 to 1986)	Flavio Palmano (Driver) Daniela Palmano (Married Woman)	Volume 7419 Folio 128
24.06.1986 (1986 to 1994)	Pedome Pty Limited	Volume 7419 Folio 128 Now B/442334
05.05.1994 (1994 to 1995)	Pennsylvania Holdings Pty Limited	B/442334

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
08.05.1995 (1995 to 1996)	Iceco Pty Limited	B/442334 Now 12/858147
25.10.1996 (1996 to 1999)	Walker Consolidated Investments Pty Limited	12/858147 Then 100/1005093 Now 1000/1005098

Table 4.1.9 Land Titles Records Summary – as regards the part tinted orange and numbered (5) on the attached Cadastral Record Enquiry Report

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
21.04.1937 (1937 to 1950)	John William Walsh (Master Baker) Mary Ellen Walsh (Spinster)	Volume 4835 Folios 202 & 203
07.06.1950 (1950 to 1957)	Alma Walsh (Widow) Mary Ellen Walsh (Spinster) (Transmission Application not investigated)	Volume 4835 Folios 202 & 203
23.12.1957 (1957 to 1976)	Frank Joseph Hughes (Bread Carter)	Volume 4835 Folios 202 & 203 Now Volume 7419 Folio 112
21.07.1976 (1976 to 1976)	Mervyn Sydney Davies (Chartered Accountant) William Blatchford (Wool Classer) (Section 93 Application not investigated)	Volume 7419 Folio 112
07.12.1976 (1976 to 1985)	Christine Patricia Fenton (Married Woman) Catherine Mary Brailey (Married Woman)	Volume 7419 Folio 112
17.09.1985 (1985 to 1987)	Robyn Annette Dearnley	Volume 7419 Folio 112
08.01.1987 (1987 to 1994)	Pedome Pty Limited	Volume 7419 Folio 112 Now A/442334
05.05.1994 (1994 to 1995)	Pennsylvania Holdings Pty Limited	A/442334
08.05.1995 (1995 to 1996)	Iceco Pty Limited	A/442334 Now 12/858147
25.10.1996 (1996 to 1999)	Walker Consolidated Investments Pty Limited	12/858147 Then 100/1005093 Now 1000/1005098

Table 4.1.10 Land Titles Records Summary – as regards the part tinted orange and numbered (6) on the attached Cadastral Record Enquiry Report

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
13.05.1937 (1937 to 1968)	Archie McQuarrie (Builder)	Volume 4840 Folio 203
18.10.1968 (1968 to 1987)	John Bede McQuarrie (Optometrist) Alexander Murdock McQuarrie (P.M.G. Employee) Eileen Sarah Maxwell (Married Woman) (Section 94 Application not investigated)	Volume 4840 Folio 203
09.02.1987 (1987 to 1987)	John Bede McQuarrie (Optometrist) Eileen Sarah Maxwell (Married Woman)	Volume 4840 Folio 203

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
09.04.1987 (1987 to 1994)	Pedome Pty Limited	Volume 4840 Folio 203 Now 2/11483
05.05.1994 (1994 to 1995)	Pennsylvania Holdings Pty Limited	2/11483
08.05.1995 (1995 to 1996)	Iceco Pty Limited	2/11483 Now 12/858147
25.10.1996 (1996 to 1999)	Walker Consolidated Investments Pty Limited	12/858147 Then 100/1005093 Now 1000/1005098

Table 4.1.11 Land Titles Records Summary – as regards the part tinted orange and numbered (7) on the attached Cadastral Record Enquiry Report

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
18.10.1929 (1929 to 1947)	Giovanni Lopez (Fruit Merchant) Lena Lopez (Married Woman)	Volume 4338 Folio 12
08.09.1947 (1947 to 1972)	Jack Lopez (Carrying Contractor)	Volume 4338 Folio 12
01.07.1972 (1972 to 1987)	Lopez Holdings Pty Limited	Volume 4338 Folio 12
24.07.1987 (1987 to 1994)	Pedome Pty Limited	Volume 4338 Folio 12 Now 1/324390
05.05.1994 (1994 to 1995)	Pennsylvania Holdings Pty Limited	1/324390
08.05.1995 (1995 to 1996)	Iceco Pty Limited	1/324390 Now 12/858147
25.10.1996 (1996 to 1999)	Walker Consolidated Investments Pty Limited	12/858147 Then 100/1005093 Now 1000/1005098

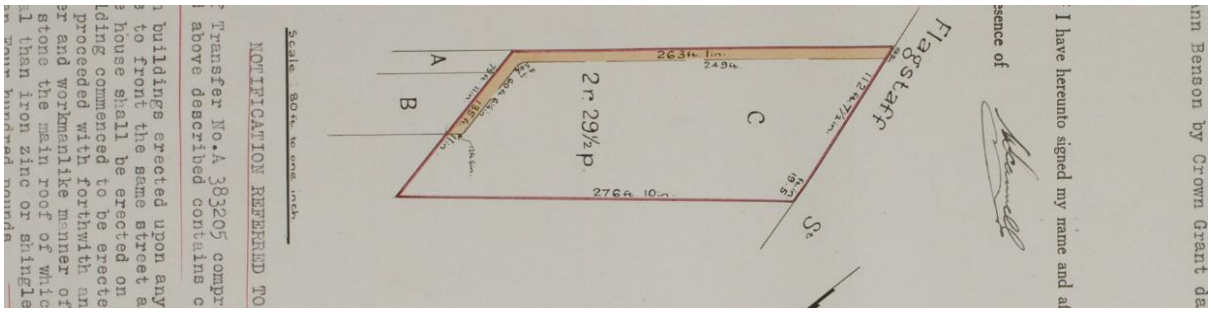
Table 4.1.12 Land Titles Records Summary – as regards to the whole of Strata Plan No. 60993

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
31.08.1999	Registration of Strata Plan No. 60993	
	Continued as regards the Common Property areas only	
31.08.1999 (1999 to date)	# The Owners - Strata Plan No. 60993	1000/1005098 Now CP/SP 60993

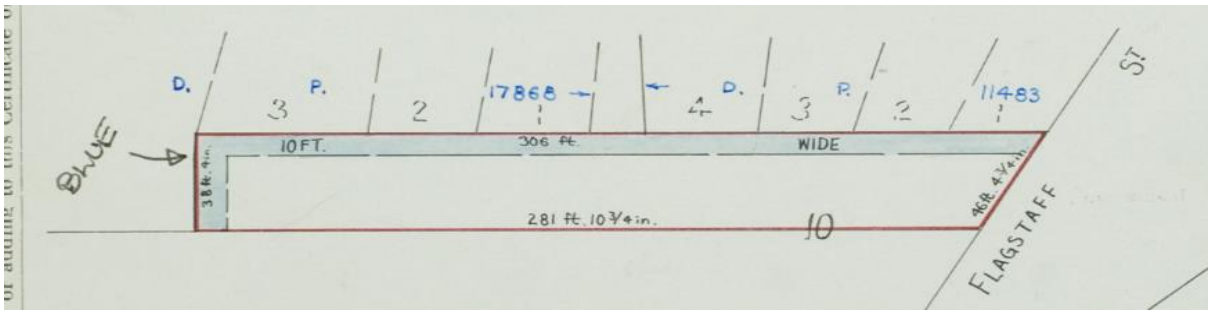
There were no leases, excluding premises outlined above, recorded for the site.

The following easements were reported for the site (excluding cross easement for party wall):

- 14.12.1933 (C 201059) Right of Way over the land-coloured brown in the diagram below – affected the part of the land tinted blue on the attached Cadastral Record Enquiry Report.



- 23.05.2960 (H431321) Right of Carriageway 10 feet wide affected the land-coloured blue on the diagram below – Affecting the land tinted yellow on the attached Cadastral records Enquiry Report. Cancelled 28.09.1992.



- 27.10.1967 (D.P. 234486) Right of Carriageway 12 feet wide, aloing the whole north western boujndary of the part tinted green on the attached Cadastral Records Enquiry Report – now cancelled.
- 29.09.1992 (D.P. 646757) Right of Carriageway variable width.
- 13.05.1993 (D.P. 647535) Easement for Right of Carriageway.
- 13.11.1995 (O585414) Easement for Right of Carriageway.
- 02.09.1999 (D.P. 1005097) Easement to Drain Sewage 1 metre wide and variable (limited in height and depth).
- 02.09.1999 (D.P. 1005097) Easement to permit encroaching structure to remain 0.4 metres.
- 02.09.1999 (D.P. 1005097) Easement to Drain Water variable width.
- 02.09.1999 (D.P. 1005097) Easement to Drain Water 1 metre wide (limited in height and depth).
- 02.09.1999 (D.P. 1005097) Easement to Drain Water 1 metre wide and variable width (limited in height and depth).
- 02.09.1999 (D.P. 1005098) Right of Carriageway 8 metres wide and variable width.
- 02.09.1999 (D.P. 1005098) Right of Carriageway 8 metres wide and variable width.

Based on the land title ownership search, SE conclude that there is a low to moderate potential for land contaminating activities to have been undertaken on the site. Further investigation, in the form of a site walkover, was considered warranted.

A copy of the land title search record is presented in **Appendix B**.

4.2. Aerial Imagery

A review of selected historical aerial imagery of the site was undertaken. Observations made of the imagery considered relevant to this investigation, are presented in **Table 4.2.1** to **Table 4.2.4** overleaf.

A copy of the historical aerials is presented in **Appendix C**.

Table 4.2.1 Aerial Imagery Observations – Block 1

Image Date	Block Features	Surrounding Land Use Settings
1943	Block One is observed to be comprised of commercial/industrial structures along Victoria Road. Massey Street bounders the northern boundary of the block, and Cowell Street bounds the southern boundary of the block.	Low-density residual structures are observed to the east and south-east of the block. Additional commercial/industrial structures are observed to the north, south and west along Victoria Road.
1955	No significant changes are observed to the block.	No significant changes are observed to surrounding land uses.
1965	Smaller commercial/industrial structures within the northern portion of the block are observed to have been replaced by a larger structure.	The open space located east of the block is observed to be utilised as a car parking lot.
1971	No significant changes are observed to the block.	The low-density structure directly east of the northern portion of the block along Massey Street is now observed as a large commercial/industrial structure. Redevelopment of structures to the east of the site is observed.
1986	Extensions are observed to the structures within the southern portion of the block.	An increase in hardstand surfaces is observed to the primary school to the west of the block across Victoria Road.
1991	No significant changes are observed to the block.	The residentials structures to the north-east of the northern portion of the block have been demolished. The same has occurred for some of the residential structures north-east of the southern portion of the block.
1994	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
2004	No significant changes are observed to the block.	One (1) large commercial structure is observed to the east of the lot in the location of the previous car parking lot. Low to medium density residential structures are observed to the far north-east of the northern portion of the block. The vacant lots north-east of the southern portion of the lot are now observed to be utilised as a hardstand car park.
2009	No significant changes are observed to the block.	No significant changes are observed to the surrounding land use.
2012	No significant changes are observed to the block.	No significant changes are observed to the surrounding land use.
2018	Demolition / construction activities is observed within one of the lots within the southern portion of the lot. The former structure is no longer observed.	No significant changes are observed to surrounding land use.
2024	One (1) high-density residential structure is now observed within the southern portion of the block.	No significant changes are observed to surrounding land use.

Table 4.2.2 Aerial Imagery Observations – Block 2

Image Date	Block Features	Surrounding Land Use Settings
1943	Block Two is observed to be comprised of commercial/industrial structures along Victoria Road. Cowell Street bounds the northern boundary of the block, whilst Junction Street bounds the southern portion of the lot. The north-eastern portion of the lot is observed to also include an area of open/vacant land associated with the present structures.	Low-density residential structures are observed to the east, south and north-east of the site. Commercial/industrial structures are observed along Victoria Road to the north and south. Commercial/industrial structures are observed to the west across Victoria road, volowed by low-density residual structures.

Image Date	Block Features	Surrounding Land Use Settings
1955	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
1965	Potential stockpiling is observed within the vacant lot in the north-eastern portion of the block.	No significant changes are observed to surrounding land use.
1971	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
1986	The north-eastern portion of the block is now utilised as a hardstand car park.	The lot directly east of the north-eastern portion fo the site has been redeveloped as a medium-density residential lot.
1991	New roofing and one (1) small, shed structure are observed across the structures within the southern portion of the block.	No significant changes are observed to surrounding land use.
1994	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
2004	Additional structures are observed within the southern portion of the block, east of the present structures.	No significant changes are observed to the block.
2009	No significant changes are observed to the block.	An increase in medium-high density residential structure is observed east of the north-eastern portion of the lot.
2012	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
2018	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
2024	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.

Table 4.2.3 Aerial Imagery Observations – Block 3

Image Date	Block Features	Surrounding Land Use Settings
1943	Block Three is observed to be comprised of commercial/industrial structures along Victoria Road and backing onto Massey Lane. Pittwater Road bounds the northern boundary of the block, and Massey Street bounds the southern boundary of the block.	Potential commercial/recreational land us is observed to the east of the stie across Massey Lane. A mix of commercial/industrial and residential is observed to the south of the block. Commercial/industrial land use is observed to the west across Victoria Road.
1955	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
1965	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
1971	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
1986	No significant changes are observed to the block.	An inground-swimming pool is observed to the north-east of the block. Redevelopment of the commercial/industrial structures to the west of the block across Victoria Road is observed.
1991	No significant changes are observed to the block.	The low-density residential structures to the south-east of the block are no longer observed.
1994	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
2004	No significant changes are observed to the block.	Medium-density structures are observed to the south-east of the site.
2009	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.

Image Date	Block Features	Surrounding Land Use Settings
2012	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
2018	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
2024	No significant changes are observed to the block.	Upgrades are observed to the locality east of the block, including upgrade to the outdoor recreational facilities associated with the childcare centre.

Table 4.2.4 Aerial Imagery Observations – Block 4

Image Date	Block Features	Surrounding Land Use Settings
1943	Block Four is observed to be comprised of low-density residual land use within the southern portion of the block, vacant land within the central and eastern portion of the block and commercial/industrial within the remainder of the block. Cowell Street bounds the southern boundary, Flagstaff Street bounds the eastern boundary, Massey Street bounds the northern boundary, and Victoria road bounds the western boundary of the block.	Low-density residential structures are observed to the south, east, and north-east of the block. Commercial/industrial structures are observed adjacent to the western portion of the block along Victoria Road, and south-west of the block.
1955	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
1965	The central and eastern portion of the block are observed to be utilised as a car parking lot.	No significant changes are observed to surrounding land use.
1971	One (1) residential structure within the northern portion of the block has been replaced by a commercial/industrial structure. One (1) low-density residential structure within the south-eastern portion of the block has been demolished and rebuilt.	One (1) commercial/industrial warehouse structure has replaced low-density residential structures to the east of the block.
1986	An extension has been added to one (1) of the commercial industrial structures within the western portion of the block.	A hardstand carpark and medium-density residential structure is observed to the south of the site across Cowell Street.
1991	Two (2) residential structures and associated sheds are no longer observed within the central-southern portion of the block.	The residential structures adjacent to the northern portion of the block have been demolished and no longer observed.
1994	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
2004	One large commercial structure is observed within the central-eastern portion of the block. A hardstand car park is observed within the southern portion of the block.	Five (5) medium density residential structures are observed within lots directly north of the block.
2009	No significant changes are observed to the block.	One (1) large medium-high density residential structure is observed south of the block, replacing low density residential structures.
2012	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
2018	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
2024	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.

The aerial imagery review indicated a moderate for land contaminating activities to have occurred on the site including potential uncontrolled filling and demolition across the proposal area, particularly within Block 4. As such, further consideration of this value is deemed warranted.

4.3. Anecdotal Information

There was no anecdotal information provided to SE during the site investigation.

4.4. Incident Reports / Complaints History

There was no incident reports or complaints history information provided to SE as part of this project.

4.5. Previous Contamination Assessments

There were no previous contamination assessments provided to SE during the investigation.

5. REGULATORY RECORDS

5.1. NSW EPA CLM Act Record of Notices

A search of the publicly available online NSW EPA CLM Act Record of Notices was completed on 21 January 2025. The results indicated that the site was not the subject of any notifications under Section 58 of the *Contaminated Land Management Act 1997*. One (1) locality was present on the register within the suburb of Gladesville:

- 436-484 Victoria Road, Gladesville NSW – Glade View Business Park located approximately 770 m north-west of the site. There is one (1) current notice and five (5) former notices for the site. The current notice is an Ongoing Maintenance Order (No. 20222803 for recipient Joelay Holdings (Aust) Pty Ltd) for the preparation and implementation of a Long-term Environmental Management Plan (LTEMP) for the site. The land was declared significantly contaminated on 15 February 2021 by the NSW EPA due to the presence of chlorinated hydrocarbons in groundwater and soil vapour (including trichloroethene, cis-1,2-dichloroethene and 1,1-dichloroethene). Further groundwater investigations noted that whilst groundwater within the site is impacted, it is likely restricted to the site with no evidence of off-site migration.

A copy of the CLM Act Record of Notices search record is presented in **Appendix D**.

5.2. NSW EPA POEO Act Register of Licences, Applications and Notices

A search of the publicly available online NSW EPA Record of Notices was completed on 21 January 2025. The results indicated that the site was not the subject of any licences, applications, notices, audits or pollution studies or reduction programs under Section 308 of the *Protection of the Environment Operations Act 1997*. No localities were noted on the register within the suburb of Gladesville.

A copy of the POEO Act Register of Licences, Applications and Notices search record is presented in **Appendix D**.

5.3. NSW EPA CLM Act Register of Notified Sites

A search of the publicly available online register of sites notified to the NSW EPA under Section 60 of the *Contaminated Land Management Act 1997*, was undertaken on 30 January 2025. The results did not indicate any sites within the proposal area requiring regulation under Section 60 of the *Contaminated Land Management Act 1997*. A total of four (4) localities on the register were present within the suburb of Gladesville NSW:

- 287-295 Victoria Road, Gladesville NSW – Caltex Service Station located approximately 160 m north of the proposal area. No further regulation of this locality is required under the CLM Act.
- Pittwater Road (Road Reserve) – Pittwater Road bounds the northern-most portion of the proposal area (Block 3). No further regulation of this locality is required under the CLM Act.
- 116 Victoria Road, Gladesville NSW – Caltex Service Station located approximately 200 m south of the site. No further regulation of this locality is required under the CLM Act.
- 436-484 Victoria Road, Gladesville NSW – Glade View Business Park located approximately 770 m north-west of the site. Ongoing maintenance under the CLM Act (in the form of an LTEMP) is required to manage residual contamination.

A copy of the NSW EPA CLM ACT Register of Notified Sites is presented in **Appendix D**.

5.4. Section 10.7 Planning Certificate

The site consists of land use zone 'MU1 – Mixed Use' in accordance with the *Hunters Hill Local Environmental Plan 2012 (Map Amendment No 1)*. The objectives of the zone are as follows:

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise the conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To ensure that new buildings provide and appropriate transition between employment zones and residential localities.

A section 10.7 planning certificate was collected for one (1) lot located within the site (Lot 3 DP13770 – 177 Victoria Road, Gladesville NSW). The certificate indicated that, within the meaning of the Contaminated Land Management Act, the lot was not:

- Significantly contaminated land;
- Subject to a management order;
- The subject of an approved voluntary management proposal;
- Subject to an ongoing maintenance order; or
- The subject of a site audit statement.

A copy of the section 10.7 planning certificate is presented in **Appendix E**.

6. SITE WALKOVER

A site walkover was undertaken on the 17 January 2025 by a suitably experienced environmental consultant representing SE. The purpose of the site walkover was to make observations of land use activities on the site, and on properties immediately adjacent to the site.

6.1. Current Land Use Activity

The land use setting of the site was observed to be utilised within a commercial/light industrial land use setting, with some areas (primarily within parts of Block 1 and 4) observed to be utilised within a low-to-medium density residential land use setting. SE note that access during the site walkover was only available within publicly accessible areas.

6.2. Buildings and General Infrastructure

Block 1:

The following buildings and general infrastructure were observed across the site footprint of Block 1 at the time of the site walkover:

- Multiple commercial lots/structures within the southern portion of the block bounded by Victoria Road and Cowell Street;
- One (1) electrical substation (No. 564) observed within the south-eastern portion of the block;
- One (1) medium-density residential structure and associated hardstand car-parking area within the southern portion of the block; and
- Multiple commercial lots/structures within the northern portion of the block bounded by Victoria Road and Massey Street.

The remainder of the block was observed to comprise of hardstand footpaths and minor vegetated road verges within the southern portion of the block.



Site Photograph 6.2.1 View of the commercial lots bounded by Cowell Street within the southern portion of Block 1, as observed 17 January 2025, facing north.



Site Photograph 6.2.2 Southern boundary of Block 1 adjacent to Cowell Street, as observed 17 January 2025, facing east.



Site Photograph 6.2.3 View of the electrical substation within the south-eastern portion of Block 1, as observed 17 January 2025, facing north-east.



Site Photograph 6.2.4 View of the rear of the medium-density residential structure and associated hardstand parking within the southern portion of Block 1, as observed 17 January 2025, facing west.



Site Photograph 6.2.5 View of the rear of the northern portion of Block 1 bounded by Massey Street and a pedestrian walkway, as observed 17 January 2025, facing south-west.



Site Photograph 6.2.6 View of the northern boundary of Block 1, as observed 17 January 2025, facing east.



Site Photograph 6.2.7 View of the commercial structures within the northern portion of Block 1 as bounded by Victoria Road, as observed 17 January 2025, facing south.

Block 2:

The following buildings and general infrastructure were observed across the site footprint of Block 2 at the time of the site walkover:

- One (1) hardstand carpark within the north-eastern portion of the block, bounded by Cowell Street; and
- Multiple commercial lots/structures within the western and southern portion of the block, including one (1) dry cleaner, bounded by Victoria Road and Junction Street.

The remainder of the block was observed to comprise of hardstand footpaths and minor vegetated areas.



Site Photograph 6.2.8 View of the northern boundary of Block 2 bounded by Cowell Street, as observed 17 January 2025, facing west.



Site Photograph 6.2.9 View of the hardstand carpark and landscaping areas within the north-eastern portion of Block 2, as observed 17 January 2025, facing south.



Site Photograph 6.2.10 View of the rear of the commercial structures within the north-western portion of Block 2, as observed 17 January 2025, facing north-west.



Site Photograph 6.2.11 View of the rear of the commercial structures within the western portion of Block 2, as observed 17 January 2025, facing west.



Site Photograph 6.2.12 View of structures within the southern portion of Block 2 bounded by Victoria Road and Junction Street, as observed 17 January 2025, facing north.



Site Photograph 6.2.13 View of the southern boundary of Block 2 bounded by Junction Street, as observed 17 January 2025, facing north-east.



Site Photograph 6.2.14 View of the western boundary of Block 2 along Victoria Road, including the dry-cleaning premises, as observed 17 January 2025, facing north.

Block 3:

The following buildings and general infrastructure were observed across the site footprint of Block 3 at the time of the site walkover:

- Multiple commercial lots/structures within the block, bounded by Victoria Road, Massey Road, Massey Land and Pittwater Road.

The remainder of the block was observed to comprise of hardstand footpaths and car parking spaces.



Site Photograph 6.2.15 View of the southern portion of Block 3 bounded by Massey Road and Victoria Road, as observed 17 January 2025, facing north.



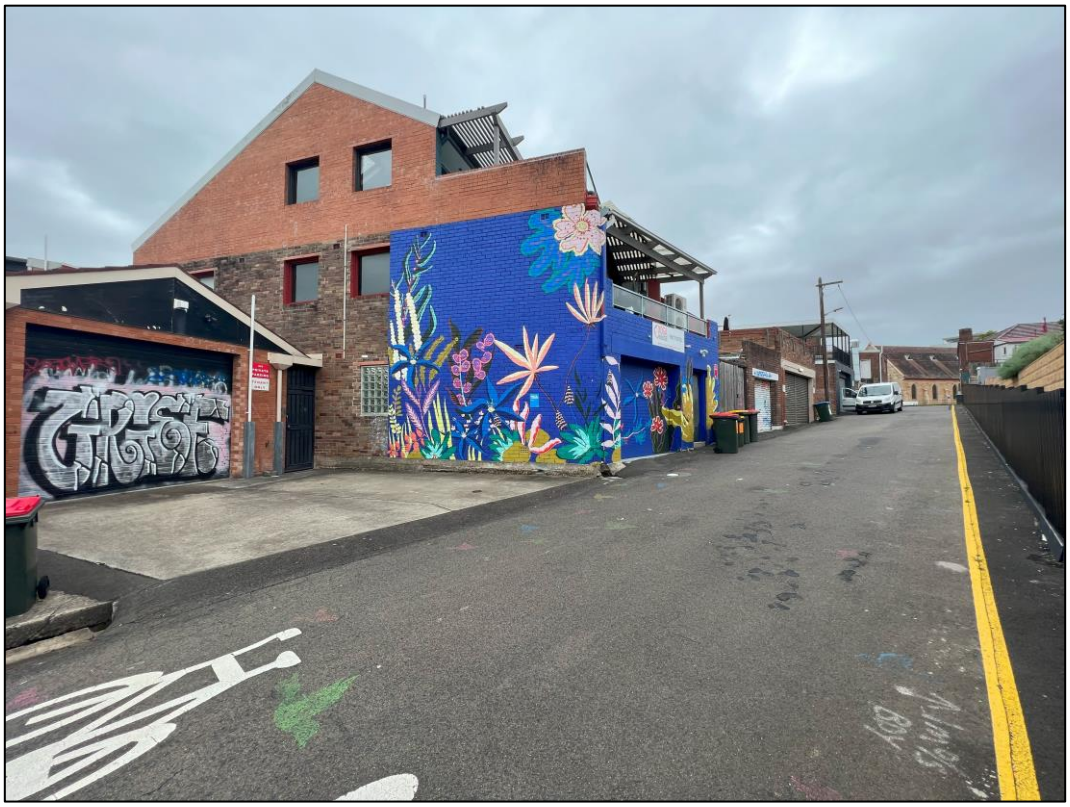
Site Photograph 6.2.16 View of the western boundary of Block 3 bounded by Victoria Road, as observed 17 January 2025, facing north.



Site Photograph 6.2.17 View of the northern boundary of the Block 3 along Pittwater Road, as observed 17 January 2025, facing east.



Site Photograph 6.2.18 View of the northern portion of the eastern boundary of Block 3 (Massey Lane), as observed 17 January 2025, facing south.



Site Photograph 6.2.19 View of the southern portion of the eastern boundary of Block 3 (Massey Lane), as observed 17 January 2025, facing north-west.

Block 4:

The following buildings and general infrastructure were observed across the site footprint of Block 4 at the time of the site walkover:

- One (1) low-density residential structure within the south-western portion of the block;
- One (1) hardstand carpark and driveway within the southern portion of the block;
- Two (2) low-density residential structures within the south-eastern portion of the block;
- One (1) large commercial shopping building within the central and eastern portion of the block;
- One (1) commercial structure within the northern portion of the block; and
- Multiple commercial lots/structures within the western portion the block, bounded by Victoria Road.

The remainder of the block was observed to comprise of hardstand footpaths and car parking spaces.



Site Photograph 6.2.20 View of the low-density residential structure within the south-western portion of Block 4, as observed 17 January 2025, facing north-west.



Site Photograph 6.2.21 View of the hardstand carpark and driveway within the southern portion of Block 4, as observed 17 January 2025, facing north.



Site Photograph 6.2.22 View of one (1) of the low-density residential structures within the south-eastern portion of Block 4, as observed 17 January 2025, facing north-west.



Site Photograph 6.2.23 View of the rear of the commercial structures within the western portion of Block 4, as observed 17 January 2025 from within the central portion of the block, facing west.



Site Photograph 6.2.24 View of the rear of the commercial structures within the western portion of Block 4, as observed 17 January 2025 from within the central portion of the block, facing west.



Site Photograph 6.2.25 View of the rear of the commercial structures within the western portion of Block 4, as observed 17 January 2025 from within the central portion of the block, facing west.



Site Photograph 6.2.26 View of the commercial shopping central within the central and eastern portion of the Block 4, as observed 17 January 2025 from within the central portion of the block, facing north-east.



Site Photograph 6.2.27 View of the northern boundary of Block 4 bounding Massey Street, as observed 17 January 2025, facing east.



Site Photograph 6.2.28 View of the north-western boundary of Block 4, as observed 17 January 2025, facing south.



Site Photograph 6.2.29 View of the commercial structure along the eastern boundary of Block 4, bounded by Flagstaff Street, as observed 17 January 2025, facing south-west.



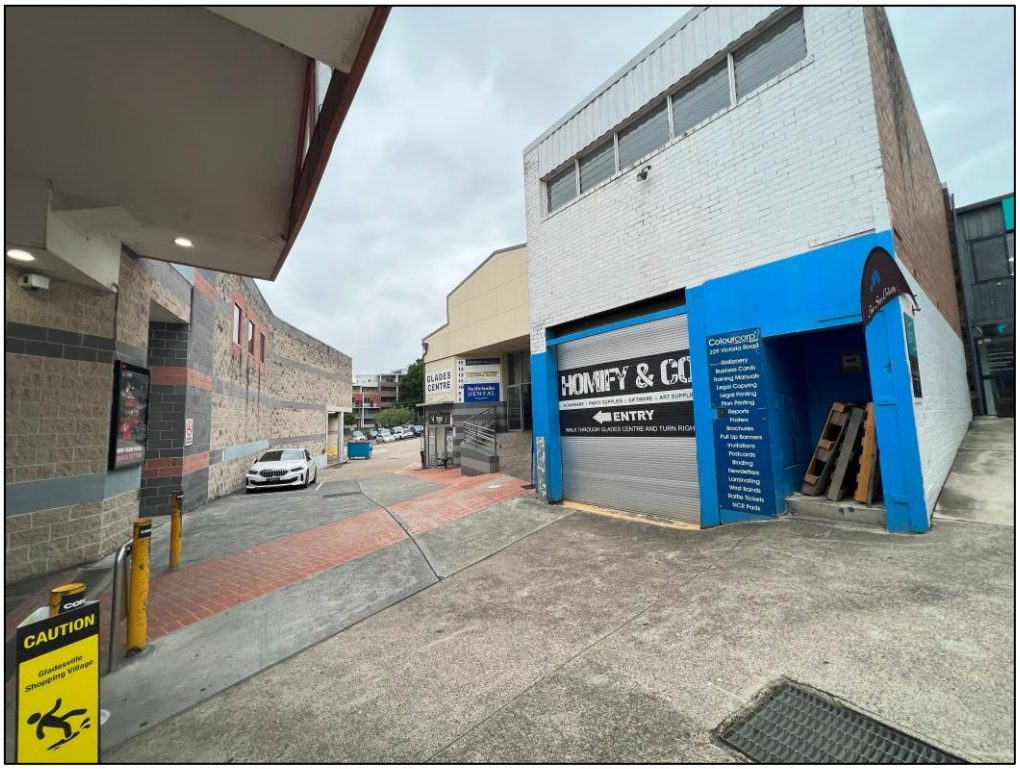
Site Photograph 6.2.30 View of the commercial structure along the eastern boundary of Block 4, as observed 17 January 2025, facing south-west.

6.3. Boundary Fencing

Boundary fencing was mainly comprised of the building structures across all blocks, with fencing observed sporadically between the lots and the individual parking areas. Pedestrian and vehicle access is available throughout the central portion of Block 4.



Site Photograph 6.3.1 Representative fencing observed along the western boundary of Block 2, as observed 17 January 2025, facing north-east.



Site Photograph 6.3.2 Representative view of the pedestrian walkway and driveway through the central portion of Block 4, as observed 17 January 2025, facing south-west.

6.4. Adjacent Land Use Activities

Observations made during the site walkover indicated the following land use activities adjacent to the site:

- North - Pittwater Road followed by Commercial;
- East - Low to Medium Density Residential;
- West - Victoria Road followed by Commercial, Open Space and Gladesville Public School; and
- South - Commercial and Low to Medium Density Residential.

6.5. Odours and Staining

No evidence of odours or staining were observed within the site during the site walkover.

6.6. Chemical Storage

No evidence of chemical storage was observed across the site during the site walkover. It is presumed that chemicals may be stored within the commercial premises within the site, particularly with the dry cleaners located within Block 2 and Block 4 (inside the commercial shopping centre).

6.7. Underground and Aboveground Storage Tanks

Evidence of underground and aboveground storage tanks was not observed during the site walkover. As not all areas within the site were accessible for visual inspection, there is potential that some storage tanks may be present within the site.

6.8. Fill Material

Potential fill materials were observed within the landscaping verge located along the southern boundary of Block 1, south of the electrical substation. Fill materials observed included, gravels, glass and potential asbestos containing fibre cement fragments.

There is potential that fill materials may be present underneath the hardstand surfaces across the site, such as the carparking areas and building slabs, as a result of potential historical uncontrolled demolition and/or filling throughout the site's history.



Site Photograph 6.8.1 Potential fill materials observed within landscaping verge south of Block 1, as observed 17 January 2025, facing east.

6.9. Wastes

Large quantities of waste storage was not observed during the site walkover. Minor waste materials were observed within the carparking areas within the southern portion of Block 4. Waste materials observed included timber, glass and general rubbish such as cardboard and plastics.



Site Photograph 6.9.1 Minor waste materials encountered within the carpark in the southern portion of Block 4, as observed 17 January 2025.



Site Photograph 6.9.2 General rubbish materials encountered within the carpark in the southern portion of Block 4, as observed 17 January 2025.

6.10. Asbestos Containing Materials

Potential Asbestos Containing Materials (PACM) were observed within one (1) location during the site walkover. Potential asbestos containing fibre cement fragments were observed within fill soil materials located in the landscaping verge along the southern boundary of Block 4, south of the electrical substation. The extent of potential asbestos impacts could not be determined at the time of the site walkover.

Due to presumed age of the on-site structures, it is considered likely that PACM may be present within the building fabric of the structures within all four (4) blocks. As such, a hazardous building materials survey is recommended to be undertaken prior to demolition works of any on-site structures.



Site Photograph 6.10.1 Potential asbestos containing fibre cement fragments encountered within fill materials along the southern boundary of Block 4, as observed 17 January 2025.

6.11. Phytotoxicity

There was no visual evidence observed to suggest significant or widespread phytotoxic impact (in the form of dieback or plant stress) in the vegetation at the site. Similar observations were made of visible vegetation on land adjacent to the site.

6.12. Surface Water and Site Drainage

Visual observations made in the context of site drainage during the walkover, indicated that drainage mechanisms on the site are likely to include:

- Infiltration into underlying soils, where soil permeability permits;
- Downpipes associated with the on-site structures; and
- Stormwater systems identified both within and adjacent to the site.

6.13. Adjacent Receptors

Surface water courses proximal to the site include Tarban Creek located approximately 440 m east of the site, Glades Creek located approximately 645 m west of the northern portion of the site, Parramatta River located approximately 645 m south of the site and Land Cove River located approximately 1.45 km east of the site.

The closest sensitive human receptors are current and future onsite residential land users, and those on neighbouring sites.

7. DATA INTEGRITY ASSESSMENT

SE has relied on the following sources of data while undertaking this investigation:

- SE field observations during the site walkover;
- Australian Soil Resource Information System;
- Department of Land and Water Conservation;
- Department of Minerals and Energy;
- Department of Primary Industries – Water;
- Hunters Hill Council;
- Google Earth;
- Infotrack Pty Ltd;
- National Environment Protection Council;
- Nearmap Pty Ltd;
- NSW Environment Protection Authority;
- NSW Land and Property Information; and
- Water NSW.

Based on SE's experience and professional judgement, the data obtained from the sources relied upon, is considered to be adequately precise, accurate, representative, complete and comparable within the objectives of this investigation and for the purpose of drawing conclusions regarding land contamination risks at the site.

8. CONCEPTUAL SITE MODEL

8.1. Potential Areas of Environmental Concern

The site history data collected, and site walkover observations made were assessed within the objectives of this investigation and in the context of the proposed development works. That assessment identified areas of environmental concern (AEC) and contaminants of potential concern (COPC) which have the potential to be present on site. The AEC and associated COPC identified are presented in **Table 8.1.1** below.

Table 8.1.1 PAEC and COPC

ID	Potential Area of Environmental Concern	Land Use Activity	Contaminants of Potential Concern	Risk
PAEC01	Potential Fill Materials Across Site Footprint	Uncontrolled Filling / Demolition	Heavy Metals, TRH, BTEX, PAH, OCP, PCB, Asbestos, CVOC, Chlorinated Hydrocarbons	High
PAEC02	On-site Structures	Hazardous Building Materials	Asbestos, Lead, SMF, PCB	Moderate
PAEC03	Potential Surficial Asbestos Containing Materials	Uncontrolled Filling / Demolition	Asbestos	High
PAEC04	Potential Groundwater Contamination	Uncontrolled Filling / Demolition, Dry-cleaning Activities, Chemical Spills / Leaks	Heavy Metals, TRH, BTEX, PAH, PCB, CVOC, Chlorinated Hydrocarbons	Moderate

The potential contamination pathways are considered to be as follows:

- Inhalation/ingestion of contaminants released in dust during redevelopment;
- Direct contact, ingestion or inhalation of soil; and
- Migration of contaminants within surface and groundwater to neighbouring properties and water bodies.

Relevant potential receptors are considered to include:

- Onsite construction and maintenance workers;
- Third parties during construction (adjacent site users and adjacent residents);
- Onsite flora and fauna;
- Groundwater and surface water;
- Future residents/end users; and
- Neighbouring residential land users.

8.2. Land Use Setting

SE understands that the site currently utilised within both a commercial/industrial and residential land us setting and is proposed for future redevelopment within a commercial/industrial land use setting.

As the proposed future site use is as low-density residential, SE considers it reasonable to adopt the 'HIL D – Commercial / Industrial' per guidance provided in Section 2.2 of Schedule B (1) of the National Environment Protection Measure (Assessment of Site Contamination) 2013 (NEPM ASC 2013), in order to conservatively assess the site for the future proposed land use.

8.3. Drinking Water Use

There are no groundwater bores onsite or down-gradient of the site, registered for drinking water use. It is noted that a reticulated mains potable water supply is available in the area. Therefore, further assessment of this groundwater drinking water value is considered not warranted.

8.4. Recreational Water Use

Surface water courses proximal to the site include Tarban Creek located approximately 440 m east of the site, Glades Creek located approximately 645 m west of the northern portion of the site, Parramatta River located approximately 645 m south of the site and Land Cove River located approximately 1.45 km east of the site.

There is potential, albeit low, that these surface water courses within proximity to the site would include be utilised for recreational activities such as swimming, fishing for consumption and / or water sports. As such, further consideration of this pathway is deemed warranted.

8.5. Aquatic Ecosystems

Surface water courses proximal to the site include Tarban Creek located approximately 440 m east of the site, Glades Creek located approximately 645 m west of the northern portion of the site, Parramatta River located approximately 645 m south of the site and Land Cove River located approximately 1.45 km east of the site.

Based on historical and proposed future land use of the site, there is a potential for surface / groundwater contamination. As a conservative measure, consideration of this value is deemed warranted.

8.6. Direct Contact – Human Health

SE understands that a future proposed development will mostly consist of commercial and residential structures and hardstand parking across the current site, which would act as a direct contact barrier between potential land contamination and onsite receptors during operation of the site. The rest of the site would generally consist of open space landscaped areas. In these areas, it is considered that a direct contact exposure pathway may be present between potential contamination and onsite receptors.

Based on the proposed future land use of the site and the potential for fill materials to be present, further consideration of this value is considered warranted.

8.7. Inhalation / Vapour Intrusion – Human Health

In order for a potentially unacceptable inhalation / vapour intrusion human health exposure risk to exist, a primary vapour source (e.g. underground storage tank) or secondary vapour source (e.g. significantly contaminated soil or groundwater) must exist.

The historical evidence reviewed indicated a low to moderate likelihood for a potential primary source to be present on the site. Potential sources of groundwater contamination in the immediate vicinity of the site were observed in the form of dry-cleaning premises within Block 2 and Block 4. Known groundwater contamination is noted within the Glade View Business Park located approximately 770 m north-west of the site and is currently managed under a LTEMP. Whilst investigations within the Glade View Business Park considered it unlikely that off-site migration of groundwater contamination has occurred, further consideration of this value is deemed warranted.

Due to the presence of the potential for fill soil materials and groundwater contamination to be present at the site, as well as the potential asbestos containing materials observed during the site walkover, SE consider the need for further inhalation / vapour intrusion human health risk assessment to be necessary.

8.8. Aesthetics

Section 3.7 of Schedule B1 NEPM ASC advises that there are no specific numerical aesthetic guidelines, however site assessment requires a balanced consideration of the quantity, type and distribution of foreign material or odours in relation to the specific land use and its sensitivity.

Due to visual observations made during site visit and the nature of the development and proposed land-use, SE consider further aesthetics assessment and management to be warranted.

8.9. Ecological Health - Terrestrial Ecosystems

Section 3.4.2 of Schedule B (1) NEPM ASC 2013 suggests that a pragmatic risk-based approach be taken in applying ecological investigation levels and ecological screening levels in residential and commercial/ industrial land use settings.

SE understand that the proposed development includes the construction of commercial and residential structures and hardstand parking areas within the site, which would act as a direct contact barrier between potential land contamination and onsite receptors during operation of the site. The rest of the site would generally consist of open space and landscaped areas. In these areas, it is considered that a direct contact exposure pathway may be present between potential contamination and onsite receptors.

Due to the presence of these open space areas further ecological assessment is considered warranted.

8.10. Management Limits for Petroleum Hydrocarbon Compounds

NEPM ASC 2013 notes that there are a number of policy considerations which reflect the nature and properties of petroleum hydrocarbons:

- Formation of observable light non-aqueous phase liquids (LNAPL);
- Fire and explosive hazards; and
- Effects on buried infrastructure (e.g. penetration of or damage to, in-ground services by hydrocarbons).

Section 2.9 of Schedule B (1) NEPM ASC 2013 includes ‘management limits’ to avoid or minimise these potential effects. Application of the management limits requires consideration of site-specific factors such as the depth of building basements and services and depth to groundwater, to determine the maximum depth to which the limits should apply. Section 2.9 of Schedule B (1) NEPM ASC 2013 also notes that management limits may have less relevance at operating industrial sites which have no or limited sensitive receptors in the area of potential impact, and when management limits are exceeded, further site-specific assessment and management may enable any identified risk to be addressed.

Potential fill materials across the site (if present) have the potential to present an unacceptable petroleum hydrocarbon management risk. As such, further consideration of the petroleum hydrocarbon management limits is considered necessary during future investigations within the site.

9. CONCLUSIONS AND RECOMMENDATIONS

Based on SE's assessment of the desktop review information, fieldwork data and laboratory analytical data, in the context of the proposed redevelopment scenario, SE makes the following conclusions:

- Historical land titles have indicated that the site has been owned by a number of private individuals and companies between 1890 and 2024 for Strata Plan No. 60993. It is considered that there is a low to moderate potential for land contaminating activities to have occurred within the Strata Plan that required further investigation;
- Review of historical aerial imagery has indicated that majority of the site has undergone minimal changes since 1943. The major changes have been observed to Block 4, whereby the current Gladesville Shopping Village was constructed between 1994 and 2004. Some demolition and extensions have been observed within majority of the block or surrounding lots. Based on review of historical aerial imagery at the site, further investigation is warranted;
- A review of publicly available contaminated land databases indicated that the site is not the subject of any licenses, applications, notices under Section 308 of the *Protection of the Environment Operations Act 1997*. The site is not notified under Section 60 of the *Contaminated Land Management Act 1997*. The site is not the subject of any notifications under Section 58 of the *Contaminated Land Management Act 1997*;
- Review of council certification has indicated that the site is not registered as:
    - Significantly contaminated land;
    - Subject to a management order;
    - The subject of an approved voluntary management proposal;
    - Subject to an ongoing maintenance order; or
    - The subject of a site audit statement.
- Based on the desktop review and site walkover, four (4) potential areas of environmental concern were identified within the site ranging moderate to high risk; and
- Based on the assessments undertaken as part of this investigation, SE have concluded that the site is suitable for the proposed rezoning outlined within the Gladesville Master Plan, with the future associated redevelopment suitable subject to a Stage 2 Detailed Site Investigation that is required to address the four (4) potential areas of environmental concern (PAEC) prior to redevelopment works commencing.

Based on the conclusions stated above and the background data gathered during the course of this investigation, SE recommends the following:

- Undertake a Stage 2 Detailed Site Investigation within the identified potential areas of environmental concern to further characterise potential contamination, and inform whether further management or remediation is required prior to redevelopment works commencing on-site;
- Undertake a hazardous building material survey of the structures present on-site prior to demolition;
- Following removal of hazardous building materials (if identified), a clearance inspection must be undertaken by an appropriately qualified occupational hygienist / SafeWork NSW LAA;
- A waste classification assessment should be carried out on any soil materials proposed for disposal off-site as per the NSW EPA Waste Classification Guidelines (2014); and
- Records of the transport and disposal of any materials off-site should be maintained.

This report, including its conclusions and recommendations, must be read in conjunction with the limitations presented in **Section 10**.

10. STATEMENT OF LIMITATIONS

The findings presented in this report are based on specific searches of relevant, government historical databases and anecdotal information that were made available during the course of this investigation. To the best of our knowledge, these observations represent a reasonable interpretation of the general condition of the site at the time of report completion.

This report has been prepared solely for the use of the client to whom it is addressed and no other party is entitled to rely on its findings.

No warranties are made as to the information provided in this report. All conclusions and recommendations made in this report are of the professional opinions of personnel involved with the project and while normal checking of the accuracy of data has been conducted, any circumstances outside the scope of this report or which are not made known to personnel and which may impact on those opinions is not the responsibility of Sydney Environmental Group Pty Ltd. Should information become available regarding conditions at the site including previously unknown sources of contamination, SE reserves the right to review the report in the context of the additional information.

This report must be reviewed in its entirety and in conjunction with the objectives, scope and terms applicable to SE's engagement. The report must not be used for any purpose other than the purpose specified at the time SE was engaged to prepare the report.

Logs, figures, and drawings are generated for this report based on individual SE consultant interpretations of nominated data, as well as observations made at the time site walkover/s were completed.

Data and/or information presented in this report must not be redrawn for its inclusion in other reports, plans or documents, nor should that data and/or information be separated from this report in any way.

Should additional information that may impact on the findings of this report be encountered or site conditions change, SE reserves the right to review and amend this report.

11. REFERENCES

National Environment Protection Council (NEPC) 2013A, 'Schedule B(1) Guideline on Investigation Levels for Soil and Groundwater, National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013'.

National Environment Protection Council (NEPC) 2013B, 'Schedule B(2) Guideline on Site Characterisation, National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013'.

NSW EPA 2017, '*Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (3rd edition)'.*

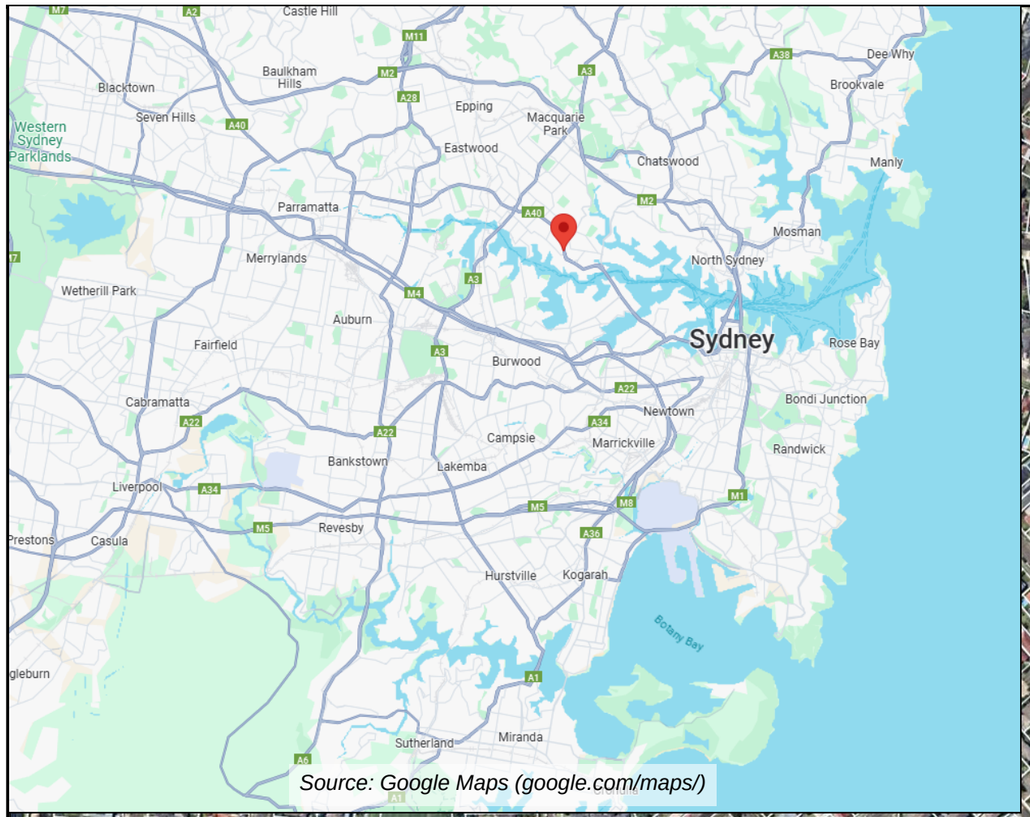
NSW EPA 2022, '*Contaminated Sites: Sampling Design Guidelines'.*

NSW EPA 2012, *'Guidelines for the Assessment and Management of Sites Impacted by Hazardous Ground Gases'*

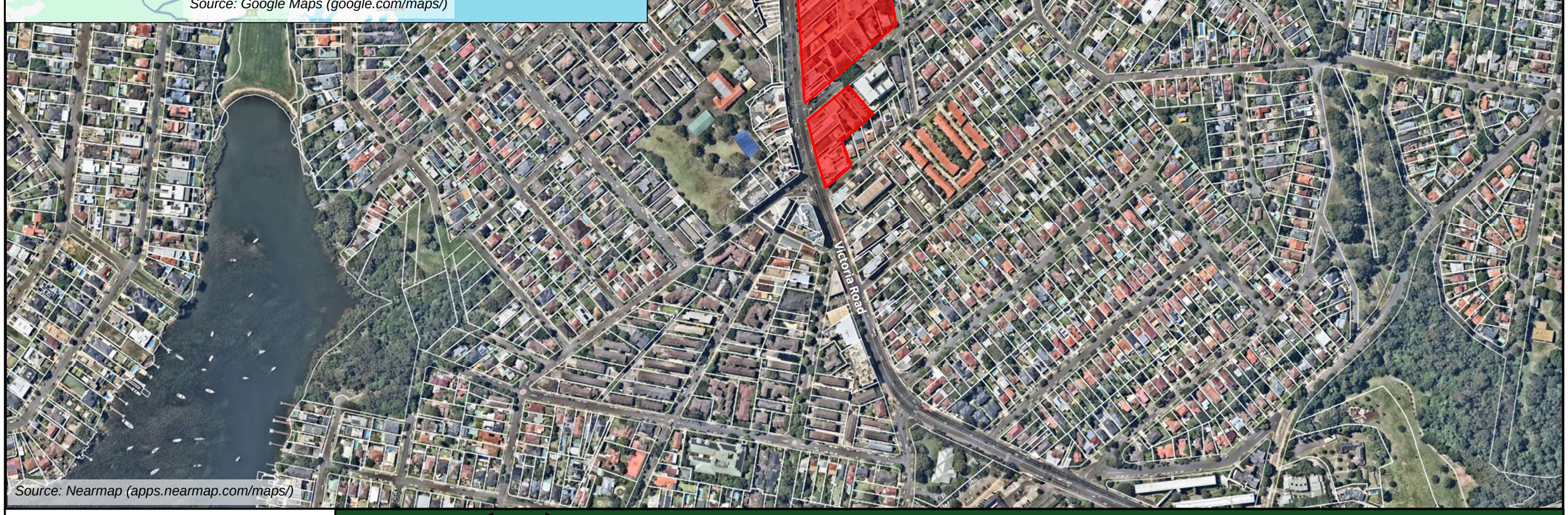
NSW EPA 2020, '*Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites'*.

WA DOH 2021, '*Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia'* dated August 2021.

FIGURES



Source: Google Maps (google.com/maps/)



Source: Nearmap (apps.nearmap.com/maps/)

Sydney Environmental Group

Scale:	100 m — Site Locality
Client Name:	Hunters Hill Council
Project Name:	Stage 1 Preliminary Site Investigation
Project Location:	Gladesville Master Plan, Victoria Road, Gladesville NSW

N

Figure Number:	1
Figure Date:	30 January 2025
Report Number:	2865-PSI-01-310125.v1f



Scale: 30 m	Site Layout		
Client Name:	Hunters Hill Council	N	Figure Number: 2
Project Name:	Stage 1 Preliminary Site Investigation		Figure Date: 30 January 2025
Project Location:	Gladesville Master Plan, Victoria Road, Gladesville NSW		Report Number: 2865-PSI-01-310125.v1f

Sydney Environmental Group

LEGEND

- Site Boundary
- **PAEC01/PAEC04** - Potential Fill Materials Across Site Footprint / Potential Groundwater Contamination
- **PAEC02** - On-site Structures
- **PAEC03** - Potential Surficial Asbestos Containing Materials

VICTORIA ROAD

COWELL STREET

JUNCTION STREET

FLAGSTAFF STREET

MASSEY LANE

MASSEY STREET

PITTWATER ROAD

Source: Nearmap (apps.nearmap.com/maps/)

Sydney Environmental Group

Scale:	30 m	Potential Areas of Environmental Concern	
Client Name:	Hunters Hill Council	Figure Number:	3
Project Name:	Stage 1 Preliminary Site Investigation	Figure Date:	30 January 2025
Project Location:	Gladesville Master Plan, Victoria Road, Gladesville NSW	Report Number:	2865-PSI-01-310125.v1f

APPENDIX A

GROUNDWATER

WaterNSW

home | help | contact | customise

State Overview
State Overview

Rivers and Streams
favourites | search | download sites | find a site
⊞ Real Time Data - Rivers And Streams

Daily River Reports
⊞ Daily River Reports

Dams
favourites | search | download sites | find a site
⊞ Real Time Data - Major Dams

Groundwater (Telemetered data)
favourites | search | download sites | find a site
⊞ Real Time Data - Bores

All Groundwater Site details
search | download sites | find a site
search by licence
⊞ All Groundwater Map

Meteorology
favourites | search | download sites | find a site
⊞ Real Time Data - Weather Stations

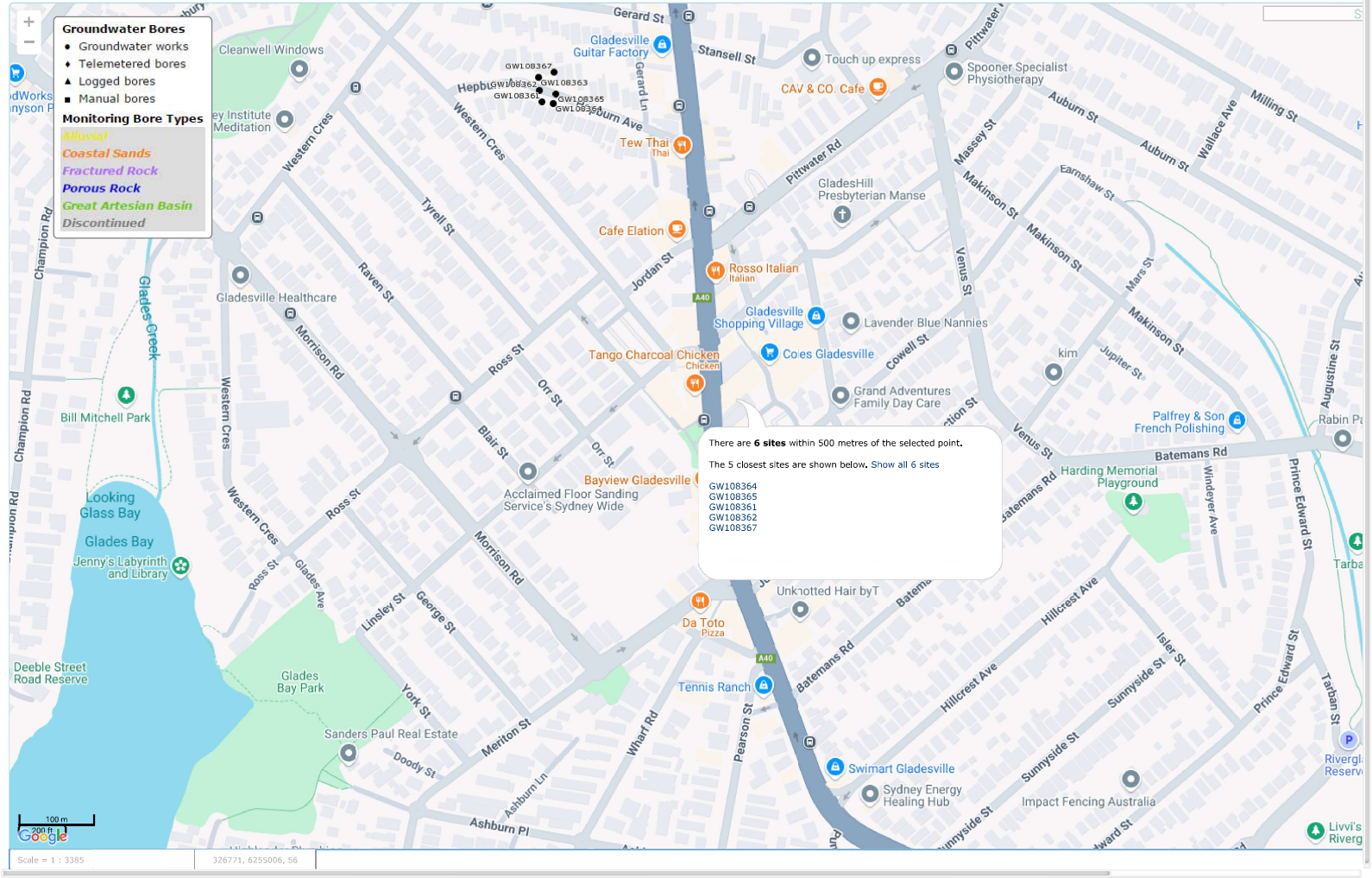
Hunter River Salinity Trading Scheme
Hunter River Salinity Trading Scheme

ALL GROUNDWATER MAP

bookmark this page

All data times are Eastern Standard Time

Map | Info

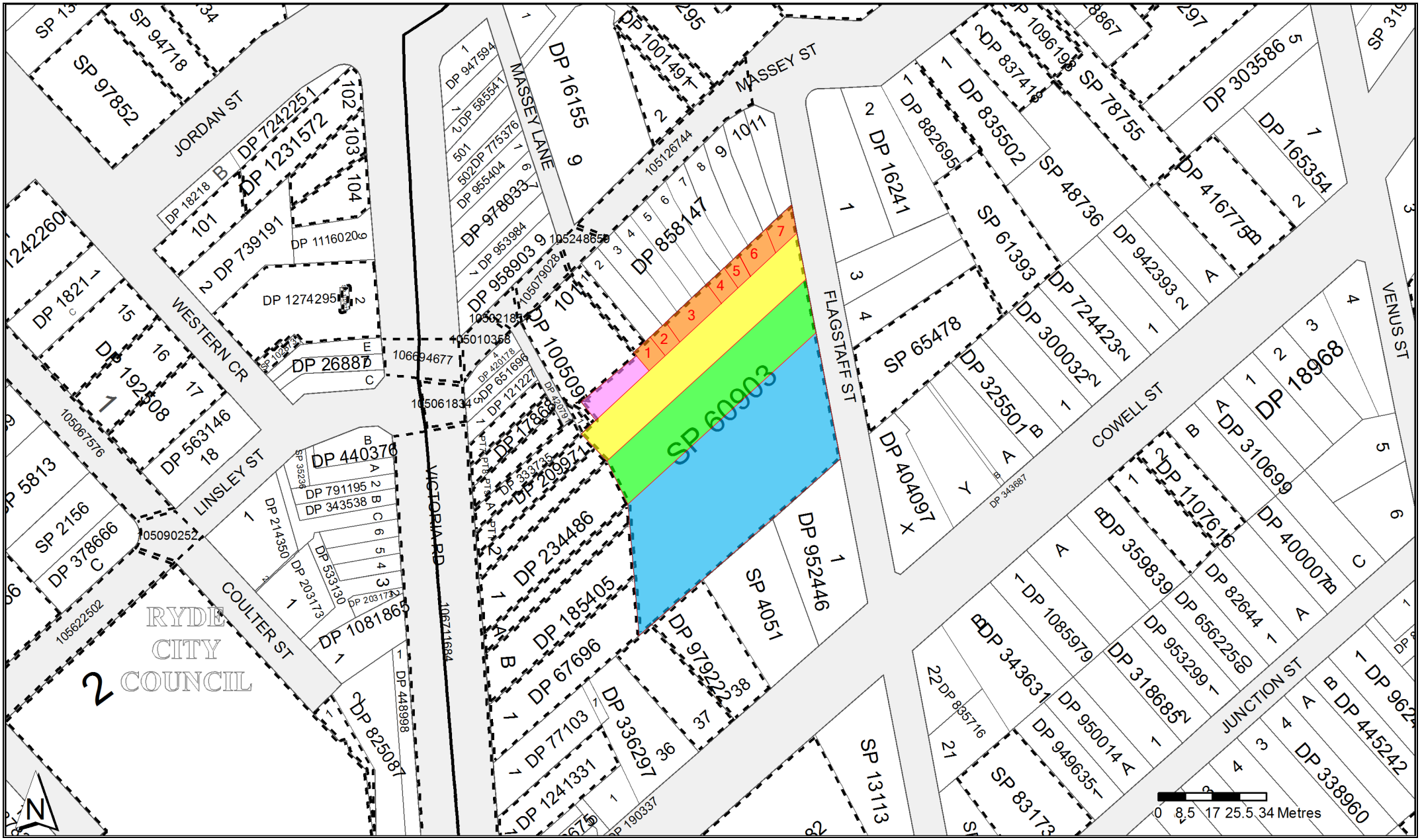


APPENDIX B

LAND TITLES

Cadastral Records Enquiry Report : SP 60903

Locality : GLADESVILLE
Parish : HUNTERS HILL
LGA : HUNTERS HILL
County : CUMBERLAND



Copyright © Crown in right of New South Wales, 2017

This information is provided as a searching aid only.Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For ALL ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps

InfoTrack
Req:R720654 /Doc:SP 0060993 P /Rev:02-Sep-1999 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 13:19 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

FORM 1

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

LY

COUNCIL'S CERTIFICATE

Newcastle City Council (Name of Council) having satisfied itself that the requirements of the *Strata Schemes (Freehold Development) Act 1973 or ~~*Strata Schemes (Leasehold Development) Act 1986~~ have been complied with, approves of the proposed

*strata plan
~~*strata plan of subdivision~~,

illustrated in the annexure to this certificate.

~~* The strata plan/strata plan of subdivision is part of a development scheme. The council is satisfied that the plan is consistent with any conditions of any development consent and that the plan gives effect to the stage of the strata development contract to which it relates.~~

~~* The Council does not object to the encroachment of the building beyond the alignment of~~

~~* This approval is given on the condition that the use of lot(s)~~
~~(being utility lot/s designed to be used primarily for the storage or accommodation of boats, motor vehicles or goods and not for human occupation as a residence, office, shop or the like) is restricted to the proprietor or occupier of a lot or proposed lot (not being such a utility lot) the subject of the strata scheme established, as referred to in *section 39 of the Strata Schemes (Freehold Development) Act 1973 or *section 68 of the Strata Schemes (Leasehold Development) Act 1986.~~

Date 21/7/99
Subdivision No S1277/99

General Manager/Authorised Person

DA No. 99/139C

SURVEYOR'S CERTIFICATE

I, JOHN ROBERT MINEHAN

of P.O. BOX 55 WARNERS BAY 2282

a surveyor registered under the Surveyors Act 1929, hereby certify that:

(1) each applicable requirement of
*Schedule 1A to the Strata Schemes (Freehold Development) Act 1973
~~*Schedule 1A to the Strata Schemes (Leasehold Development) Act 1986~~
has been met.

(2) ~~*(a) the building encroaches on a public place.~~
~~*(b) the building encroaches on land (other than a public place) in respect of which encroachment an appropriate easement~~
~~*has been created by registered +~~
~~*is to be created under section 88B of the Conveyancing Act 1919.~~

(3) the survey information recorded in any accompanying location plan is accurate.

Signature:
Date 2ND JUNE 1999

*Delete if inapplicable
+State whether dealing or plan, and quote registered number.

This is sheet 1 of my Plan in 2 sheets.

PLAN OF SUBDIVISION OF LOT 381 D P 877464

LGA Newcastle

Suburb/Locality : Mayfield West

Parish : Newcastle

County : Northumberland

Reduction Ratio 1: 300

Lengths are in metres

SP60993

Registered 31/8/1999

C.A. No S1277/99 OF 21·7·1999

Purpose STRATA PLAN

Ref. Map U6357-82#

Last Plan DP 877464

Name of, and *address for service of notices on, the owners corporation
*Address required on original strata plan only.

THE OWNERS
STRATA PLAN Nº 60993
Nº 26 WERRIBI STREET
MAYFIELD WEST
N S W 2304

Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants.

~~BANK OF NSW LIMITED (ABN 97 95 ...)~~
~~BY ITS ATTORNEY~~
~~PURSUANT TO POWER OF ATTORNEY~~
~~REGISTERED~~
~~I/WE DECLARE THAT I HAVE NO NOTICE OF THE REVOCATION OF SAID POWER OF ATTORNEY~~

RESIDENTIAL
~~(Insert type being adopted)~~ Model By-laws adopted for this scheme
Keeping of Animals: Option A/~~B~~C ~~GARBAGE Option: A~~
~~*Schedule of By-laws in ____ sheets filed with plan~~
~~*No By-Laws apply~~
*Strike out whichever is inapplicable

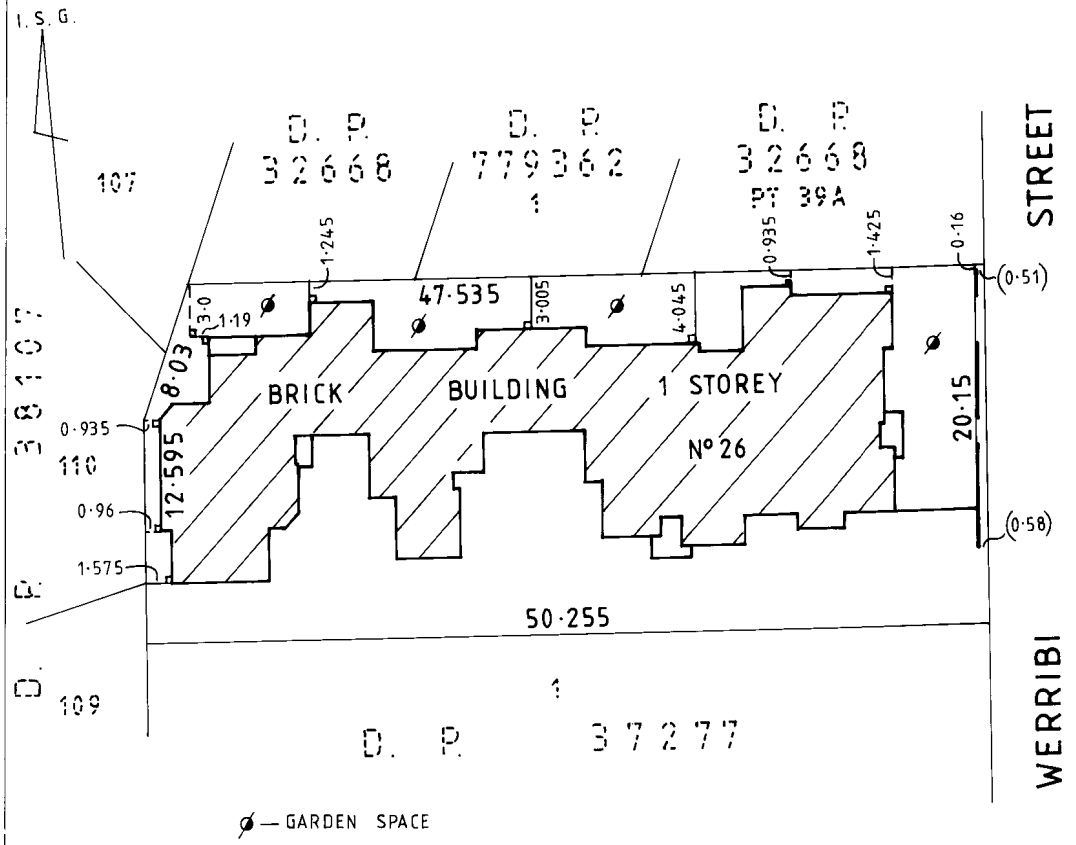


Table of mm

SURVEYOR'S REFERENCE: M 359 - 2

Plan Drawing only to appear in this space

Plan Drawing only to appear in this space

FORM 2

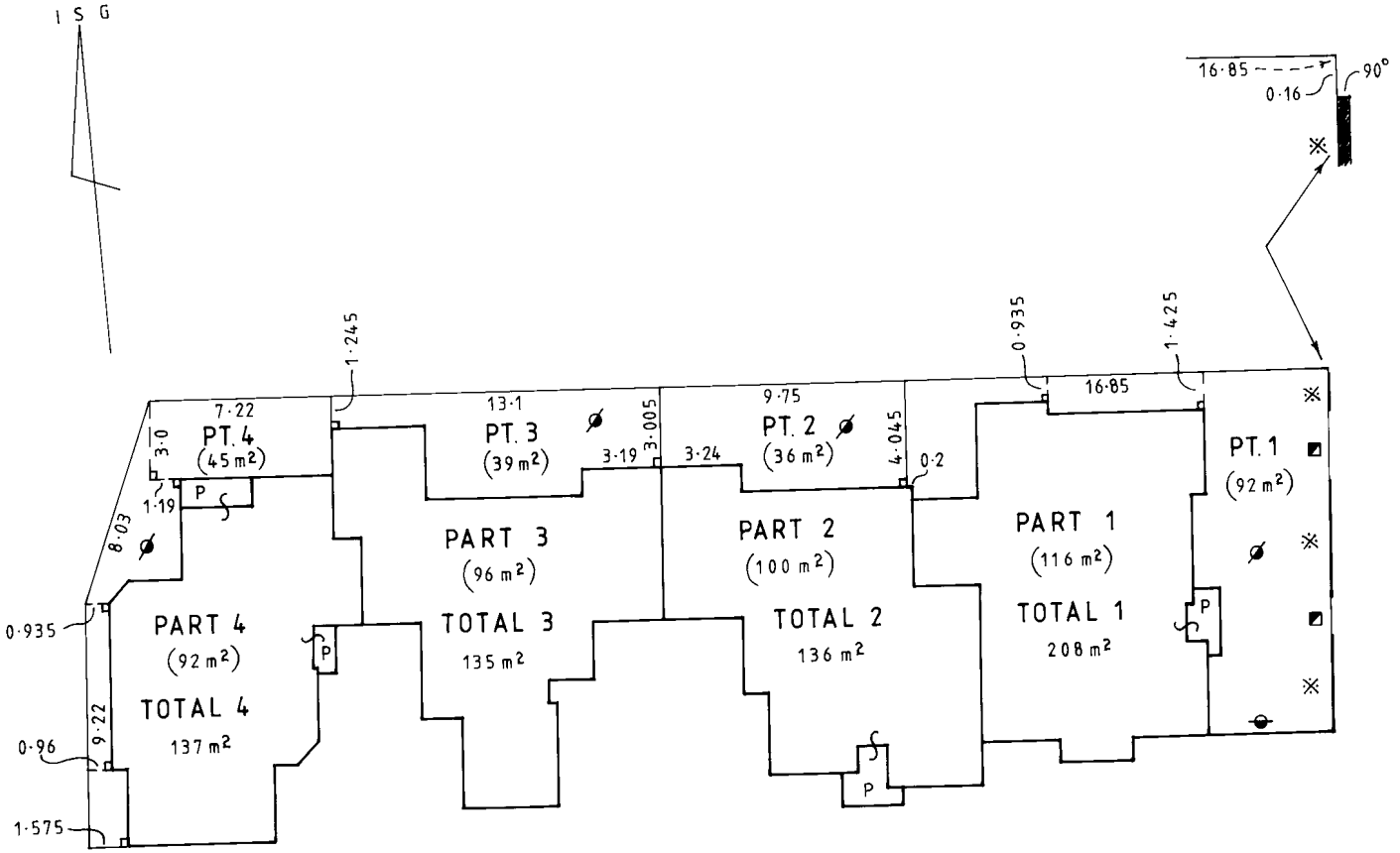
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 2 of 2 Sheets

SP60993

SCHEDULE OF UNIT ENTITLEMENT	
LOT N°	UNIT ENTITLEMENT
1	25
2	25
3	25
4	25
AGGREGATE	100

*OFFICE USE ONLY



⊸ – SOUTHERN FACE WALL IS BDY.

※ – WEST FACE WALL IS BDY.

◩ – LINE JOINING ENDS OF WALL

⌀ – GARDEN SPACE

P – ROOFED PATIO

NOTES

1. AREAS ARE APPROXIMATE
2. STRATUM OF GARDEN SPACE IS LIMITED IN DEPTH TO 2 METRES BELOW AND 6 METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE RESPECTIVE ADJOINING UNIT EXCEPT WHERE COVERED

Reduction Ratio 1: 200

Lengths are in metres

Surveyor Registered under Surveyors Act 1929

SURVEYOR'S REFERENCE: M 359-2

General Manager/Authorised Person

Req:R720654 /Doc:SP 0060993 P /Rev:02-Sep-1999 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 13:19 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

PLAN FORM 2

Plan Drawing only to appear in this space

SIGNATURE AND SEALS ONLY.

Signed for and on behalf of ST GEORGE BANK LIMITED (A.C.N. 055 513 070) by its attorneys under power of attorney registered No. 125 Book 4182

ATTORNEY Robert Norman Holmkvist
Print Name: Credit Analyst
Position Held:

ATTORNEY
Print Name:
Position Held:

WITNESS Rachel Hiedi Wilder
Credit Analyst

Common Seal
WALKER CONSOLIDATED INVESTMENTS PTY. LIMITED A.C.N. 002 069 678

Crown Lands Office Approval

PLAN APPROVED
Authorised Officer
Land District
Paper No.
Field Book pages

Council's Certificate

I hereby certify that –

(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and

*(b) the requirements of † Part 3 Division 2 of the Water Board Act 1987, or † Part 5 Division 7 of the Hunter Water Board (Corporatisation) Act 1991.

have been complied with by the applicant in relation to the proposed CONSOLIDATED LOT (Insert "new road", "subdivision" or "consolidated lot") set out herein

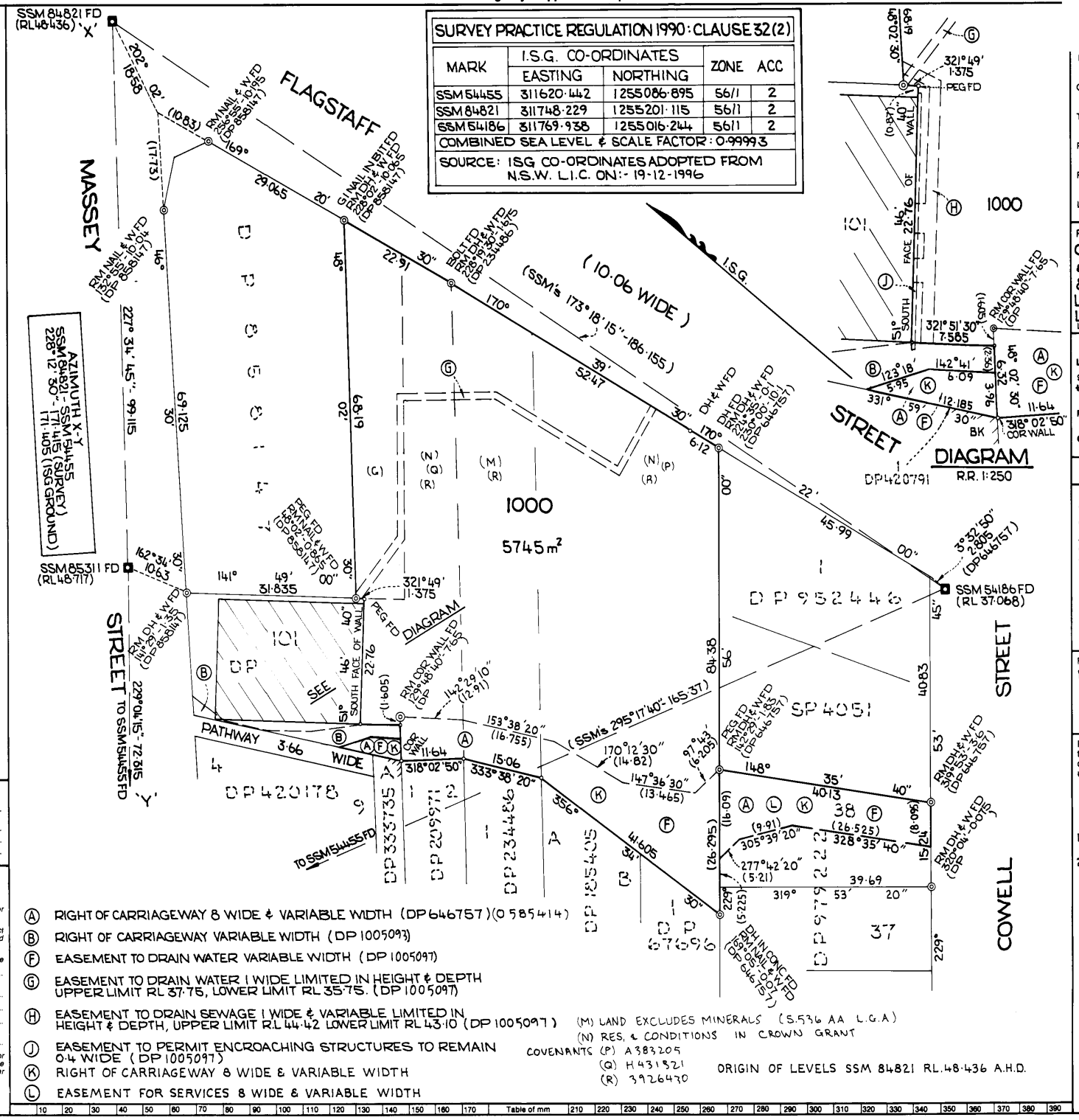
Subdivision No. N/A
Date 1.7.99
(Signature) General Manager/Authorised Person
Council File No. 1740/1-7

*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Water Board and the Hunter Water Corporation Ltd.

†Delete if inapplicable

SURVEYOR'S REFERENCE: 5400/DP3 (B)

SURVEY PRACTICE REGULATION 1990 : CLAUSE 32(2)				
MARK	I.S.G. CO-ORDINATES		ZONE	ACC
	EASTING	NORTHING		
SSM 54455	311620·442	1255086·895	56/1	2
SSM 84821	311748·229	1255201·115	56/1	2
SSM 54186	311769·938	1255016·244	56/1	2
COMBINED SEA LEVEL & SCALE FACTOR : 0·99993				
SOURCE : ISG CO-ORDINATES ADOPTED FROM N.S.W. L.I.C. ON :- 19-12-1996				



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP1005098

Registered: 2-9-1999
C.A: SEE CERTIFICATE
Title System: TORRENS
Purpose: CONSOLIDATION
Ref. Map: U0952-44
Last Plan: DP 1005093, DP1005097

PLAN OF CONSOLIDATION OF LOT 100 IN DP 1005093 & LOT 102 IN DP 1005097 & EASEMENTS WITHIN LOT 38 IN DP 979222 & LOT 1 IN DP 420791.
Lengths are in metres. Reduction Ratio 1: 500

LGA HUNTERS HILL
Suburb: GLADESVILLE
~~Locality:~~
Parish: HUNTERS HILL
County: CUMBERLAND

~~This is sheet 1 of my plan in sheets~~
(Delete if inapplicable).

I, DAVID WALLACE FAIRLIE
of ROGER BOXALL & ASSOCIATES P/L PO BOX 519 SUTHERLAND 2232
a surveyor registered under the Surveyors Act 1929, hereby certify that the survey represented in this plan is accurate, has been made in accordance with the Survey Practice Regulation 1990 and was completed on 19-12-96
(Signature) DFairlie
Surveyor registered under the surveyors Act 1929
Datum Line of Azimuth 'X'-'Y'

Plans used in preparation of survey/~~compilation~~
D.P.'s : 858147, 651536.

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED. IT IS INTENDED TO CREATE :
1. RIGHT OF CARRIAGEWAY 8 WIDE & VARIABLE WIDTH (K)
2. EASEMENT FOR SERVICES 8 WIDE & VARIABLE WIDTH (L)

InfoTrack
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville
Req:R720655 /Doc:DP 1005098 P /Rev:07-Sep-1999 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 13:19 /Seq:1 of 1

PLAN FORM 2

Plan Drawing only to appear in this space

*OFFICE USE ONLY

SIGNATURE AND SEALS ONLY.

MEGOSS DEVELOPMENTS PTY LIMITED ACN 001 176 265 Common Seal

M.G. Wilkinson

SURVEY PRACTICE REGULATION 1990 : CLAUSE 32(2)						
	L.G. COORDINATES					
MARK	EASTING	NORTHING	ZONE	ACC	SOURCE	DATE
S.S.M. 54455	311 620·442	1 255 086·895	561	2	C.A.L.M.	9·6·95
S.S.M. 84821	311 748·229	1 255 201·115	561	2	"	"
S.S.M. 54186	311 769·938	1 255 016·244	561	2	"	"
COMBINED SCALE FACTOR		0·99993				

VICTORIA RD.

MASSEY LANE

I.S.G.M.

S.S.M. 54455 TO S.S.M. 84821 48° 12' 30" 171·40 SURVEY 48° 12' 30" 171·396 I.S.G.

S.S.M. 54455 FD (ESTABLISHED)

S.S.M. 85311 PLACED

S.S.M. 84821 FD (ESTABLISHED)

MASSEY STREET (10·06 WIDE)

PT. A D.P. 34033

PATHWAY 3·66 WD.

BRICK BUILDING

OLD 2 STY. BLDG.

COR. OF WALL (D.P. 646757)

GI NAIL IN BITUMEN

D.P. 414064 COUNCIL CAR PARK

FLAGSTAFF STREET (10·06 WIDE)

COWELL ST.

LARGE BOLT FD. B.M.B.H.&W. FD. (D.P. 234486) 228°19'30" 1·675

S.S.M. 54186 FD. (ESTABLISHED) 3°32'20" 2·805 COR. (D.P. 646757)

SCHEDULE OF SHORT LINES			
Nº	BEARING & DISTANCE	ARC	RAD
1	61° 44' - 4·41	-	-
2	115° 32' - 1·795	2·085	1·12
3	169° 20' 30" - 4·41	-	-

REFERENCE MARK SCHEDULE				
Nº	BEARING & DIST.	TYPE	PLAN	
A	141° 29' 1·35	D.H. & W. ON K.B.		
B	144° 33' 8·62	"		
C	140° 48' 1·435	D.H. & W. FD. ON K.B.	D.P. 442334	
D	139° 35' 1·43	"	"	
E	132° 55' 10·04	NAIL & W. FACE BK. FCE		
F	256° 55' 10·195	"		
G	228° 02' 10·065	D.H. & W. ON PATH		
H	252° 27' 8·29	D.H. & W. ON K.B.		
J	139° 46' 6·17	COR. BK. WALL (WINGS CUT)		
K	48° 02' 0·865	NAIL & W. FACE BK.		

DENOTES CENTRE OF 0·27 WIDE BRICK PARTY WALL
" RIGHT OF CARRIAGEWAY 3·5 WIDE
" EASEMENT TO DRAIN WATER 3·5 WIDE
" ROAD WIDENING.
" RIGHT OF CARRIAGEWAY 6·0 WIDE (D.P. 647535)
" EASEMENT TO DRAIN WATER 1·5 WIDE (")
" EASEMENT FOR SERVICES 1·5 WIDE (")
" TWO STOREY BRICK SEMI-DET. HOUSE
" RIGHT OF CARRIAGEWAY VARIABLE WIDTH.
" EASEMENT FOR ELECTRICITY PURPOSES 1·35 WIDE.

MASSEY ST.

PT A

1.

BRICK RET. WALL

BK. PIER

(TOP OF BK. 0·08 OVER)

DIAGRAM NOT TO SCALE

Crown Lands Office Approval

PLAN APPROVED ..... Authorised Officer

Land District .....

Paper No. .....

Field Book ..... pages .....

Council's Certificate

I hereby certify that –

(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and

*(b) the requirements of † Part 3 Division 2 of the Water Board Act 1987, or † Part 5 Division 7 of the Hunter Water Board (Corporatisation) Act 1991.

have been complied with by the applicant in relation to the proposed Subdivision (Insert "new road", "subdivision" or "consolidated lot") set out herein

Subdivision No. S 1305

Date 6·3·1996

(Signature) ..... General Manager/Authorised Person

Council File No. 1485/3-15

*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Water Board and the Hunter Water Corporation Ltd.

†Delete if inapplicable

SURVEYOR'S REFERENCE: 52289 'CHECKLIST'

MPD

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

A.C.N. 001 826 866

DP 858147

Registered 8.5.1996

C.A. Nº 51305 OF 6.3.1996.

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: U0952-44*

Last Plan: DP34033, DP331046, DP11483, DP442334, DP324390

PLAN OF SUBDIVISION OF LOTS B & C, D.P. 34033 LOT B, D.P. 331046 LOTS 2 & 4, D.P. 11483 LOTS A & B, D.P. 442334 & PT. LOT 1 D.P. 324390

Lengths are in metres. Reduction Ratio 1: 300

LGA: HUNTERS HILL

Locality: GLADESVILLE

Parish: HUNTERS HILL

County: CUMBERLAND

This is sheet 1 of my plan in sheets. (Delete if inapplicable).

I, KEITH DOUGLAS APPS

of C/O TEEHMAN NEWTON PTY. LTD. P.O. BOX 1648 NORTH SYDNEY. 2059

a surveyor registered under the Surveyors Act 1929, hereby certify that the survey represented in this plan is accurate, has been made in accordance with the Survey Practice Regulation 1990 and was completed on: 4.03.96

(Signature) Surveyor registered under the surveyors Act 1929

Datum Line of Azimuth A – B.

Plans used in preparation of survey/compilation.

D.P.S 646757, 324390, 414064, 647535, 34033, 331046, 11483, 442334

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

PURSUANT TO SEC. 88B. OF THE CONVEYANCING ACT, 1919, AS AMENDED, IT IS INTENDED TO CREATE :–

1. RIGHT OF CARRIAGEWAY 3·5 WIDE.
2. EASEMENT TO DRAIN WATER 3·5 WIDE.
3. RIGHT OF CARRIAGEWAY VARIABLE WIDTH
4. EASEMENT FOR ELECTRICITY PURPOSES 1·35 WIDE.

IT IS INTENDED TO DEDICATE THE LAND MARKED 'ROAD WIDENING' TO THE PUBLIC AS ROAD.

GLAD 44

InfoTrack
Req:R720578 /Doc:DP 0858147 P /Rev:08-May-1996 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 13:10 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street in Gladesville

PLAN FORM 2 — Plan Drawing only to appear in this space

SIGNATURE AND SEALS ONLY.

A.C.N. 003 963 228 by its Attorney

Name

Rachel Hiedi Wilder
Credit Analyst

Crown Lands Office Approval

PLAN APPROVED ..... Authorised Officer

Land District .....

Paper No. .....

Field Book ..... pages .....

Council's Certificate

I hereby certify that –

(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and

*(b) the requirements of † Part 3 Division 2 of the Water Board Act 1987, or † Part 5 Division 7 of the Hunter Water Board (Corporatisation) Act 1991.

have been complied with by the applicant in relation to the proposed..... (Insert "new road", "subdivision" or "consolidated lot") set out herein

Subdivision No. S1356

Date 6th July 1999

(Signature) ..... General Manager/Authorised Person

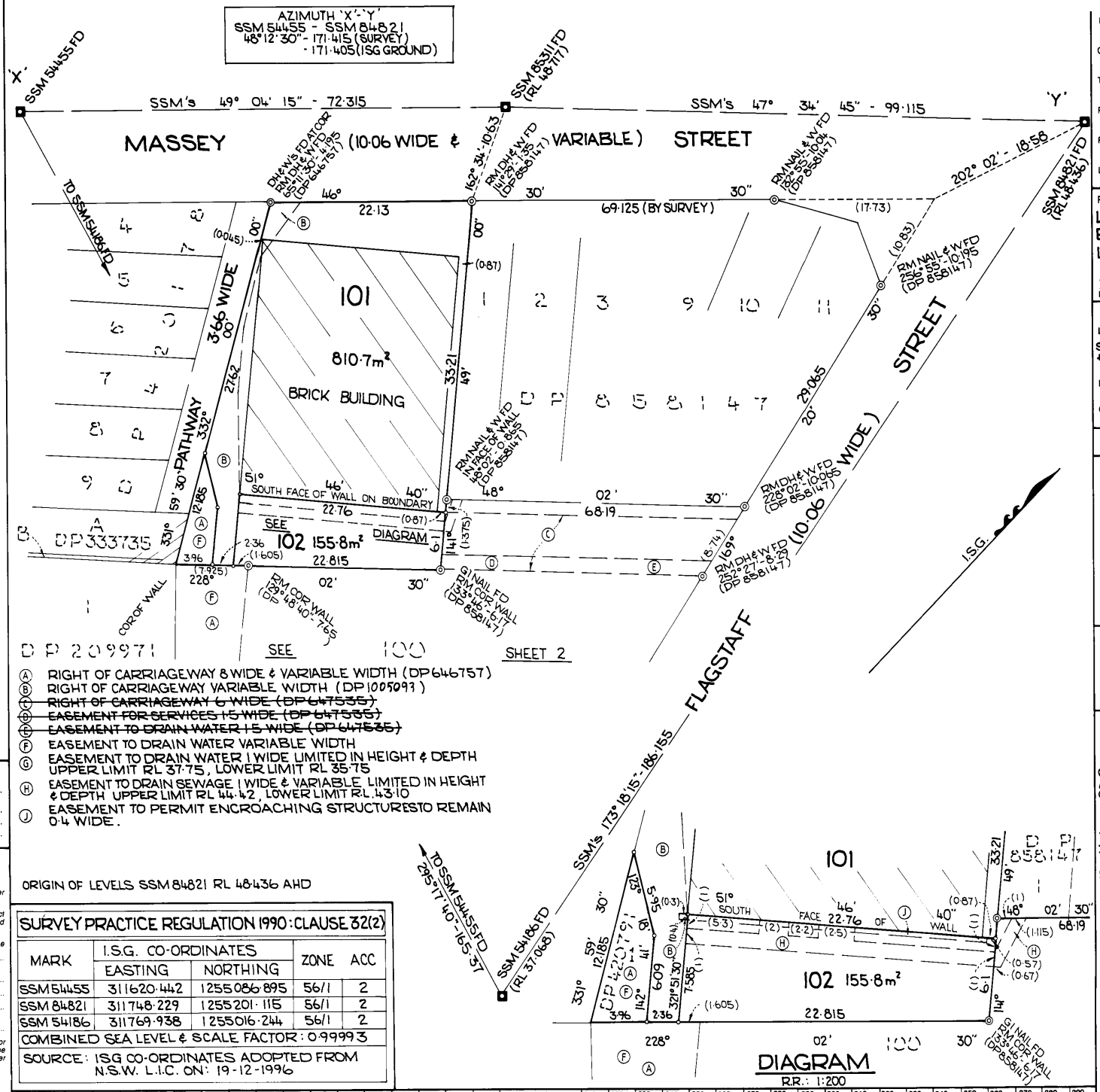
Council File No. 14511

*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Water Board and the Hunter Water Corporation Ltd.

†Delete if inapplicable

SURVEYOR'S REFERENCE: 5400/DP2 (B)

AZIMUTH 'X'-'Y'
SSM 54455 - SSM 84821
48°12'30" - 171·415 (SURVEY)
- 171·405 (ISG GROUND)



(A) RIGHT OF CARRIAGEWAY 8 WIDE & VARIABLE WIDTH (DP 646757)
(B) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP 1005093)
~~(C) RIGHT OF CARRIAGEWAY 6 WIDE (DP 647535)~~
~~(D) EASEMENT FOR SERVICES 15 WIDE (DP 647535)~~
~~(E) EASEMENT TO DRAIN WATER 15 WIDE (DP 647535)~~
(F) EASEMENT TO DRAIN WATER VARIABLE WIDTH
(G) EASEMENT TO DRAIN WATER 1 WIDE LIMITED IN HEIGHT & DEPTH UPPER LIMIT RL 37·75, LOWER LIMIT RL 35·75
(H) EASEMENT TO DRAIN SEWAGE 1 WIDE & VARIABLE LIMITED IN HEIGHT & DEPTH UPPER LIMIT RL 44·42, LOWER LIMIT R.L. 43·10
(J) EASEMENT TO PERMIT ENCROACHING STRUCTURES TO REMAIN 0·4 WIDE.

ORIGIN OF LEVELS SSM 84821 RL 48·436 AHD

SURVEY PRACTICE REGULATION 1990: CLAUSE 32(2)

MARK	I.S.G. CO-ORDINATES EASTING	I.S.G. CO-ORDINATES NORTHING	ZONE	ACC
SSM 54455	311620·442	1255086·895	56/1	2
SSM 84821	311748·229	1255201·115	56/1	2
SSM 54186	311769·938	1255016·244	56/1	2

COMBINED SEA LEVEL & SCALE FACTOR: 0·99993

SOURCE: ISG CO-ORDINATES ADOPTED FROM N.S.W. L.I.C. ON: 19-12-1996

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 Table of mm 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP1005097

Registered: 2-9-1999

C.A: SEE CERTIFICATE

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: U0952-44

Last Plan: DP 1005093, DP 420791 DP 979222

PLAN OF SUBDIVISION OF LOT 1 IN DP 651536 & EASEMENTS WITHIN LOT 100 DP 1005093, LOT 38 DP 979222 & LOT 1 DP 420791

Lengths are in metres. Reduction Ratio 1: 300

LGA HUNTERS HILL

Suburb: ~~Locality:~~ GLADESVILLE

Parish: HUNTERS HILL

County: CUMBERLAND

This is sheet 1 of my plan in 2 sheets. (Delete if inapplicable)

I, DAVID WALLACE FAIRLIE

of ROGER BOXALL & ASSOCIATES P/L PO BOX 519 SUTHERLAND 2232.

a surveyor registered under the Surveyors Act 1929, hereby certify that the survey represented in this plan is accurate, has been made in accordance with the Survey Practice Regulation 1990 and was completed on 19-12-1996

(Signature) DFairlie

Surveyor registered under the surveyors Act 1929

Datum Line of Azimuth 'X'-'Y'

Plans used in preparation of survey/~~compilation~~ D.P.'s: 858147, 651536,

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

PURSUANT TO SEC 88B OF THE CONVEYANCING ACT 1919 AS AMENDED, IT IS INTENDED TO CREATE:

1. EASEMENT TO DRAIN WATER VARIABLE WIDTH
2. EASEMENT TO DRAIN WATER 1 WIDE
3. EASEMENT TO DRAIN SEWAGE 1 WIDE & VARIABLE.
4. EASEMENT TO PERMIT ENCROACHING STRUCTURES TO REMAIN 0·4 WIDE

InfoTrack
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville
Req:R723264 /Doc:DP 1005097 P /Rev:08-Sep-1999 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 20:31 /Seq:1 of 2

PLAN FORM 3 — To be used in conjunction with Plan Form 2 — WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP1005097

Registered: 2-9-1999

This is sheet 2 of my plan in 2 sheets dated

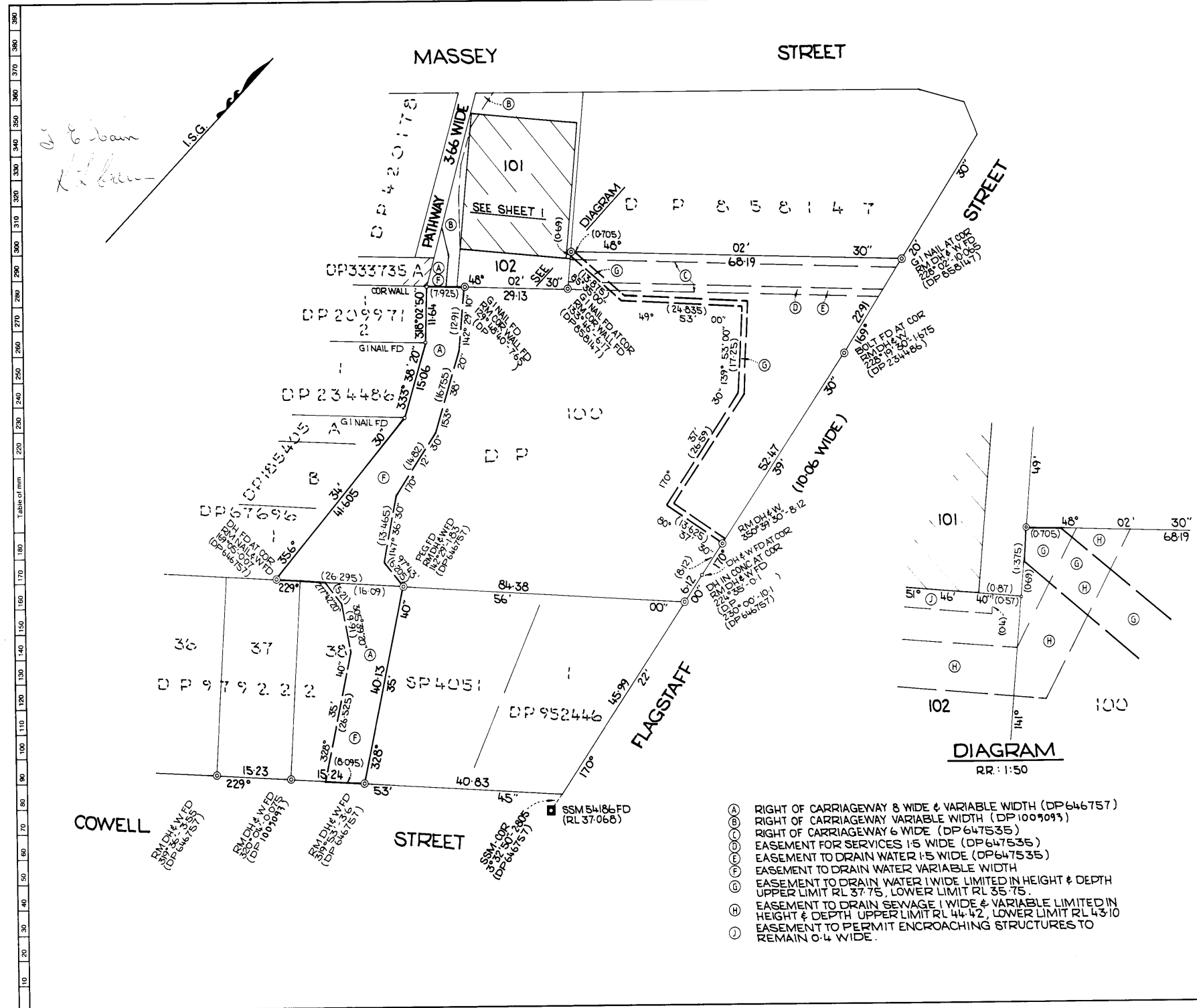
DFairlie

Surveyor registered under Surveyors Act 1929

This is sheet 2 of the plan of 2 sheets covered by my Certificate No. of

Council Clerk 6.7.99

For use where space is insufficient in any panel on Plan Form 2.



Ⓐ RIGHT OF CARRIAGEWAY 8 WIDE & VARIABLE WIDTH (DP646757)
Ⓑ RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP1009093)
Ⓒ RIGHT OF CARRIAGEWAY 6 WIDE (DP647535)
Ⓓ EASEMENT FOR SERVICES 1·5 WIDE (DP647535)
Ⓔ EASEMENT TO DRAIN WATER 1·5 WIDE (DP647535)
Ⓕ EASEMENT TO DRAIN WATER VARIABLE WIDTH
Ⓖ EASEMENT TO DRAIN WATER 1 WIDE LIMITED IN HEIGHT & DEPTH UPPER LIMIT RL 37·75, LOWER LIMIT RL 35·75.
Ⓗ EASEMENT TO DRAIN SEWAGE 1 WIDE & VARIABLE LIMITED IN HEIGHT & DEPTH UPPER LIMIT RL 44·42, LOWER LIMIT RL 43·10
Ⓙ EASEMENT TO PERMIT ENCROACHING STRUCTURES TO REMAIN 0·4 WIDE.

Reduction Ratio 1: 500

Plan Drawing only to appear in this space

SURVEYOR'S REFERENCE: 5400/DP2 (B)

Req:R723264 /Doc:DP 1005097 P /Rev:08-Sep-1999 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 20:31 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/1/2025 12:58PM

FOLIO: 1/414064

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7914 FOL 96

Recorded	Number	Type of Instrument	C.T. Issue
31/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
3/11/1992		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/2/1995	I789151	CAVEAT	
13/11/1995	O556441	REQUEST	
13/11/1995	O585414	TRANSFER GRANTING EASEMENT	EDITION 1
20/4/1998	3926430	TRANSFER	EDITION 2
6/7/1998	5104675	DEPARTMENTAL DEALING	
3/11/1998	5370862	CAVEAT	
22/4/1999	5758463	MORTGAGE	EDITION 3
30/8/1999	DP1005093	DEPOSITED PLAN	FOLIO CANCELLED
30/11/2017	AM929178	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

Copyright © Office of the Registrar-General 2025

Received: 31/01/2025 12:58:43

Req:R720623 /Doc:DL 3926430 /Rev:23-Apr-1998 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 13:15 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

RP15

TRANSFER

Real Property Act, 1900

INCLUDING Co

Office of State Revenue use only

070294 3625 04 20073249703 $2.00

$2

(A) **LAND TRANSFERRED**

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

Folio Identifiers Part 2/234486, C/185405 and
Volume 7914 Folio 96
now being 2/234486, C/185405 and 1/414064

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
48T	CITYLINK
	REFERENCE (max. 15 characters): JHH : WALKER

(C) **TRANSFEROR** HUNTERS HILL COUNCIL

(D) acknowledges receipt of the consideration of $1,200,000.00

and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. ..... 2. ..... 3. .....

and the Transferee covenants with the Transferor as in annexure "A" hereto

(F) **TRANSFEREE**

T	WALKER CONSOLIDATED INVESTMENTS PTY. LIMITED ON CV (A.C.N. 002 069 678) of 1 Box Road, Caringbah, N.S.W. 2229

(G) **TENANCY:** 6M CV

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 16 APRIL 1998

Signed in my presence by the Transferor who is personally known to me.
THE COMMON SEAL of HUNTERS HILL COUNCIL was hereunto affixed by authority of a resolution of the Council made on the 24th day of NOVEMBER 1997

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Mayor

General Manager

Signature of Transferor

15.4.98

Signed in my presence by the Transferee who is personally known to

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Solicitor for Signature of Transferee
(Ian Edward Grist)

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only)

Ausdoc Commercial and Law Stationers 1991

Req:R720623 /Doc:DL 3926430 /Rev:23-Apr-1998 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 13:15 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

FILM WITH
3926430

Annexure 'A' to Transfer dated 16 APRIL 1998 from Hunters Hill Council to Walker Consolidated Investments Pty. Limited

TRANSFEREE'S COVENANT

The Transferee for itself and its assigns covenants with the Transferor and its assigns that no fence shall be erected on the land hereby transferred without the consent of the Transferor or its assigns but such consent shall not be withheld if such fence is erected without expense to the Transferor or its assigns and in favour of any person dealing with the Transferee or its assigns such consent will be deemed to have been given in respect of every such fence for the time being erected.

LAND BURDENED BY THIS COVENANT: the land hereby transferred.

LAND BENEFITED BY THIS COVENANT: the land contained in Folio Identifiers 37/979222, 38/979222 and 1/952446.

THE COMMON SEAL of HUNTERS HILL COUNCIL was hereunto affixed by authority of a resolution of the Council made on the 24TH day of NOVEMBER 1997

.....
Mayor

.....
General Manager
15.4.98

.....
Solicitor for Transferee

Req:R722797 /Doc:CT 10686-060 CT /Rev:23-Feb-2011 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 17:02 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

[redacted]TIFICATE OF TITLE

NEW SOUTH WALES — PERTY ACT, 1900, as amended.

Application No.25401

Prior Title Vol.6669 Fol.193

MA

Vol. 10686 Fol. 60

Edition issued 22-11-1967

[redacted]

Vol. 10686 Fol. 60

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

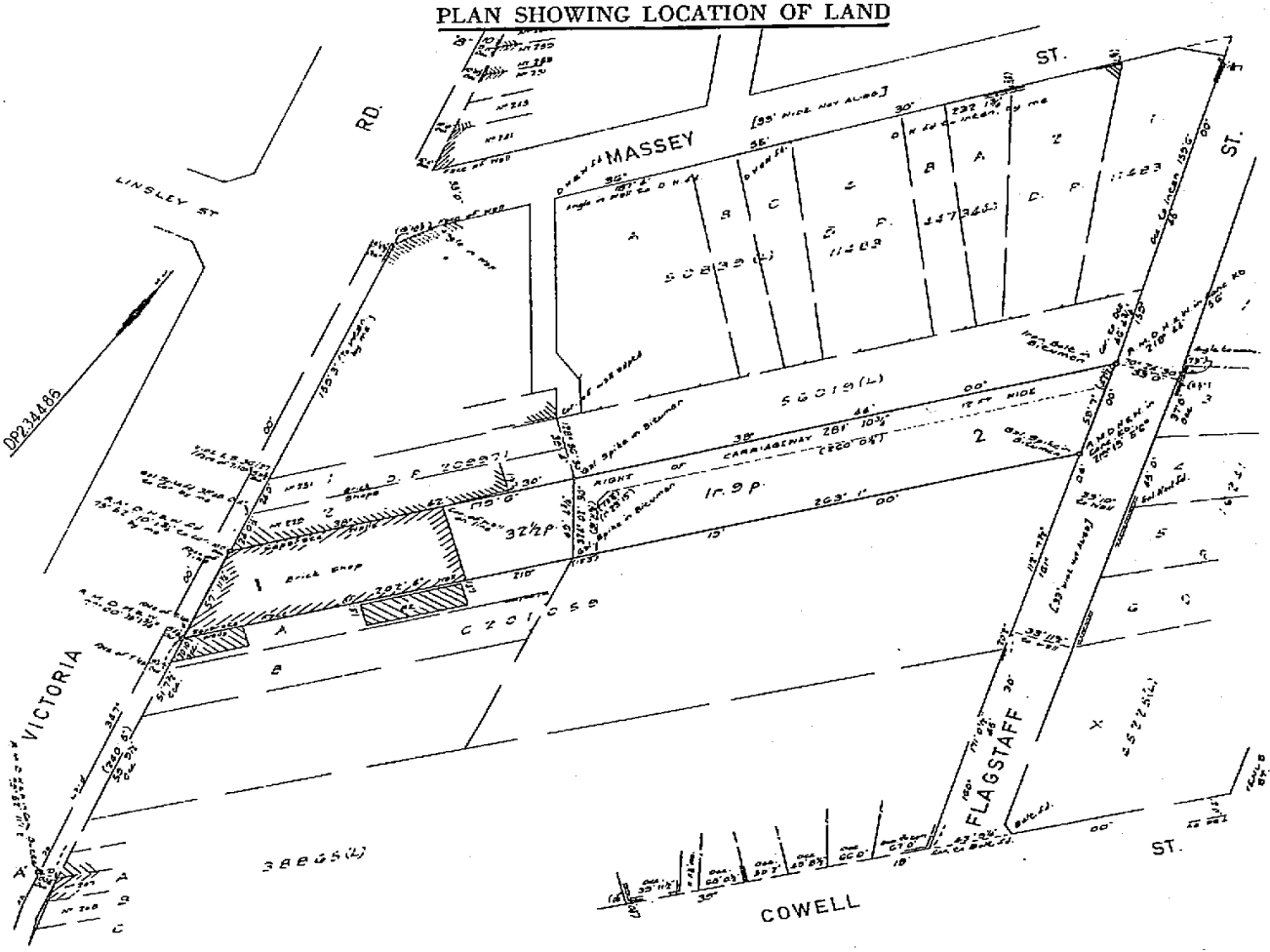
SEE AUTO FOLIO

Witness

Registrar General.

(Page 1) Vol. 10686 Fol. 60

PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 234486 at Gladesville in the Municipality of Hunters Hill Parish of Hunters Hill and County of Cumberland being part of Portion 127 granted to John Doody on 14-3-1795 and part of Portion 127 granted to Ann Benson on 15-9-1796. EXCEPTING THEREOUT the mines and deposits as provided by Section 536AA of the Local Government Act, 1919.

FIRST SCHEDULE (continued overleaf)

THE COUNCIL OF THE MUNICIPALITY OF HUNTERS HILL.

SECOND SCHEDULE, (continued overleaf)

GRN RC(SB)

1. Right of Carriageway affecting the part of the land above described 12 feet wide shown in plan hereon created by the registration of Deposited Plan 234486P See K845138.

Registrar General.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

PT 1, 17 V.C.N. Blight, Government Printer

Vol. 10686 Fol 60

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		

SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
NATURE	NUMBER	DATE						
			CANCELLED					
			SEE AUTO FOLIO					

(Page 2 of 2 pages)

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED

Req:R722797 /Doc:CT 10686-060 CT /Rev:23-Feb-2011 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 17:02 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/1/2025 12:58PM

FOLIO: 2/234486

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10686 FOL 60

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
21/3/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
12/9/1989	Y567940	CAVEAT	
27/4/1992	E406508	WITHDRAWAL OF CAVEAT	
28/9/1992	E744083	REQUEST	
1/10/1992	DP646757	DEPOSITED PLAN	EDITION 1
2/2/1995	I789151	CAVEAT	
13/11/1995	O556441	REQUEST	
13/11/1995	O585414	TRANSFER GRANTING EASEMENT	EDITION 2
20/4/1998	3926430	TRANSFER	EDITION 3
6/7/1998	5104675	DEPARTMENTAL DEALING	
3/11/1998	5370862	CAVEAT	
22/4/1999	5758463	MORTGAGE	EDITION 4
30/8/1999	DP1005093	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Copyright © Office of the Registrar-General 2025

Received: 31/01/2025 12:58:42

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/1/2025 1:05PM

FOLIO: B/34033

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7724 FOL 4

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/2/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/2/1991	Z480125	CAVEAT	
4/11/1991	Z807648	REQUEST	
12/5/1992	E406621	CAVEAT	
14/8/1992	E675747	WITHDRAWAL OF CAVEAT	
11/5/1993	I285188	WITHDRAWAL OF CAVEAT	
14/5/1993	DP647535	DEPOSITED PLAN	EDITION 1
5/5/1994	U238567	DISCHARGE OF MORTGAGE	
5/5/1994	U238568	TRANSFER	
5/5/1994	U238569	MORTGAGE	EDITION 2
4/10/1994	U672491	MORTGAGE	EDITION 3
8/5/1995	O200216	DISCHARGE OF MORTGAGE	
8/5/1995	O200217	DISCHARGE OF MORTGAGE	
8/5/1995	O200218	TRANSFER	
8/5/1995	O200219	MORTGAGE	EDITION 4
6/5/1996	2122409	REQUEST	
6/5/1996	2122410	REQUEST	
8/5/1996	DP858147	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Copyright © Office of the Registrar-General 2025

Received: 31/01/2025 13:05:56

Req:R723214 /Doc:DL U238568 /Rev:31-Mar-2010 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 19:13 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street in Gladesville

97-017 7

TRANSFER

Real Property Act, 1900

U 238568 M

Office of :

190494 4304 04 001 6480 13/03

(A) **LAND TRANSFERRED**

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

B/34033 · 2/11483 ·
C/34033 Volume 4338 Folio 12 now being 1/324390.
Volume 4693 Folio 82 AUTO CONSOL
B/442334 ·
A/442334 ·

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
949C.	4042 RP. Search and Registration Stationers **Gye Perkes and Stone** Level Three 130 Elizabeth Street Sydney 949C DX 1206 Telephone (02) 262 4244

REFERENCE (max. 15 characters):

(C) **TRANSFEROR** PEDOME PTY LIMITED ACN 002 255 450

(D) acknowledges receipt of the consideration of $625,000.00

and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. ..... 2. ..... 3. .....

(F) **TRANSFEREE**

T

PENNSYLVANIA HOLDINGS PTY LIMITED ACN 055 258 734 as Trustee for the Massey Street Trust

(G) **TENANCY:**

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 27th APRIL 1994

Signed in my presence by the Transferor who is personally known to me.

Signature of Witness

RAY BARROGA

Name of Witness (BLOCK LETTERS)

5 HUNTER STREET SYDNEY NSW

Address of Witness

Signed at Sydney the 22nd day of April 1994 for CBFC Limited ACN 008 519 462 as Attorney for Pedome Pty Limited ACN 002 255 450 by CBFC Limited's duly Appointed Attorney under Power of Attorney No.738 Book 3263 who declares that he has not received notice of revocation of the power.CBFC Limited hereby executes as Attorney for Pedome Pty Limited pursuant to Power of Attorney No.432 Book 3883.

Signature of Transferor

JOHN DI SANO

Signed in my presence by the Transferee who is personally known to

The Common Seal of PENNSYLVANIA HOLDINGS PTY

~~Signature of Witness~~

LIMITED was hereunto affixed by authority of

~~Name of Witness (BLOCK LETTERS)~~

the Directors in the presence of:

~~Address of Witness~~

Secretary

Common Seal PENNSYLVANIA HOLDINGS PTY. LIMITED A.C.N. 055 258 734

Signature of Transferee

Director

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only) 38

Req:R723215 /Doc:DL 0200218 /Rev:08-Mar-2010 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 19:13 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street in Gladesville

97-01T

TRANSFER

Real Property Act, 1900

0
200218 E

(7)

Off...

270495 1902 04 00179493O/03

$2.00

(A) **LAND TRANSFERRED**

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

Certificates of Title
Folio Identifiers B/34033, C/34033
Auto Consol 4693-82, B/442334, A/442334, 2/11483 and 1/324390

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
94gc	Search and Registration Stationers **Gye Perkes and Stone** Level Three 130 Elizabeth Street Sydney REFERENCE (max. [illegible] DX 1806 Telephone (02) 262 4244

(C) **TRANSFEROR** PENNSYLVANIA HOLDINGS PTY LIMITED ACN 005 258 734

(D) acknowledges receipt of the consideration of $935,211.00

and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. ..... 2. ..... 3. .....

(F) **TRANSFEREE**

T TS (s713 LGA) TW (Sheriff)	ICECO PTY LIMITED ACN 068 531 368

(G) ~~TENANCY:~~

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 31 MARCH 1995

Signed in my presence by the Transferor who is personally known to me.

THE COMMON SEAL OF PENNSYLVANIA HOLDINGS PTY LIMITED was hereunto affixed by authority of its Board of Directors in the presence of:

~~Signature of Witness~~

~~Name of Witness (BLOCK LETTERS)~~

~~Address of Witness~~

Director

Secretary

Common Seal PENNSYLVANIA HOLDINGS PTY. LIMITED A.C.N. 055 258 734

~~Signature of Transferor~~

Signed in my presence by the Transferee who is personally known to me.

THE COMMON SEAL OF ICECO PTY LIMITED was hereunto affixed by authority of its Board of Directors in the presence of:

~~Signature of Witness~~

~~Name of Witness (BLOCK LETTERS)~~

~~Address of Witness~~

Director

Secretary

ICECO PTY. LIMITED A.C.N. 068 531 368 Common Seal

~~Signature of Transferee~~

4295/tran.087mag

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only)

#12

Ausdoc Commercial and Law Stationers 1991

LAND REGISTRY SERVICES Historical Search

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/1/2025 1:05PM

FOLIO: C/34033

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7725 FOL 42

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/2/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/2/1991	Z480125	CAVEAT	
4/11/1991	Z807648	REQUEST	
4/11/1991	Z998560	WRIT	
12/5/1992	E406621	CAVEAT	
14/8/1992	E675747	WITHDRAWAL OF CAVEAT	
11/5/1993	I285188	WITHDRAWAL OF CAVEAT	
14/5/1993	DP647535	DEPOSITED PLAN	EDITION 1
1/7/1993	I421052	APPLICATION TO CANCEL RECORDING OF WRIT	
5/5/1994	U238567	DISCHARGE OF MORTGAGE	
5/5/1994	U238568	TRANSFER	
5/5/1994	U238569	MORTGAGE	EDITION 2
4/10/1994	U672491	MORTGAGE	EDITION 3
8/5/1995	O200216	DISCHARGE OF MORTGAGE	
8/5/1995	O200217	DISCHARGE OF MORTGAGE	
8/5/1995	O200218	TRANSFER	
8/5/1995	O200219	MORTGAGE	EDITION 4
6/5/1996	2122409	REQUEST	
6/5/1996	2122410	REQUEST	
8/5/1996	DP858147	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Flagstaff Street in Gladesville... PRINTED ON 31/1/2025

Copyright © Office of the Registrar-General 2025

Received: 31/01/2025 13:05:56

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/1/2025 1:05PM

FOLIO: AUTO CONSOL 4693-82

Recorded	Number	Type of Instrument	C.T. Issue
7/9/1993		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 4693-82	
		PARCELS IN CONSOL ARE: 4/11483, B/331046.	
5/5/1994	U238567	DISCHARGE OF MORTGAGE	
5/5/1994	U238568	TRANSFER	
5/5/1994	U238569	MORTGAGE	EDITION 1
4/10/1994	U672491	MORTGAGE	EDITION 2
8/5/1995	O200216	DISCHARGE OF MORTGAGE	
8/5/1995	O200217	DISCHARGE OF MORTGAGE	
8/5/1995	O200218	TRANSFER	
8/5/1995	O200219	MORTGAGE	EDITION 3
6/5/1996	2122410	REQUEST	
8/5/1996	DP858147	DEPOSITED PLAN	AUTO CONSOL CANCELLED

*** END OF SEARCH ***

Copyright © Office of the Registrar-General 2025

Received: 31/01/2025 13:05:58

LAND REGISTRY SERVICES Historical Search

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
31/1/2025 1:05PM

FOLIO: B/442334

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7419 FOL 128

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
15/1/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
31/10/1991	E28273	DEPARTMENTAL DEALING	
4/11/1991	Z807648	REQUEST	
4/11/1991	Z998560	WRIT	
12/5/1992	E406621	CAVEAT	
14/8/1992	E675747	WITHDRAWAL OF CAVEAT	
14/5/1993	DP647535	DEPOSITED PLAN	EDITION 1
1/7/1993	I421052	APPLICATION TO CANCEL RECORDING OF WRIT	
5/5/1994	U238567	DISCHARGE OF MORTGAGE	
5/5/1994	U238568	TRANSFER	
5/5/1994	U238569	MORTGAGE	EDITION 2
4/10/1994	U672491	MORTGAGE	EDITION 3
8/5/1995	O200216	DISCHARGE OF MORTGAGE	
8/5/1995	O200217	DISCHARGE OF MORTGAGE	
8/5/1995	O200218	TRANSFER	
8/5/1995	O200219	MORTGAGE	EDITION 4
6/5/1996	2122409	REQUEST	
6/5/1996	2122410	REQUEST	
8/5/1996	DP858147	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Flagstaff Street in Gladesville... PRINTED ON 31/1/2025

Copyright © Office of the Registrar-General 2025

Received: 31/01/2025 13:05:58

LAND REGISTRY SERVICES Historical Search

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/1/2025 1:05PM

FOLIO: A/442334

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7419 FOL 112

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/2/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
4/11/1991	Z807648	REQUEST	
4/11/1991	Z998560	WRIT	
12/5/1992	E406621	CAVEAT	
14/8/1992	E675747	WITHDRAWAL OF CAVEAT	
14/5/1993	DP647535	DEPOSITED PLAN	EDITION 1
1/7/1993	I421052	APPLICATION TO CANCEL RECORDING OF WRIT	
5/5/1994	U238567	DISCHARGE OF MORTGAGE	
5/5/1994	U238568	TRANSFER	
5/5/1994	U238569	MORTGAGE	EDITION 2
4/10/1994	U672491	MORTGAGE	EDITION 3
8/5/1995	O200216	DISCHARGE OF MORTGAGE	
8/5/1995	O200217	DISCHARGE OF MORTGAGE	
8/5/1995	O200218	TRANSFER	
8/5/1995	O200219	MORTGAGE	EDITION 4
6/5/1996	2122409	REQUEST	
6/5/1996	2122410	REQUEST	
8/5/1996	DP858147	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Flagstaff Street in Gladesville... PRINTED ON 31/1/2025

Copyright © Office of the Registrar-General 2025

Received: 31/01/2025 13:05:57

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/1/2025 1:05PM

FOLIO: 2/11483

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 4840 FOL 203

Recorded	Number	Type of Instrument	C.T. Issue
22/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
13/3/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/2/1991	Z480125	CAVEAT	
4/11/1991	Z998560	WRIT	
19/12/1991	E61403	REQUEST	
12/5/1992	E406621	CAVEAT	
14/8/1992	E675747	WITHDRAWAL OF CAVEAT	
11/5/1993	I285188	WITHDRAWAL OF CAVEAT	
14/5/1993	DP647535	DEPOSITED PLAN	EDITION 1
1/7/1993	I421052	APPLICATION TO CANCEL RECORDING OF WRIT	
5/5/1994	U238567	DISCHARGE OF MORTGAGE	
5/5/1994	U238568	TRANSFER	
5/5/1994	U238569	MORTGAGE	EDITION 2
4/10/1994	U672491	MORTGAGE	EDITION 3
8/5/1995	O200216	DISCHARGE OF MORTGAGE	
8/5/1995	O200217	DISCHARGE OF MORTGAGE	
8/5/1995	O200218	TRANSFER	
8/5/1995	O200219	MORTGAGE	EDITION 4
6/5/1996	2122410	REQUEST	
8/5/1996	DP858147	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Flagstaff Street in Gladesville... PRINTED ON 31/1/2025

Copyright © Office of the Registrar-General 2025

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/1/2025 1:05PM

FOLIO: 1/324390

First Title(s): OLD SYSTEM
Prior Title(s): VOL 4338 FOL 12

Recorded	Number	Type of Instrument	C.T. Issue
20/9/1993		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
5/5/1994	U238567	DISCHARGE OF MORTGAGE	
5/5/1994	U238568	TRANSFER	
5/5/1994	U238569	MORTGAGE	EDITION 1
4/10/1994	U672491	MORTGAGE	EDITION 2
8/5/1995	O200216	DISCHARGE OF MORTGAGE	
8/5/1995	O200217	DISCHARGE OF MORTGAGE	
8/5/1995	O200218	TRANSFER	
8/5/1995	O200219	MORTGAGE	EDITION 3
8/5/1996	DP858147	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***

Copyright © Office of the Registrar-General 2025

Received: 31/01/2025 13:05:57

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/1/2025 12:58PM

FOLIO: 12/858147

First Title(s): OLD SYSTEM
Prior Title(s): 2/11483 B-C/34033
1/324390 A-B/442334
VOL 4693 FOL 82

Recorded	Number	Type of Instrument	C.T. Issue
8/5/1996	DP858147	DEPOSITED PLAN	FOLIO CREATED EDITION 1
25/10/1996	2563489	DISCHARGE OF MORTGAGE	
25/10/1996	2563490	TRANSFER	EDITION 2
21/7/1998	5103814	DEPARTMENTAL DEALING	
3/11/1998	5370862	CAVEAT	
22/4/1999	5758463	MORTGAGE	EDITION 3
30/8/1999	DP1005093	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Copyright © Office of the Registrar-General 2025

Received: 31/01/2025 12:58:43

Req:R723218 /Doc:DL 2563490 /Rev:01-Feb-2010 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 19:15 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

97-01T

TRANSFER

Real Property Act, 1900

2563490 J

Office of State Revenue use only

N.S.W. STAMP DUTY
13099S 3002 04 00184998303 $2.00

(A) **LAND TRANSFERRED**

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

Part Folio Identifiers B/34033, C/34033, Auto Consol 4693-82, B442334, A/442334, 2/11483, 1/324390 now being whole 12/858147

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
431	CITYLINK REFERENCE (max. 15 characters): JHH/WALKER

(C) **TRANSFEROR** Iceco Pty Limited (ACN 068 531 368)

(D) acknowledges receipt of the consideration of $225,000.00

and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. ..... 2. ..... 3. .....

(F) **TRANSFEREE**

T TS (s713 LGA) TW (Sheriff)	Walker Consolidated Investments Pty Limited (ACN 002 069 678)

(G) ~~TENANCY:~~

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 23 SEPTEMBER 1996

Signed in my presence by the Transferor who is personally known to me.

THE COMMON SEAL of ICECO PTY. LIMITED
Signature of Witness

was hereunto affixed by authority of its
Name of Witness (BLOCK LETTERS)

Board of Directors and in the presence of:
Address of Witness

ICECO PTY. LIMITED A.C.N. 068 531 368 Common Seal

Director Signature of Transferor Secretary

Signed in my presence by the Transferee who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee 's Solicitor
Ian Edward Grist

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only)

Ausdoc Commercial and Law Stationers 1991

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/1/2025 12:58PM

FOLIO: C/185405

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 4978 FOL 26

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/4/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
27/4/1992	E406508	WITHDRAWAL OF CAVEAT	
28/9/1992	E744082	REQUEST	
1/10/1992	DP646757	DEPOSITED PLAN	EDITION 1
2/2/1995	I789151	CAVEAT	
13/11/1995	O556441	REQUEST	
13/11/1995	O585414	TRANSFER GRANTING EASEMENT	EDITION 2
20/4/1998	3926430	TRANSFER	EDITION 3
6/7/1998	5104675	DEPARTMENTAL DEALING	
3/11/1998	5370862	CAVEAT	
22/4/1999	5758463	MORTGAGE	EDITION 4
30/8/1999	DP1005093	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Copyright © Office of the Registrar-General 2025

Received: 31/01/2025 12:58:42

LAND REGISTRY SERVICES

Historical Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
30/1/2025 12:09PM

FOLIO: 100/1005093

First Title(s): OLD SYSTEM
Prior Title(s): C/185405 2/234486
1/414064 12/858147

Recorded	Number	Type of Instrument	C.T. Issue
30/8/1999	DP1005093	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
31/8/1999	6146208	DEPARTMENTAL DEALING	
1/9/1999	6087129	REQUEST	
2/9/1999	DP1005097	DEPOSITED PLAN	
2/9/1999	DP1005098	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Copyright © Office of the Registrar-General 2025

Received: 30/01/2025 12:09:27

Req:R723135 /Doc:CT 10378-007 CT /Rev:16-Dec-2010 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 18:29 /Seq:3 of 4
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

CERTIFICATE OF TITLE

NEW SOUTH WALES

REAL PROPERTY ACT, 1900, as amended.

TORRENS TITLE
Register Book

Application 1541

Prior Title Vol. 4805 Fol. 86

Vol. 10378 Fol. 7

Edition issued

DM. K291939 CANCELLED

Fol. 7

10378

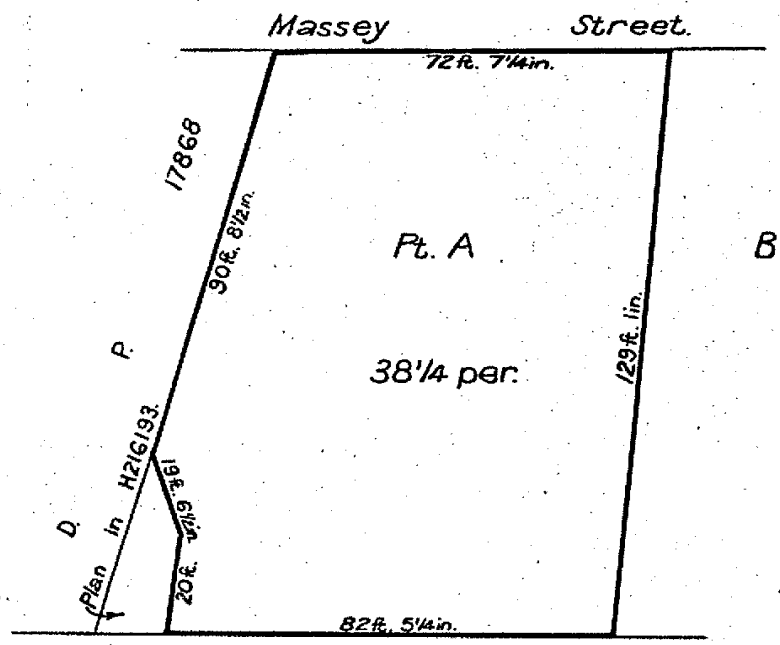
(Page 1) Vol.

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness S. Vandine

Registrar General.

PLAN SHOWING LOCATION OF LAND



K291939. L.G.

Scale: 30 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the part Lot A in plan lodged with Transfer No. H47607 (filed as F.P. 34033) shown in the plan hereon in the Municipality of Hunters Hill, Parish of Hunters Hill and County of Cumberland being part of Portion 127 granted to John Doody on 14-3-1795 and part of Portion 127 granted to Ann Benson on 15-9-1796.

Registrar General.

FIRST SCHEDULE (continued overleaf).

~~DRAYLEE PTY. LIMITED.~~

Registrar General.

SECOND SCHEDULE (continued overleaf).

1. Reservations and conditions, if any, contained in the Crown Grant above referred to

Registrar General.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

Vol. 10378 Fol 7

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
~~Samuel Dardick of Bellevue Hill Company Director Annie Dardick his wife and Irving Isaac Dardick his Son of Bellevue Hill Student as joint tenants~~	Transfer	M752395	29.11.1971	12.12.1971	
~~Samuel Dardick, Company Director and Annie Dardick, his wife and Irving Isaac Dardick, Student, all of Bellevue Hill, as tenants in common in equal shares.~~	Transfer	M632785	16.11.1973.	8.1.1974.	
~~Irving Isaac Dardick of Bellevue Hill, Student, Anndar Holdings Pty. Limited and Samdar Holdings Pty. Limited as tenants in common in equal shares~~		N759024			
~~Debrumin Pty. Limited and Robert James Griffiths of Gronulla, Chartered Accountant in 1/3 share as joint tenants, Annie Dardick, Company Director in 1/3 share and Irving Isaac Dardick, Student in 1/3 share, both of Bellevue Hill, tenancy in common~~	Transfers	N759025	16-11-1973	29-3-1974	
~~Debrumin Pty. Limited and Robert James Griffiths as joint tenants in 1/3 share, Irving Isaac Dardick in 1/3 share as tenants in common by Transmission T148240. Registered 6-7-1982~~	Transfer	R814791	------	18-6-1980	
Three Crowns Investments Pty. Limited by Transfer T306534. Registered 18-11-1982.					

M632785 Cancelled
N759024 Cancelled
-25 Cancelled
R814791T
T148240T
T306534

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
Lease	K752881.	10-6-1967.	of the lock-up shop known as No 1 Massey Street Gladesville, together with rights to Woolworths Limited	31-7-1967		

CANCELLED

See new edition issued 14-12-82

Vide T.306534

REGISTRAR GENERAL

(Page 2 of 2 pages)

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED

Req:R723135 /Doc:CT 10378-007 CT /Rev:16-Dec-2010 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 18:29 /Seq:4 of 4
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

Req:R723135 /Doc:CT 10378-007 CT /Rev:16-Dec-2010 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 18:29 /Seq:1 of 4
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

CERTIFICATE OF TITLE

10378007

NEW SOUTH WALES — REAL PROPERTY ACT, 1900

SEE AUTO FOLIO 10378 Fol. 7

EDITION ISSUED 15 12 1982

First Title : Old System

Prior Title : Vol.4805 Fol. 86

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

Registrar General.

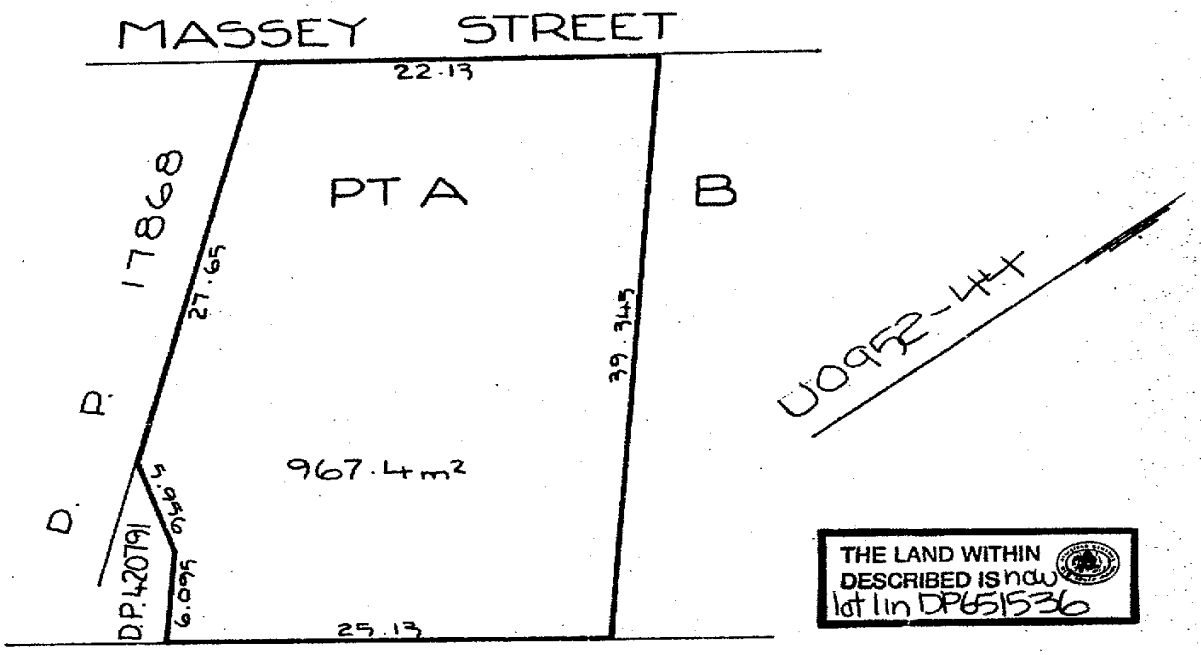
10378 Fol. 7

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON (Page 1) Vol.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



T 306534 T.V.

LAND REFERRED TO

The part of Lot A in Deposited Plan 34033 in the Municipality of Hunters Hill Parish of Hunters Hill and County of Cumberland.

FIRST SCHEDULE

~~THREE CROWNS INVESTMENTS PTY. LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant.
~~2. K752881 Lease of the lockup shop known as No.1 Massey Street, Gladesville, together with rights to Woolworths Limited. Expires 4.11.2006.~~ W653756 4-11-1986.

:G 2/64

99346D 8.81 D. West, Government Printer

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR | Registrar General

Pedona Pty. Limited by Transfer W 653756. Registered 12-12-1986

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

PARTICULARS | Registrar General | CANCELLATION

W653737 Mortgage to C.B.F.C. Limited. Registered 12-12-1986

~~Y516416 Caveat by Vardean Pty Limited Registered 8-1989~~ Z807648 1.11.1991

Z998560 Writ by the Council of the municipality of Hunter's Hill Judg. No. 36467 of 1991, Writ No. 9138 of 1991 Dated 29.8.1991 Registered 1.11.1991

~~E406621 Caveat by Vardean Pty Limited Registered 12-5-1992.~~ E675747

NOTATIONS AND UNREGISTERED DEALINGS

W653737 Y516416 Z807648 Z998560 E406621 X129045 WM745793

NOTE: ENTRIES RULED THROUG

© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville
Req:R723135 /Doc:CT 10378-007 CT /Rev:16-Dec-2010 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 18:29 /Seq:2 of 4

Req:R723160 /Doc:DL N759024 /Rev:16-Sep-2011 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 18:45 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

RP 13

N 759024 [redacted]

N.S.W. STAMP DUTY DULY STAMPED

NEW SO [redacted]

74 MAR 12 PM 3:21

OFFICE USE ONLY

$

MEMORANDUM OF TRANSFER

REAL PROPERTY ACT, 1900

There new restrictive covenants e imposed, or easements eated, or where the form is herwise unsuitable, Form 13A ould be used.

ypewriting and handwriting ould be clear, legible and in ermanent black non-copying k. No alterations should be ade by erasure; the words ected must be ruled through d verified by signature or nals in the margin.

(a) Full name, address, and occupation of transferor.

(b) If a less estate strike out in fee simple and add appropriate estate.

(c) A short note will suffice. If an encumbrance is not yet registered particulars sufficient for identification must be furnished.

(d) Insert appropriate words. If desired, this space may be used in the case of a transfer by direction.

(e) Full name, address, and occupation of transferee. If more than one transferee state whether joint tenants or tenants in common. Unless otherwise stated tenants in common will be presumed to hold in equal shares.

(f) Insert lot and plan number, portion &c. See also sections 327 and 327AA Local Government Act, 1919.

(g) Further proof of execution will not normally be required if signed or acknowledged before any of the following persons, not being a party to the dealing, to whom the transferor is known:

Where executed in New South Wales — bank manager, barrister, clerk of petty sessions, commissioned officer in the Defence Force of the Commonwealth of Australia commissioner for taking affidavits, headmaster of a school, judge, justice of the peace, magistrate, mayor, or other chief officer of any local government corporation, medical practitioner, member of parliament of the Commonwealth or of a State, member of the police force of the Commonwealth or of a State or a Territory, minister of religion, notary public, postmaster, solicitor, town or shire clerk or other executive officer administering local government;

Where executed in any part of the Commonwealth of Australia or its Territories or in any part of the British Commonwealth — any of the persons referred to above, and in addition, an Australian or British Consular Officer exercising his functions in the part, Governor, Government Resident, Chief Secretary, or Registrar of Titles of the part;

Where executed in foreign country — an Australian or British Consular Officer exercising his functions in that country, commissioned officer in the Defence Force of the Commonwealth of Australia, commissioner for taking affidavits, judge, justice of the peace, magistrate, mayor, or other chief officer of any local government corporation, officer in charge of a police station, notary public, town or shire clerk or other executive officer administering local government.

(h) Repeat attestation clause &c., if necessary.

(i) Section 117 Real Property Act, 1900, requires that this certificate be signed by the transferee or, where his signature cannot be obtained without difficulty and delay, by his solicitor or conveyancer by his own name, which should be typewritten or printed below his signature, and not that of his firm. Any person falsely or negligently certifying is liable to the penalties provided by section 117.

(j) May be witnessed by any responsible person not being a party to this dealing.

(a) ANNIE DARDICK of Bellevue Hill, Married Woman, ~~Prostitute, moll, slut,~~

hereinafter referred to as the TRANSFEROR

being registered proprietor of an ~~estate in fee simple~~(b) undivided one-third share as Tenant in Common in the land hereinafter described, subject to the following encumbrances and interests

(c) Lease registered number K752881

in consideration of Thirty-three Thousand Three Hundred and Thirty-three Dollars ($ 33,333.00)
(the receipt whereof is hereby acknowledged), paid to the transferor by(d) Anndar Holdings Pty. Limited

hereby transfers to

(e) ANNDAR HOLDINGS PTY. LIMITED a Company duly incorporated in the Australian Capital Territory and having its registered office at care of Messrs. Hardwicke, Whigham & Harding, Public Accountants, 7 Lonsdale Street, Braddon, Canberra City

hereinafter referred to as the TRANSFEREE

~~an estate in fee simple~~(b) an undivided one-third share as Tenant in Common in the land described in the following schedule

Reference to title		Whole or Part	Description of land if part only(f)	County	Parish
Volume	Folio				
10378	7	WHOLE		CUMBERLAND	HUNTERS HILL

Dated at Sydney this 16th day of November 1973.

(g) Signed in my presence by the transferor who is personally known to me

J.H. Monsen
Signature of witness

J.H. MONSEN
Name of witness (BLOCK LETTERS)

Solicitor Sydney
Qualification of witness

A Dardick
Transferor

(h) THE COMMON SEAL of ANNDAR HOLDINGS PTY. LIMITED was hereunto affixed pursuant to a resolution of the Board of Directors in the presence of the Director and Secretary whose signatures are set opposite hereto:

ANNDAR HOLDINGS PTY. LIMITED COMMON SEAL

A Dardick
Director

Secretary

(i) Signed in my presence by the transferee who is personally known to me

Signature of witness

Name of witness (BLOCK LETTERS)

Address of witness

(j) Accepted and certified correct for the purposes of the Real Property Act, 1900.

Transferee

RULE UP ALL BLANKS

637-1 K 1169

Req:R723160 /Doc:DL N759024 /Rev:16-Sep-2011 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 18:45 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

N759024

DEPARTMENTAL USE ONLY

TRANSFER

Checked

Passed

Signed

REGISTERED

29-3-1974

Registrar General

TO BE COMPLETED BY LODGING PARTY

Lodged by:

Address: R. I. ROSENBLUM & MOMSEN
LEVEL 22, AUSTRALIA SQUARE
SYDNEY. 2000

Phone No.:

Documents lodged herewith

1.
2.
3.
4.
5.

Received Documents

Receiving Clerk

AUTHORITY FOR USE OF INSTRUMENT OF TITLE(k)

Authority is hereby given for the use of _____

_____ lodged
(insert reference to certificates, grants or dealings)

in connection with _____ for the
(insert number of plan or dealing)

registration of this dealing and for delivery to _____

_____
(BLOCK LETTERS)

_____
Signature

_____
Name (BLOCK LETTERS)

(k) Unless the instrument of title has been lodged by the person lodging the dealing, or its use has been authorised previously, the authority must be furnished by the person otherwise entitled to delivery of the certificate of title, grant &c.

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY

(To be signed at the time of executing the within dealing)

The undersigned states that he has no notice of the revocation of the Power of Attorney registered No.
Miscellaneous Register under the authority of which he has just executed the within dealing.
Signed at
the day of 19 .

_____
Signature of attorney

_____
Signature of witness

CERTIFICATE OF J.P., &c., TAKING DECLARATION OF ATTESTING WITNESS(l)

I certify that _____
the attesting witness to this dealing, appeared before me at
the day of 19 .
and declared that he personally knew _____

_____
the person signing the same, and whose signature thereto he has attested, and that the name purporting to be such signature of the said _____

_____
is his own handwriting and that he was of sound mind and freely and voluntarily signed the same.

_____
Signature

_____
Name (BLOCK LETTERS)

_____
Qualification

(l) Not required where dealing attested in accordance with note (g): in other cases to be signed by one of the persons referred to in note (g).

ST 437-2 K 1169 Vs C. N. BLIGHT, GOVERNMENT PRINTER

LAND REGISTRY SERVICES Historical Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/1/2025 12:58PM

FOLIO: 1/651536

First Title(s): OLD SYSTEM
Prior Title(s): VOL 10378 FOL 7

Recorded	Number	Type of Instrument	C.T. Issue
16/12/1992		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
14/5/1993	DP647535	DEPOSITED PLAN	
17/5/1993	I336967	DEPARTMENTAL DEALING	
1/7/1993	I421052	APPLICATION TO CANCEL RECORDING OF WRIT	
1/7/1993	I421054	DISCHARGE OF MORTGAGE	
1/7/1993	I421055	TRANSFER	
1/7/1993	I421056	TRANSFER	EDITION 1
5/7/1993	I421057	MORTGAGE	EDITION 2
3/2/1994		AMENDMENT: TITLE DIAGRAM	
21/7/1998	5103814	DEPARTMENTAL DEALING	
28/6/1999	5932990	DEPARTMENTAL DEALING	
30/8/1999	DP1005093	DEPOSITED PLAN	
1/9/1999	6087129	REQUEST	
2/9/1999	DP1005097	DEPOSITED PLAN	FOLIO CANCELLED
7/11/2013	AI146844	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

Copyright © Office of the Registrar-General 2025

Received: 31/01/2025 12:58:41

Req:R723136 /Doc:DL I421055 /Rev:28-Apr-2010 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 18:29 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

RP13

TRANSFER

Real Property Act, 1900

421055 X

Office of State Revenue use only

$2-

(A) **LAND TRANSFERRED**

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

Certificate of Title Volume 10378 Folio 7
(now being Folio Identifier 1/651536)

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
40L	STATE BANK OF NEW SOUTH WALES LIMITED DX 1334 SYDNEY 266-3333 REFERENCE (max. 15 characters): CAIN

(C) **TRANSFEROR** PEDOME PTY. LIMITED A.C.N. 002 255 450 by their Attorney CBFC LIMITED A.C.N. 008 519 462 of 5 Hunter Street, Sydney

(D) acknowledges receipt of the consideration of $625,000.00

and as regards the land specified above transfers to the transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. ..... 2. ..... 3. .....

(F) **TRANSFEREE**

(G) T

PENNSYLVANIA HOLDINGS PTY. LIMITED A.C.N. 055 258 734

~~as joint tenants/tenants in common~~

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATE OF EXECUTION** .....

Signed in my presence by the transferor who is personally known to me.

Signature of Witness
RAY BARROGA

Name of Witness (BLOCK LETTERS)

5 HUNTER STREET, SYDNEY NSW
Address of Witness

Signed at Sydney the 25TH day of MAY 1993 for CBFC Limited ACN 008 519 462, as Attorney for Pedome Pty Limited by CBFC Limited's duly appointed Attorney under Powers of Attorney No 738 Book 3263 who declares that he has not received notice of revocation of Power. CBFC Limited hereby executes as attorney for Pedome Pty Limited pursuant to Power of Attorney Registered No Book 3883 No 432.

Signature of Transferor

JOHN WILLIAM WALTER

Signed in my presence by the transferee who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee's Solicitor
W.S. Dockrill

☞ **INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE**

CHECKED BY (office use only)

Ausdoc Commercial and Law Stationers 1991

Req:R723137 /Doc:DL I421056 /Rev:28-Apr-2010 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 18:29 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

RP13

[redacted]

TRANSFER (1)

Real Property Act, 1900

I 421056 V

00*2$ £0ffice of S...

(A) **LAND TRANSFERRED**

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

Certificate of Title Volume 10378 Folio 7

NOW BEING 11/651536

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
40L	STATE BANK OF NEW SOUTH WALES LIMITED DX 1334 SYDNEY 266-3333 REFERENCE (max. 15 characters): CAIN

(C) **TRANSFEROR** PENNSYLVANIA HOLDINGS PTY LIMITED

(D) acknowledges receipt of the consideration of $700,000.00

and as regards the land specified above transfers to the transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. ..... 2. ..... 3. .....

(F) **TRANSFEREE**

(G)

REGINALD LESLIE CAIN and FAY ESMA CAIN
of 273 Victoria Road, Gladesville

~~or joint tenants/tenants in common~~

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATE OF EXECUTION** .....

Signed in my presence by the transferor who is personally known to me.

THE COMMON SEAL of PENNSYLVANIA HOLDINGS PTY LIMITED was hereunto affixed by authority of the Board of Directors in the presence of:

~~Signature of Witness~~

~~Name of Witness (BLOCK LETTERS)~~

~~Address of Witness~~

Director

Secretary

Common Seal PENNSYLVANIA HOLDINGS PTY. LIMITED A.C.N. 055 258 734

~~Signature of Transferor~~

Signed in my presence by the transferee who is personally known to me.

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

.....
Signature of Transferee s Solicitor

L. J. Lees

CHECKED BY (office use only) .....

☞ **INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE**

Ausdoc Commercial and Law Stationers 1991

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
30/1/2025 12:09PM

FOLIO: 102/1005097

First Title(s): OLD SYSTEM
Prior Title(s): 1/651536

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1999	DP1005097	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
2/9/1999	6087113	DISCHARGE OF MORTGAGE	
2/9/1999	6087116	TRANSFER	EDITION 1
2/9/1999	DP1005098	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Copyright © Office of the Registrar-General 2025

Received: 30/01/2025 12:09:29

Req:R723202 /Doc:DL 6087116 /Rev:10-Sep-1999 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 18:56 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

Form: 07-011
Licence: AUS/0634/96

(1)

TRANSFER

New South Wales
Real Property Act 1900

6087116N

Instructions for filling out this form are available from the Land Titles Office

Office of State Revenue use only

92

(A) **LAND TRANSFERRED**
If appropriate, specify the share or part transferred.

PART 1/651536
NOW BEING 102/1005097

(B) **LODGED BY**

LTO Box	Name, Address or DX and Telephone
	Reference (15 character maximum):

$2.00

(C) **TRANSFEROR** REGINALD LESLIE CAIN and FAY ESMA CAIN

(D) acknowledges receipt of the consideration of $5,000.00

and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable): 1. ..... 2. ..... 3. .....

(F) **TRANSFEREE**

T	
TS (s713 LGA)	WALKER CONSOLIDATED INVESTMENTS PTY LIMITED ACN 002 069 678
TW (Sheriff)	

(G) **TENANCY:**

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. **DATE** .....

Signed in my presence by the transferor who is personally known to me.

.....
Signature of Witness

ANGELA J LEE
Name of Witness (BLOCK LETTERS)

251 VICTORIA RD GLADESVILLE
Address of Witness

I E Cain
R L Cain
Signature of Transferor

Signed in my presence by the transferee who is personally known to me.

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

Ian Grist
Signature of Transferee 's solicitor

Ian Edward Grist
If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.

Checked by (LTO use) EM SDY

Caveator consents

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: CP/SP60903

SEARCH DATE	TIME	EDITION NO	DATE
30/1/2025	12:07 PM	2	24/12/2020

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 60903 WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT GLADESVILLE
LOCAL GOVERNMENT AREA HUNTER'S HILL
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM SP60903

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 60903
ADDRESS FOR SERVICE OF DOCUMENTS:
GLADESVILLE RETAIL CENTRE
FLAGSTAFF STREET
GLADESVILLE 2111

SECOND SCHEDULE (18 NOTIFICATIONS)

1 ATTENTION IS DIRECTED TO THE STRATA SCHEME BY-LAWS FILED WITH THE STRATA PLAN
2 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
3 LAND EXCLUDES MINERALS (S.536AA LOCAL GOVERNMENT ACT, 1919) AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
4 A383205 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
5 H431321 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
6 3926430 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
7 DP1005097 EASEMENT TO DRAIN SEWAGE 1 METRE(S) WIDE AND VARIABLE (LIMITED IN HEIGHT AND DEPTH) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
8 DP1005097 EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN 0.4 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
9 DP646757 RIGHT OF CARRIAGEWAY 8 WIDE AND VARIABLE WIDTH AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED INTHE TITLE DIAGRAM
10 O585414 EASEMENT FOR RIGHT OF CARRIAGEWAY AFFECTING PART SHOWN SO BURDENED IN TITLE DIAGRAM

END OF PAGE 1 - CONTINUED OVER

FOLIO: CP/SP60903 PAGE 2

SECOND SCHEDULE (18 NOTIFICATIONS) (CONTINUED)

11	DP1005097	EASEMENT TO DRAIN WATER VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
12	DP1005097	EASEMENT TO DRAIN WATER 1 METRE(S) WIDE (LIMITED IN HIEGHT AND DEPTH) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
13	DP1005097	EASEMENT TO DRAIN SEWAGE 1 METRE(S) WIDE AND VARIABLE (LIMITED IN HEIGHT AND DEPTH) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
14	DP1005098	RIGHT OF CARRIAGEWAY 8 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
15	DP1005098	RIGHT OF CARRIAGEWAY 8 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
16	DP1005098	RIGHT OF CARRIAGEWAY 8 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
17	DP1005098	EASEMENT FOR SERVICES 8 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
18	AQ432760	THIS EDITION ISSUED PURSUANT TO S.111 REAL PROPERTY ACT, 1900

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 1000)

STRATA PLAN 60903

LOT	ENT	LOT	ENT
1	980	2	20

NOTATIONS

DP1066377 NOTE: PROPOSED EASEMENT

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

Copyright © Office of the Registrar-General 2025

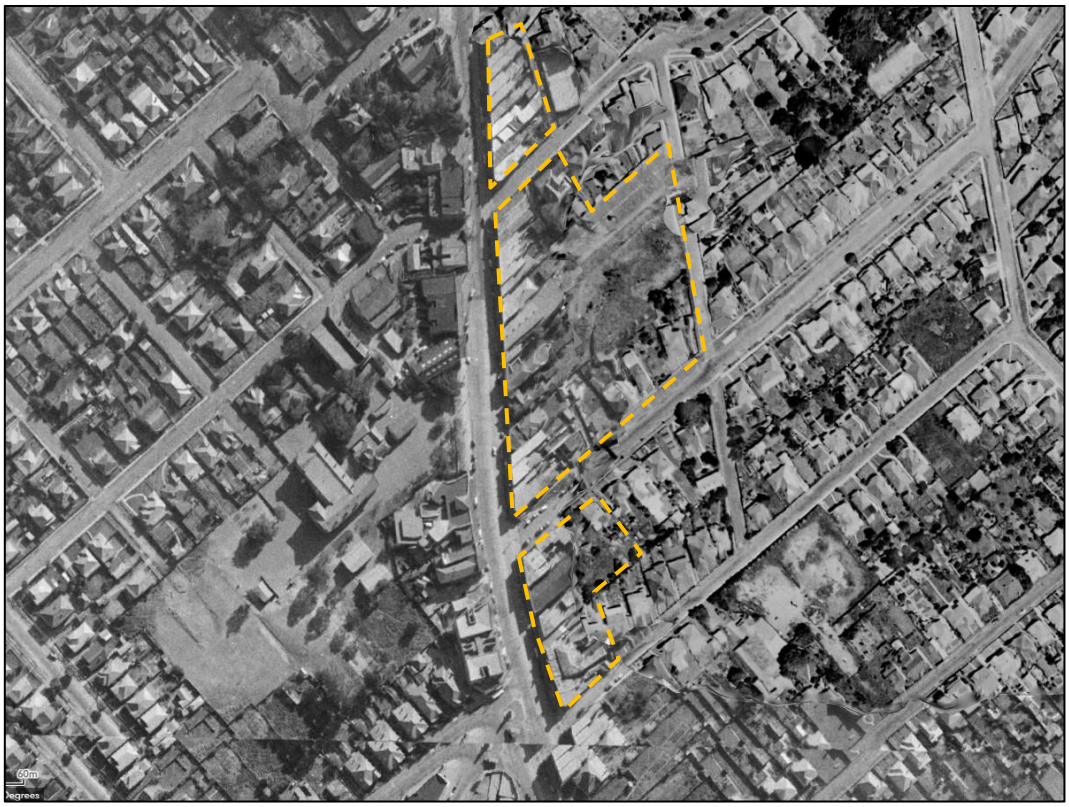
Received: 30/01/2025 12:07:36

APPENDIX C

HISTORICAL AERIAL IMAGERY



Aerial Photograph 1 1943 Historical Aerial Image of the site.



Aerial Photograph 2 1955 Historical Aerial Image of the site.



Aerial Photograph 3 1965 Historical Aerial Image of the site.



Aerial Photograph 4 1971 Historical Aerial Image of the site.



Aerial Photograph 5 1986 Historical Aerial Image of the site.



Aerial Photograph 6 1991 Historical Aerial Image of the site.



Aerial Photograph 7 1994 Historical Aerial Image of the site.



Aerial Photograph 8 2004 Historical Aerial Image of the site.



Aerial Photograph 9 2009 Historical Aerial Image of the site.



Aerial Photograph 10 2012 Historical Aerial Image of the site.



Aerial Photograph 11 2018 Historical Aerial Image of the site.



Aerial Photograph 12 2024 Historical Aerial Image of the site.

APPENDIX D

NSW EPA

Search results

Your search for:Suburb: GLADESVILLE

Matched 6 notices relating to 1 site.

Search Again

Refine Search

Suburb	Address	Site Name	Notices related to this site
GLADESVILLE	436-484 Victoria ROAD	Glade View Business Park	1 current and 5 former

Page 1 of 1

21 January 2025

Search results

Your search for: **General Search** with the following criteria

Suburb - Gladesville

returned 0 result

Search Again

For business and industry

For local government

Contact us

131 555 (tel:131555)

Online (https://www.epa.nsw.gov.au/about-us/contact-us/feedback)

info@epa.nsw.gov.au (mailto:info@epa.nsw.gov.au)

EPA Office Locations (https://www.epa.nsw.gov.au/about-us/contact-us/locations)

Background

A strategy to systematically prioritise, assess and respond to notifications under Section 60 of the ***Contaminated Land Management Act 1997*** (CLM Act) has been developed by the EPA. This strategy acknowledges the EPA's obligations to make information available to the public under ***Government Information (Public Access) Act 2009*** .

When a site is notified to the EPA, it may be accompanied by detailed site reports where the owner has been proactive in addressing the contamination and its source. However, often there is minimal information on the nature or extent of the contamination.

After receiving a report, the first step is to confirm that the report does not relate to a pollution incident. The Protection of the Environment Operations Act 1997 (POEO Act) deals with pollution incidents, waste stockpiling or dumping. The EPA also has an incident management process to manage significant incidents (https://www.epa.nsw.gov.au/reporting-and-incidents/incident-management).

In many cases, the information indicates the contamination is securely immobilised within the site, such as under a building or carpark, and is not currently causing any significant risks for the community or environment. Such sites may still need to be cleaned up, but this can be done in conjunction with any subsequent building or redevelopment of the land. These sites do not require intervention under the CLM Act, and are dealt with through the planning and development consent process. In these cases, the EPA informs the local council or other planning authority, so that the information can be recorded and considered at the appropriate time (https://www.epa.nsw.gov.au/your-environment/contaminated-land/managing-contaminated-land/role-of-planning-authorities).

Where indications are that the contamination could cause actual harm to the environment or an unacceptable offsite impact (i.e. the land is 'significantly contaminated'), the EPA would apply the regulatory provisions of the CLM Act to have the responsible polluter and/or landowner investigate and remediate the site. If the reported contamination could present an immediate or long-term threat to human health NSW Health will be consulted. SafeWork NSW and Water NSW can also be consulted if there appear to be occupational health and safety risks or an impact on groundwater quality.

As such, the sites notified to the EPA and presented in the list of contaminated sites notified to the EPA are at various stages of the assessment and remediation process. Understanding the nature of the underlying contamination, its implications and implementing a remediation program where required, can take a considerable period of time. The list provides an indication, in relation to each nominated site, as to the management status of that particular site. Further detailed information may be available from the EPA or the person who notified the site.

The following questions and answers may assist those interested in this issue.

Frequently asked questions

Why does my land appear on the list of notified sites?

Your land may appear on the list because:

- the site owner and/or the polluter has notified the EPA under section 60 of the CLM Act
- the EPA has been notified via other means and is satisfied that the site is or was contaminated.

If a site is on the list, it does not necessarily mean the contamination is significant enough to regulate under the CLM Act.

Does the list contain all contaminated sites in NSW?

No. The list only contains contaminated sites that EPA is aware of. If a site is not on the list, it does not necessarily mean the site is not contaminated.

The EPA relies on responsible parties and the public to notify contaminated sites.

How are notified contaminated sites managed by the EPA?

There are different ways the EPA can manage notified contaminated sites. Options include:

- regulation under the CLM Act, POEO Act, or both
- notifying the relevant planning authority for management under the planning and development process
- managing the site under the Protection of the Environment Operation (Underground Petroleum Storage Systems) Regulation 2014.

There are specific cases where contamination is managed under a tailored program operated by another agency (for example, the Resources & Geoscience's Legacy Mines Program).

What should I do if I am a potential buyer of a site that appears on the list?

You should seek advice from the seller to understand the contamination issue. You may need to seek independent contamination or legal advice.

The information provided in the list is indicative only and a starting point for your own assessment. Land contamination from past site uses is common, mainly in urban environments. If the site is properly remediated or managed, it may not affect the intended future use of the site.

Who can I contact if I need more information about a site?

You can contact the Environment Line at any time by calling 131 555 or by emailing info@environment.nsw.gov.au.

List of NSW Contaminated Sites Notified to the EPA

Disclaimer

The EPA has taken all reasonable care to ensure that the information in the list of contaminated sites notified to the EPA (the list) is complete and correct. The EPA does not, however, warrant or represent that the list is free from errors or omissions or that it is exhaustive.

The EPA may, without notice, change any or all of the information in the list at any time.

You should obtain independent advice before you make any decision based on the information in the list.

The list is made available on the understanding that the EPA, its servants and agents, to the extent permitted by law, accept no responsibility for any damage, cost, loss or expense incurred by you as a result of:

1. any information in the list; or
2. any error, omission or misrepresentation in the list; or
3. any malfunction or failure to function of the list;
4. without limiting (2) or (3) above, any delay, failure or error in recording, displaying or updating information.

Site Status	Explanation
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or *Protection of the Environment Operations Act 1997*.
Under Preliminary Investigation Order	The EPA has issued a Preliminary Investigation Order under s10 of the *Contaminated Land Management Act 1997*, to obtain additional information needed to complete the assessment.
Regulation under CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the *Contaminated Land Management Act 1997* is not required.

Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the *Contaminated Land Management Act 1997*. A regulatory approach is being finalised.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record.
Contamination currently regulated under POEO Act	Contamination is currently regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA as the appropriate regulatory authority reasonably suspects that a pollution incident is occurring/ has occurred and that it requires regulation under the POEO Act. The EPA may use environment protection notices, such as clean up notices, to require clean up action to be taken. Such regulatory notices are available on the POEO public register.
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the *Environmental Planning and Assessment Act 1979* (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the *Contaminated Land Management Act 1997* (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the *Protection of the Environment Operations Act 1997* (POEO Act).

Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the *Environmental Planning and Assessment Act 1979* (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record.

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
GERRINGONG	Gerringong Cooperative	18 Belinda STREET	Other Petroleum	Regulation under CLM Act not required	-34.74518835	150.8181054
GILGANDRA	United (Former Mobil) Service Station	13 Castlereagh STREET	Service Station	Regulation under CLM Act not required	-31.71715641	148.6581574
GILGANDRA	Former Mobil Depot	2 Federation STREET	Other Petroleum	Regulation under CLM Act not required	-31.70937362	148.6522102
GILGANDRA	Former Mobil Depot	20 Federation STREET	Other Petroleum	Regulation under CLM Act not required	-31.70771744	148.6514198
GILGANDRA	Caltex Service Station Gilgandra	6425 Newell HIGHWAY	Service Station	Regulation under CLM Act not required	-31.72545524	148.65281
GILLENBAH	Caltex (Former Mobil) Narrandera Service Station	16321 - 16335 Newell HIGHWAY	Service Station	Regulation under CLM Act not required	-34.76124219	146.5398604
GIRRAWEEN	Industrial Galvanizers Girraween	56-58 Mandoon ROAD	Metal Industry	Contamination currently regulated under CLM Act	-33.80500693	150.9396743
GIRRAWEEN	Caltex Pendle Hill Service Station Girraween	602 Great Western HIGHWAY	Service Station	Regulation under CLM Act not required	-33.80827518	150.9421511
GLADESVILLE	Caltex Service Station	287-295 Victoria ROAD	Service Station	Regulation under CLM Act not required	-33.8285374	151.1268639
GLADESVILLE	Road Reserve	Pittwater ROAD	Other Industry	Regulation under CLM Act not required	-33.81603924	151.1355085
GLADESVILLE	Caltex Service Station	116 Victoria ROAD	Service Station	Regulation under CLM Act not required	-33.83575319	151.1277863
GLADESVILLE	Glade View Business Park	436-484 Victoria ROAD	Other Industry	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.82382382	151.1223941
GLADSTONE	Barbers Auto Port	52-53 Barnard STREET	Service Station	Regulation under CLM Act not required	-31.02313668	152.9481617
GLEBE	The Hill and Jubilee Embankment	12 Maxwell ROAD	Other Industry	Regulation under CLM Act not required	-33.87573032	151.1776027
GLEN INNES	Ambulance Station	106 Bourke STREET	Unclassified	Regulation under CLM Act not required	-29.73805854	151.7313138
GLEN INNES	Telstra Depot Glen Innes	126 Lambeth STREET	Unclassified	Regulation under CLM Act not required	-29.73565341	151.7278271

APPENDIX E

PLANNING CERTIFICATE

Hunter's Hill Council

PO BOX 21, HUNTERS HILL NSW 2110 Telephone: 02 9879 9400

16867

Environmental Planning and Assessment Act 1979 Section 10.7 - Planning Certificate

Thomasine Hulme
36E Fitzroy Street

MARRICKVILLE, NSW 2204

Your Reference	047882	Address	"A J Drycleaners & Laundry" 177 Victoria Rd, Gladesville
Cert Number	14306	Owner	Mrs M Leo
Issued Date	21 January 2025		
Receipt Number			
Fee Amount	$62.00	Plan	Lot 3 DP13770
Council Parcel	4089		

This part is directed to the following matters prescribed under Section 10.7(2) of the above Act

1 Names of relevant planning instruments and Development Control Plans (DCPs)

1. The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land:

-Hunters Hill LEP 2012
-SEPP No. 65 - Design Quality of Residential Flat Development
-SEPP (Transport and Infrastructure) 2021
-SEPP (Resources and Energy) 2021
-SEPP (Resilience and Hazards) 2021
-SEPP (Precincts - Eastern Harbour City) 2021
-SEPP (Planning Systems) 2021
-SEPP (Industry and Employment) 2021
-SEPP (Housing) 2021
-SEPP (Exempt and Complying Development Codes) 2008
-SEPP (Building Sustainability Index: BASIX) 2004
-SEPP (Biodiversity and Conservation) 2021
-Hunters Hill Consolidated Development Control Plan (DCP) 2013
-Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The Plan covers the area of Sydney Harbour, including Parramatta River and its tributaries and the Lane Cove River. The Plan aims to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways. The Plan also aims to achieve a high quality and ecologically sustainable urban environment by establishing planning principles and controls for the catchment as a whole.

2. The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land:

No proposed environmental planning instruments apply.

3. Subsection 2 does not apply in relation to a proposed environmental planning instrument or draft development control plan if:

a. it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or

b. for a proposed environmental planning instrument - the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

4. In this section, "proposed environmental planning instrument" means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

2 Zoning and land use under relevant planning instruments

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described:

(a) The identity of the zone:

Hunters Hill LEP 2012 applies to the land and identifies the land to be ***MU1 Mixed Use***.

(b) the purposes for which development in the zone may be carried out without development consent:

Roads; Basketball hoops and stands (refer to page 53 of the LEP for specifications).

the purposes for which the instrument(s) provides that development may not be carried out within the zone except with development consent.

Amusement centres; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Information and education facilities; Light industries; Local distribution premises; Medical centres; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Sex services premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals

the purposes for which the instrument(s) provides that development is prohibited within the zone.

Any development not listed above

(c) whether additional permitted uses apply to the land:

No

(d) whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the minimum land dimensions so fixed,

No

(e) whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016

No

(f) whether the land is in a conservation area, however described.

Yes

(g) whether an item of environmental heritage, however described, is situated on the land.

Yes, refer to Hunters Hill Local Environmental Plan 2012 Heritage Map sheets HER_001A to HER_003D and Schedule 5 of the LEP:

-I490

3 Contributions Plans

(1) The name of each contributions plan under the Act, Division 7.1, applying to the land, including draft contributions plans.

Hunters Hill Section 7.12 Developer Contribution Plan 2020.

(2) Is the land is in a special contributions area under the Act, Division 7.1, if so, the name of the area.

No.

4 Complying Development

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

If complying development may not be carried out on that land because of the provisions of clauses 1.17A and 1.19 of that Policy, the reasons why it may not be carried out under that clause.

General Housing Code

Complying development under the General Housing Code *may* be carried out on the land.

Rural Housing Code

Complying development under the Rural Housing Code *may not* be carried out on the land. The land is affected by specific land exemptions:

-this Code does not apply in land zoned as MU1 Mixed Use.

Low Rise Housing Diversity Code

Complying development under the Low Rise Housing Diversity Code applies to the land.

Housing Alterations Code

Complying development under the Housing Alterations Code *is affected by exclusions*:

-An item of heritage significance (affecting the whole land).

General Development Code

Complying development under the General Development Code *may* be carried out on the land.

Commercial and Industrial Alterations Code

Complying development under the General Commercial and Industrial Alterations Code *may* be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the General Commercial and Industrial (New Buildings and Additions) Code *may* be carried out on the land.

Container Recycling Facilities Code

Complying development under the Container Recycling Facilities Code *may* be carried out on the land.

Subdivisions Code

Complying development under the Subdivision Code *may* be carried out on the land.

Demolition Code

Complying development under the Demolition Code *is affected by exclusions*:

-An item of heritage significance (affecting the whole land).

Fire Safety Code

Complying development under the Fire Safety Code *is affected by exclusions*:

-An item of heritage significance (affecting the whole land).

No variations in relation to the land are listed under the Policy, clause 1.12.

Disclaimer: This certificate only addresses matters raised in Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

5 Exempt development

(1) If the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying evelopment Codes) 2008*, because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A:

No

(2) If exempt development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause:

-The land has an item of Heritage significance

(3) Whether council has sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land:

Yes

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land:

No

6 Affected Building Notices and Building Products Rectification Orders

Note: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

(1) Whether Council is aware that:

(a) an affected building notice in force in relation to the land?

No

(b) is there any building product rectification order in force in relation to the land that has not been fully complied with?

No

(c) is there any notice of intention to make a building product rectification order?

No

Note: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use, then it should be verified by the applicant. In this section:

"affected building notice" has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.
"building product rectification order" has the same meaning as in the *Building Products (Safety) Act 2017*.

7 Land Reserved for Acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in section 3.15 of the Act.

No

8 Road Widening and Road Realignment

Whether the land is affected by road widening or road alignment under:

(a) the *Roads Act 1993*, Part 3, Division 2:

No

(b) an environmental planning instrument:

No

(c) a resolution of the Council:

No

9 Flood related development controls information

(1) If the land or part of the land is within the flood planning area ans subject to flood related development controls:

No

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls:

No

(3) In this section:

"flood planning area" has the same meaning as in the Floodplain Development Manual.

"Floodplain Development Manual" means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

"probable maximum flood" has the same meaning as in the Floodplain Development Manual.

10 Council and Other Public Authority Policies on Hazard Risk Restrictions

Whether any of the land is affected by an adopted policy that restricts the development of the land because of the liklihood of:

Landslip	*No*
Bushfire	*No*
Tidal Inundation	*No*
Subsidence	*No*
Acid Sulphate Soils	*No, see below note.*
Contamination	*No*
Aircraft noise	*No*
Salinity	*No*
Coastal hazards	*No*
Sea level rise	*No*
Any other risk, other than flooding	*No*

Note:
Council has not adopted a policy on Acid Sulphate Soils, however Acid Sulphate Soils have been mapped (refer to *Hunters Hill Local Environmental Plan 2012* Acid Sulphate Soils Map sheets ASS_001 to ASS_003). Clause 6.1 of this LEP must be addressed if development is proposed where there are Acid

In this section, "Adopted policy" means a policy adopted:

(a) by the council, or

(b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11 Bush Fire Prone Land

If any of the land is bush fire prone land, designated by the Commisioner of the NSW Rural Fire Service under the Act, section 10.3:

No, the land is not identified on Council's certified Bush Fire Prone Land map as being partly or wholly bush fire prone land.

12 Loose-fill Asbestos Insulation

Does the land include any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that is listed on the Loose-Fill Asbestos Insulation Register that is required to be maintained under that Division?

Council has not been notified by NSW Fair Trading that the land includes any residential premises that are listed on the register. Refer to the NSW Fair Trading website at www.fairtrading.nsw.gov.au to confirm that the land is not listed on this register.

Note: There is potential for loose-fill asbestos insulation in residential premises that are not listed on the Register. Contact NSW Fair Trading for further information.

13 Mine Subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the *Coal Mine Subsidence Compensation Act 2017*:

No

14 Paper Subdivision Information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is porposed to be subject to a ballot.

No development plan applies

(2) The date of any subdivision order that applies to the land.

No subdivision order applies

(3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

15 Property vegetation plans

If the land is land in relation to which a property vegetation plan is approved and in force under the *Nature Vegetation Act 2003*, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act:

No

16 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the *Biodiversity Conservation Act 2016*, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

Note: Biodiversity stewardship agreements including biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity*

No

17 Biodiversity certified land

If the land is biodiversity certified land under the *Biodiversity Conservation Act 2016*, Part 8, a statement to that effect.
Note: Biodiversity certified land includes land certified under the *Threatened Species Conservation Act 1995*, Part

No

18 Orders under *Trees (Disputes Between Neighbours) Act 2006*

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land, but only if the Council has been notified of the order:

No

19 Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

In relation to a coastal council-whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

No

Note: "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the *Local Government Act 1993*.

20 Western Sydney Aerotropolis

Whether under *State Environmental Planning Policy (Precincts - Western Parkland City) 2021*, Chapter 4, the land is in an ANEF or ANEC contour of 20 or greater (as referred to in that Chapter, section 4.17), or shown on the Lighting Intensity and Wind Shear Map, or shown on the Obstacle Limitation Surface Map, or in the "public safety area" on the Public Safety Area Map, or in the "3 kilometre wildlife buffer zone" or the "13 kilometre wildlife buffer zone" on the Wildlife Buffer Zone Map:

No

21 Site compatibility certificates and conditions for seniors housing

If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2):

No

22 Site Compatibility Certificates and development consent conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on tha land and, if there is a certificate, the period for which the certificate is current, and that a copy may be obtained from the Department:

No

(2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, any
conditions of a development consent in relation to the land that are of a kind referred to in that Policy, section

No

(3) Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1):

No

(4) In this section, "former site compatibility certificate" means a site compatibility certificate issued under S *tate Environmental Planning Policy (Affordable Rental Housing) 2009*.

Contaminated Land Management Act 1997

Note: The following matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act (if the land or part of the land is significantly contaminated land at the date when the certificate is issued).

No

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act (if it is subject to such an order at the date when the certificate is issued).

No

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act (if it is the subject of such an approved proposal at the date when the certificate is issued).

No

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act (if it is subject to such an order at the date when the certificate is issued).

No

(e) that the land to which the certificate relates is subject of a site audit statement within the meaning of that Act (if a copy of such a statement has been provided at any time to the local authority issuing the certificate).

No

NOTES

1 Any request for further information in connection with the above should be directed to Council's Customer Services Centre.

2 Owners intending to carry out alteration and/or additions and their consultants are encouraged to discuss the proposal with Council prior to lodgement of a formal application. This will ensure that expert advice is available during the planning of such works.

3 The Environmental Planning and Assessment Amendment Act 1997 commenced operation on 1 July 1998. As a consequence of this Act, the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 2000.

4 The above information has been taken from the Council's records, however Council cannot accept responsibility for any omission or inaccuracy.



Steve Kourepis
Director Town Planning

Attachment 6 – Minutes of Council's Ordinary Meeting of 28 April 2025

COMMENCEMENT

The meeting opened with Acknowledgement of Country and Prayer at 6pm.

IN ATTENDANCE

The Mayor Zac Miles, Councillors Julia Prieston, Carla Kassab, Marc Lane, Carol Tannous Sleiman, Tatyana Virgara and Ross Williams.

ALSO PRESENT

Acting General Manager Nick Tobin, Director Community and Customer Services Annie Goodman, Director Infrastructure and Environmental Sustainability Samantha Urquhart, Director People and Culture Rosanna Guerra, Director Town Planning Steve Kourepis, Manager Communications and Events Shery Demian, Strategic Planner Kieran Metcalfe, Recording Jade Reed and minute taker Marisa Dogao.

APOLOGIES

No apologies were received.

DECLARATIONS OF INTEREST

The Mayor called for Declarations of Interest without response.

MOTION

053/25 RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Tannous Sleiman

That in accordance with Council's Code of Meeting Practice, Council authorises "ABC Compass" to film discussion of item 4.2 Gladesville Masterplan Planning Proposal.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously.

Confirmation of Minutes

CARRIED MOTION

054/25 RESOLVED on the MOTION of Councillor Williams, seconded Deputy Mayor Prieston

That the Minutes of Ordinary Meeting No. 4542, 24 March 2025 be confirmed.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED.

MAYORAL MINUTES & REPORTS

2.1 MAYORAL MINUTE: VALE GEOFFREY SQUIRES

PROCEEDINGS IN BRIEF

055/25 RESOLVED on the MOTION of Mayor Miles

1. That the report be received and noted.
2. That a letter of condolence be forwarded to the family of the late Dr Geoffrey Squires.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

2.2 MAYORAL MINUTE: RECOGNITION OF LOCAL RESIDENT PAMELA ALVAREZ BOOK LAUNCH.

PROCEEDINGS IN BRIEF

056/25 RESOLVED on the MOTION of Mayor Miles

1. That the report be received and noted.
2. That a letter of congratulations be forwarded to Mrs Pamela Alvarez.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

TABLING OF PETITIONS

PROCEEDINGS IN BRIEF

ADDRESSES FROM THE PUBLIC

Refer to item 4.2

MOVE ITEM

057/25 RESOLVED on the MOTION of Councillor Williams, seconded Deputy Mayor Prieston

That Item 4.2 be brought forward to be discussed prior to Item 3.1.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

NOTICES OF MOTION INCLUDING RESCISSION MOTIONS

4.2 GLADESVILLE MASTERPLAN PLANNING PROPOSAL

PROCEEDINGS IN BRIEF

Emily Lockwood addressed the meeting.

Melissa Neighbour addressed the meeting. Melissa Neighbour was granted an extension of time (moved by Cr Williams, seconded Deputy Mayor Prieston and carried).

Annette Gallard addressed the meeting on behalf of the Hunters Hill Trust. Annette Gallard was granted an extension of time (moved by Cr Williams, Cr Kassab Prieston and carried). A submission from the Hunters Hill Trust was tabled.

Russell Young addressed the Council addressed the meeting. Russell Young was granted an extension of time (moved by Cr Williams, Cr Tannous-Sleiman and carried).

Florian Caillon addressed Council addressed the meeting. Florian Caillon was granted an extension of time (moved by Cr Tannous-Sleiman, seconded Cr Kassab and carried).

MOVED on the MOTION of Councillor Tannous Sleiman, seconded Deputy Mayor Prieston

A MOTION was moved by Clr Carol Tannous Sleiman seconded by Clr Julia Prieston that: Council supports the recommendations set out below:

(A) Forward the Planning Proposal included as Attachment 1 to this report to the Department of Planning, Housing and Infrastructure seeking a Gateway Determination in accordance with section 3.34 of the *Environmental Planning and Assessment Act 1979*.

(B) Subject to (A) above, Council endorse for public exhibition the Planning Proposal as outlined in (A).

(C) Note that following public exhibition, the Planning Proposal would be reported back to Council detailing the outcome of the public exhibition period at which time Council may resolve:

(1) To proceed as recommended in this report.
(2) To proceed with amended controls in the Planning Proposal to that exhibited.
(3) To not proceed with the Planning Proposal.

(D) Delegate authority to the General Manager to make amendments to the Planning Proposal that:

(1) Are minor and do not alter the intent; or
(2) Are required in order to comply with the Gateway Determination.

MOVED on the MOTION of Councillor Lane

Clr Mark Lane foreshadowed a motion that :
That Council supports the recommendations set out below:

(B) Council endorse for public exhibition the Planning Proposal and outlined in a four page summary.

(C) Note that following public exhibition, the Planning Proposal would be reported back to Council detailing the outcome of the public exhibition period at which time Council may resolve:

(1) To proceed as recommended in this report.
(2) To proceed with amended controls in the Planning Proposal to that exhibited.
(3) To not proceed with the Planning Proposal.

058/25 RESOLVED on the MOTION of Councillor Tannous Sleiman, seconded Deputy Mayor Prieston

1. That Council supports the recommendations set out below:

(A) Forward the Planning Proposal included as Attachment 1 to this report to the Department of Planning, Housing and Infrastructure seeking a Gateway Determination in accordance with section 3.34 of the *Environmental Planning and Assessment Act 1979*.

(B) Subject to (A) above, Council endorse for public exhibition the Planning Proposal as outlined in (A).

(C) Note that following public exhibition, the Planning Proposal would be reported back to Council detailing the outcome of the public exhibition period at which time Council may resolve:

(1) To proceed as recommended in this report.
(2) To proceed with amended controls in the Planning Proposal to that exhibited.
(3) To not proceed with the Planning Proposal.

(D) Delegate authority to the General Manager to make amendments to the Planning Proposal that:

(1) Are minor and do not alter the intent; or
(2) Are required in order to comply with the Gateway Determination.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	Councillor Marc Lane
Deputy Mayor Julia Prieston	Councillor Ross Williams
Councillor Carla Kassab	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	

The MOTION was CARRIED.

3.1 TREE PRUNING

PROCEEDINGS IN BRIEF

059/25 MOVED on the MOTION of Councillor Lane, seconded Councillor Williams

1. That Council investigate improved tree management practices, in line with the adopted Urban Forest Strategy and considering appropriate amendments to the Development Control Plan 2013 (DCP) and other matters referenced in the body of this report; and

2. That a further report be brought back to Council outlining the improved tree management pathway proposed.

RECORD OF VOTING	
For	Against
Councillor Marc Lane	Mayor Zac Miles
Councillor Tatyana Virgara	Deputy Mayor Julia Prieston
Councillor Ross Williams	Councillor Carla Kassab
	Councillor Carol Tannous Sleiman

The MOTION was LOST.

COUNCIL REPORTS

4.1 COUNCILLOR BRIEFING AND WORKSHOPS

PROCEEDINGS IN BRIEF

<<type text here>>

060/25

RESOLVED on the MOTION of Councillor Lane, seconded Councillor Kassab

1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	Councillor Ross Williams
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	

The MOTION was CARRIED.

4.3 URBAN FOREST MANAGEMENT STRATEGY

PROCEEDINGS IN BRIEF

Deputy Mayor Prieston left the meeting at 07:49 pm.

061/25 MOVED on the MOTION of Councillor Williams, seconded Deputy Mayor Prieston

1. That Council note:
    a. The Implementation Plan of short-term priority actions as detailed in Section 5.7 of the Strategy and within this report and,
    b. An annual progress on these priorities will be reported to Council annually.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Councillor Carla Kassab	

Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED.

Deputy Mayor Prieston returned to the meeting at 07:51 pm.

4.4 ADOPTION OF THE HUNTERS HILL INFRASTRUCTURE CONTRIBUTIONS PLAN 2025-2030

PROCEEDINGS IN BRIEF

<<type text here>>

062/25 MOVED on the MOTION of Councillor Tannous Sleiman, seconded Councillor Kassab

1. That Council adopts the Hunters Hill Local Infrastructure Contribution Plan 2025-2030, in accordance with the requirements of the Environmental Planning and Assessment Regulation 2021; and
2. Pursuant to Section 214 of the Environmental Planning & Assessment Regulation 2021 Council publish notice of the approved Hunters Hill Local Infrastructure Contribution Plan 2025-2030 on its website.
3. That a further report be brought back to Council, outlining future amendments to the Hunters Hill contributions plan, considering the infrastructure needs assessment and the proposed development under the Gladesville masterplan and Low/Medium Housing SEPP.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

4.5 EQUAL EMPLOYMENT OPPORTUNITY (EEO) POLICY AND PLAN 2025-2029

PROCEEDINGS IN BRIEF

063/25 <<type text here>>

MOVED on the MOTION of Councillor Williams, seconded Deputy Mayor Prieston

1. That Council endorses the Equal Employment Opportunity Policy and Plan 2025 – 2029 as attached to this report;
2. That the acting General Manager, in collaboration with the Director People & Culture, ensure that appropriate communication, training, and reporting mechanisms are put in place to support the implementation of the EEO Policy and Plan.

Mayor Miles left the meeting at 07:59 pm. Deputy Mayor Prieston took the Chair.

RECORD OF VOTING	
For	Against
Councillor Carla Kassab	Councillor Carol Tannous Sleiman
Councillor Marc Lane	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED.

Mayor Miles returned to the meeting at 08:01 pm.

4.6 INTERNAL AUDIT FUNCTION (IAF) SHARED SERVICE AGREEMENT

PROCEEDINGS IN BRIEF

<<type text here>>

064/25 RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Tannous Sleiman

1. That the report be received and noted.
2. That Council approves the updated agreement for signing by the General Manager on behalf of the council.

4.7 SUMMARY OF COUNCIL INVESTMENTS AS AT 31 MARCH 2025

PROCEEDINGS IN BRIEF

<<type text here>>

065/25 RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Tannous Sleiman

1. That the report be received and noted.

4.8 MINUTES OF THE BUSHLAND MANAGEMENT ADVISORY COMMITTEE HELD ON 10 MARCH 2025

PROCEEDINGS IN BRIEF

<<type text here>>

066/25 RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Tannous Sleiman

That the Minutes be received and noted.

4.9 DEVELOPMENT APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY IN MARCH 2025

PROCEEDINGS IN BRIEF

<<type text here>>

067/25 RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Tannous Sleiman

1. That the report be received and noted.

4.10 REPORT OF LEGAL MATTERS - MARCH 2025

PROCEEDINGS IN BRIEF

<<type text here>>

068/25 RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Tannous Sleiman

1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	

Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED.

QUESTIONS WITH OR WITHOUT NOTICE

CONCLUSION

The meeting concluded at 08.11pm.

I confirm that these Minutes are a true and accurate record of Ordinary Meeting No. 4543 held on 28 April 2025.

....

Councillor Zac Miles
MAYOR

Mitchell Murphy
GENERAL MANAGER

Attachment 7 – Additional Solar Analysis

07 October 2025

Kieran Metcalf
Strategic Planner
Hunter's Hill Council
Per email: metcalfek@huntershill.nsw.gov.au

Dear Kieran

Advice Note – Response to Gateway Conditions – Additional Solar Analysis

I refer to your email dated 24 September 2025 advising of the issue of a Gateway Determination in relation to the Gladesville Town Centre Planning Proposal (PP) by the Department of Planning, Housing and Infrastructure (DPHI) on 22 September 2025. The PP was informed by the *Block 4 Gladesville Built Form Study & Master Plan* prepared by Gyde Consulting. Hereafter Block 4 is referred to as the subject site.

The Determination includes the following conditions that require further clarifications and investigations to satisfy the DPHI prior to public exhibition of the PP. In particular, this correspondence primarily relates to the following condition:

> *(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.*

DPHI's accompanying Gateway report further articulates matters of concern relating to the proposed solar access controls for two proposed plazas within the site as follows:

> *The planning proposal seeks to introduce solar access requirements for open space within the new LEP provision to ensure the new public open space to be provided on the site will achieve, on average:*
>
> - *70% direct sunlight between 11am and 2pm for open space adjoining Massey Street (3 hours)*
> - *60% direct sunlight between 12pm and 2pm for additional open space (2 hours).*
>
> *The Department's solar analysis indicates that the proposed development concept supporting the planning proposal has not demonstrated that it can meet this requirement. The Massey Street proposed open space does receive good sunlight, however the internal plaza is mostly shaded.*

While the above is not specifically referenced in the conditions of Gateway, these matters of concern are understood to relate to Condition (a) below.

> *(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.*

Gyde is of the opinion that this matter should also be addressed irrespective that it has not been specifically referenced in the conditions. Gyde's response to the relevant Gateway conditions are provided as follows:

DRAFT

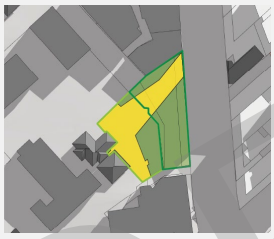
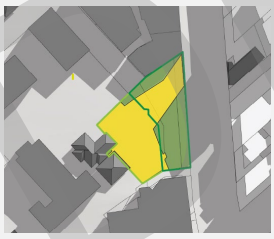
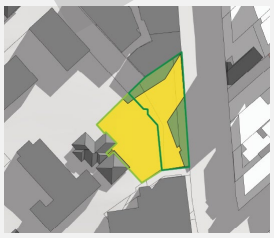
GYDE

Overshadowing to Gladesville Public School and Trim Place

Gyde has prepared additional solar analysis with a specific focus on the Gladesville Public School and Trim Place. As any shadow cast on these localities occurs only between the hours of 9am and 10am, detailed shadow and sun eye diagrams have been prepared at 15-minute intervals between these times in mid-winter. The solar analysis has been undertaken in relation to:

- the entire landscaped area of Trim Place to the school fence and gates, noting that the legal boundary may be smaller. This is outlined in dark green in the diagrams below.
- the forecourt area of the school which contains a netball/basketball court. This is outlined in light green in the diagrams below.

The information provided at **Attachment A (Sheet 1)** demonstrates the following in relation to Trim Place (outlined in dark green) and the school forecourt (outlined in light green):

		Trim Place	School Forecourt
09:00		Sun exposure to approximately 17% of Trim Place with a small area receiving solar access in the northern part of the park. Approx Solar Exposure	Sun exposure to approximately 32% of the school forecourt, which contains a paved basketball court. Approx Solar Exposure
09:15		Sun exposure to approximately 29% of Trim Place with a small area receiving solar access in the northern part of the park. Approx Solar Exposure	Sun exposure to approximately 67% of the school forecourt. Solar exposure to the full width of the space. Approx Solar Exposure
09:30		Sun exposure to approximately 37% of Trim Place with solar access in the wider northern part of the park. Approx Solar Exposure	Sun exposure to approximately 92% of the school forecourt. Shadow from proposed development on the site has mostly left the space. Approx Solar Exposure
09:45		Sun exposure to approximately 63% of Trim Place with solar access in the northern part of the park. Shadow from proposed development present in the easternmost portion of the park. Approx Solar Exposure	Sun exposure to approximately 95% of the open space at the front of the school building. No overshadowing from proposed development on the site. Approx Solar Exposure
10:00		Sun exposure to approximately 79% of Trim Place. Minimal shadow from proposed development adjacent to Trim Place. Approx Solar Exposure	Sun exposure to approximately 96% of the open space at the front of the school building. No overshadowing from proposed development on the site. Approx Solar Exposure

The above is further summarised in Figure 1 below.

DRAFT

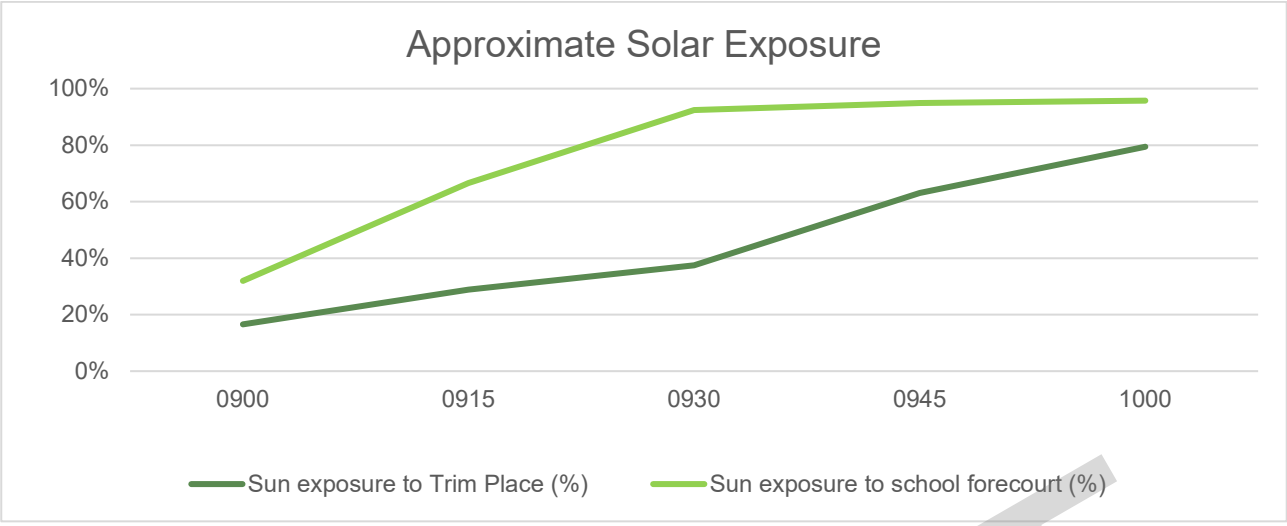


Figure 1: Approximate Solar exposure to Trim Place and the school forecourt

The above analysis demonstrates:

Trim Place

- Trim Place receives some solar access between 9am and 10am with sun exposure increasing to almost full exposure during this time.
- Solar exposure to the majority (i.e. 50% or more) of Trim Place occurs approximately midway between 9:30am and 9:45am.
- Shortly after 10am and onwards, no overshadowing would result from new development on the site. After that time, any overshadowing effects result from existing development adjacent to Trim Place.

Gladesville Public School

- The school forecourt receives approximately no less than a third of solar exposure between 9am and 10am, with sun exposure increasing to almost full sun exposure by 9:30am.
- No part of the proposed development intended for the subject site causes overshadowing on the school grounds after approximately 9:30am.
- According to the school's website, the first recess break for the school's pupils is at 11am. This is when the use of the forecourt is likely to be at its greatest, during which time there would be no overshadowing effects and therefore no impacts in relation to solar amenity within the school grounds resulting from a future development form on the site.

Section 4.2.2 of the Hunters Hill DCP requires that at least half of the public open space or outdoor play area of a school receives solar access. The solar access information provided in the master plan, supported by the additional detail in this correspondence clearly demonstrates that outside of the 9am-10am timeframe, there is minimal overshadowing to the school and Trim Place and, on average, will easily meet and exceed the 50% solar access control.

Noting above, the overshadowing effects of the proposal will not result in significant or detrimental effects on the amenity of Trim Place or Gladesville Public School.

Gyde further notes that the overshadowing diagrams have been prepared using block massing rather than an actual building form. By nature, solar analysis based on block massing tends to overstate potential impacts, as it does not account for building articulation, recessed elements or balconies, which provide the opportunity to "tailor" built form, typically reducing the extent of overshadowing. Further overshadowing

DRAFT

analysis will be required as part of the detailed design and development application process that considers actual overshadowing of any proposed building form.

Overshadowing effects on existing and future development on Cowell Street

Overshadowing and sun eye diagrams are provided in **Attachment A – Sheet 2A and Sheet 2B** (respectively) in relation to the overshadowing effect of the proposed building envelope on existing and future development on Cowell Street. The existing and future buildings considered are illustrated below and are specifically:

- Existing Residential Flat Building 3-7 Cowell Street; and
- Potential future development 3A Cowell Street.

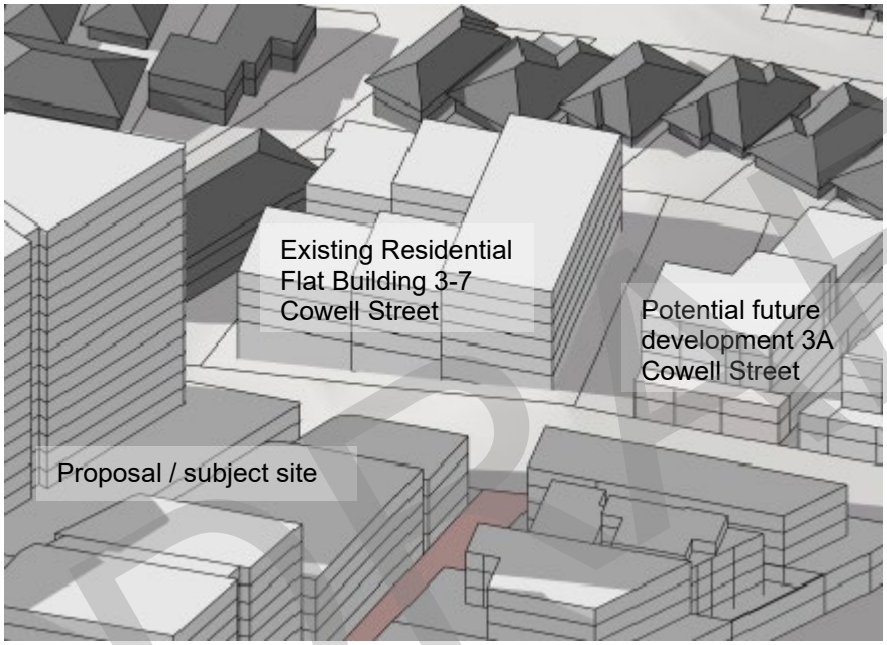


Figure 2: Buildings on Cowell Street potentially affected by overshadowing.

Gyde acknowledges that the NSW Apartment Design Guide (ADG) requires that living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter. In reference to high-level solar testing of existing and potential buildings facing the subject site on Cowell Street provided in **Attachment A – Sheet 2A and Sheet 2B**, the following relevant matters are noted:

3A Cowell Street

- There is minimal to no overshadowing on 3A Cowell Street resulting from the proposed building envelope between the hours of 11am and 1pm.
- The upper residential levels of an indicative future form on the 3A Cowell Street experience minimal to no overshadowing effects as a result of the intended future development of the subject site after 1pm.
- As such, a future development of 3A Cowell Street could achieve compliance with the ADG requirement for 2 hours solar access in the context of the proposed future development of the subject site.

DRAFT

3-7 Cowell Street

- The Cowell Street (northwestern) frontage of the existing mixed use building receives no overshadowing from the proposed building envelope on the subject site between the hours of 9am - 10am and 2pm-3pm, thus achieving 2 hours minimum solar exposure.
- The northeastern elevation of the building is defensive in nature and does not include substantial openings. It features high level windows, as can be seen in Figure 3 below, outlined in red. This design is likely a response to maintain privacy to the adjoining apartment development. This elevation is therefore not relied upon to meet solar access requirements of the ADG.
- Irrespective of the defensive design and purpose of the northeastern elevation of 3-7 Cowell Street, it will continue to receive solar exposure for 3 hours between 9am and 12pm.



Figure 3: North - eastern façade of 3-7 Cowell Street.

Consideration has been given to the uppermost levels of 3-7 Cowell Street, which includes private open space in the form of rooftop terraces, refer to the relevant diagrams for Cowell Street in Attachment 1. For reference, these are numbered 1-4 in Figure 3. Key observations are:

- Terrace 1 receives substantial solar exposure between 9am-11am and 1pm-3pm – achieving approximately 4-5 hours of sun exposure.
- Terrace 2 receives substantial solar exposure between 9am-11am and 1pm-3pm – achieving approximately 4-5 hours of sun exposure.
- Terrace 3 receives substantial solar exposure between 9am-12 noon and 2pm-3pm – achieving approximately 4 hours of sun exposure.
- Terrace 4 receives substantial solar exposure between 9am-3pm – achieving approximately 6 hours of sun exposure.

Given the above and noting that these private open spaces will still achieve solar exposure well above the minimum of 2 hours prescribed by the ADG, there would be no detrimental solar impacts relating to the rooftop terraces on 3-7 Cowell Street as a result of the intended future development of the subject site.

Proposed solar access controls for public open spaces within the subject site

In developing the controls for the two new plaza/open space areas within the subject site, Gyde has measured the percentage of solar exposure/overshadowing, set out in Table 1. These measurements were used to develop averages of solar exposure to establish controls between the following periods:

- Massey Street - 11am to 2pm - Mid Winter
- Mid-Block Plaza - 12 noon to 2pm - Mid Winter

The solar testing has been examined and provided as **Attachment A – Sheet 3.** Table 1 summarises the solar exposure of each space at the nominated times and confirms:

- **Massey Street Open Space:** the proposed control of 70% can be complied with for the Massey Street public open space over a minimum area of 950sqm, with 83% being achieved within the modelled form.
- **Mid Block Plaza:** the proposed control of 60% cannot be complied with for the Mid Block Plaza over a minimum area of 800sqm, with 55% being achieved within the modelled form.

Proposed amendment to control: Given the proposed local provision controls were designed to manage the distribution of floorspace, ensure the level of amenity provided by solar exposure as modelled in the master plan, and guide the delivery of public open space in the intended locations with the level of amenity anticipated within the modelling, it is recommended that the control be updated to require that the space receives, on average, at least 50% direct sunlight between the hours of 12 noon and 2 pm on 21 June each year.

Table 1: Approximate solar exposure to Massey Street Plaza and Mid Block Plaza.

Open space location	Area(sqm)
Massey Street	950
Mid Block	800
Total	**1,750**

Massey Street				
Time (21 Jun)	**Sun exposure (%)**	**Shadow cast (%)**	**Averages**	**%**
10:00	81%	19%	10-11	84%
11:00	86%	14%	11-12	88%
12:00	90%	10%	12-13	88%
13:00	86%	14%	13-14	74%
14:00	62%	38%	**11-14**	**83%**

Mid Block Plaza				
Time (21 Jun)	**Sun exposure (%)**	**Shadow cast (%)**	**Averages**	**%**
10:00	0%	100%	10-11	0%
11:00	0%	100%	11-12	19%
12:00	38%	62%	12-1	49%
13:00	60%	40%	1-2	60%
14:00	61%	39%	**Ave 12-2**	**55%**

DRAFT

Gyde reiterates that the overshadowing diagrams have been prepared using block massing rather than an actual building form. By nature, solar analysis based on block massing tends to overstate potential impacts, as it does not account for building articulation, recessed elements or balconies, which provide the opportunity to "tailor" built form, typically reducing the extent of overshadowing. Further overshadowing analysis will be required as part of the detailed design and development application process that considers actual overshadowing of any proposed building form.

We trust the information provided will assist in satisfying the conditions of the Gateway determination and the underlying concerns raised by DPHI.

Please feel free to contact the undersigned in the first instance or Elina Braunstein on 9071 1856 (after 10 October 2025) should you require any clarifications in relation to the information provided.

Yours sincerely,

Sonny Embleton
Associate Director – Place Strategy Lead
9071 1866

DRAFT

Attachment A
Solar Analysis Plates

DRAFT

Prepared by Gyde Consulting

Sheet 1: Trim Place and Gladesville Public School 9:00am to 10:00am

Sun Exposure (Aerial)


0900


0915

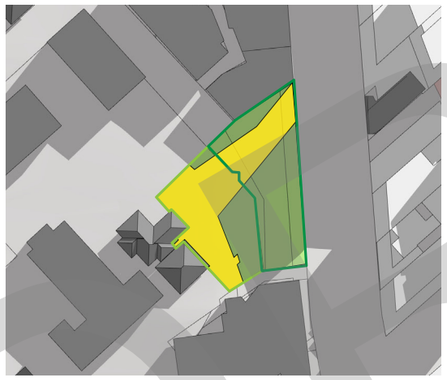

0930

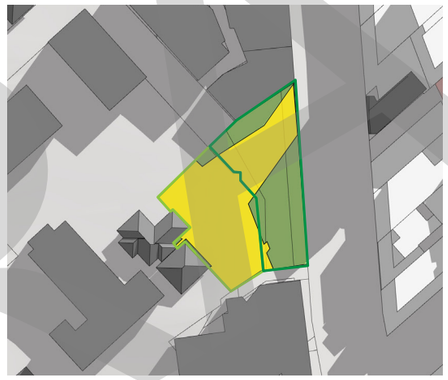

0945


1000

Sun Exposure (Schematic)


0900

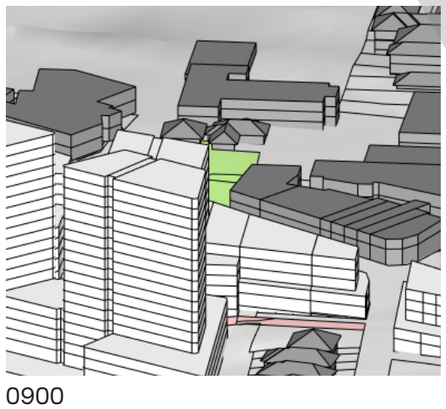

0915

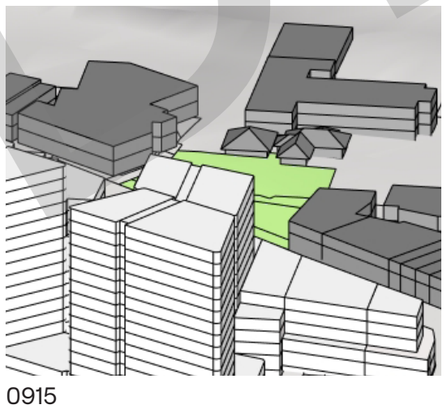

0930

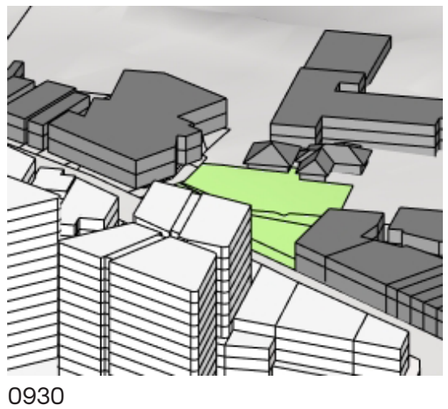

0945

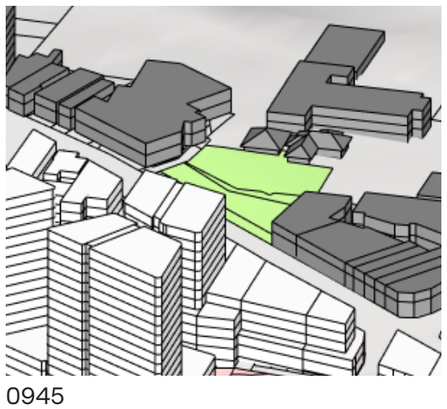

1000

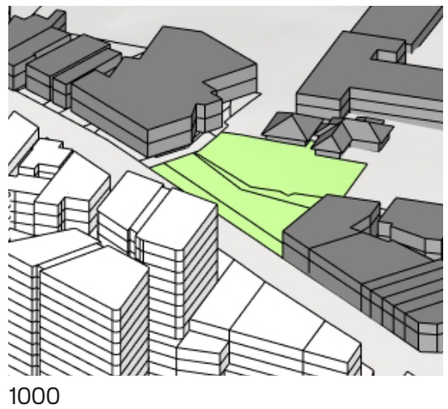
Sun Eye


0900


0915


0930

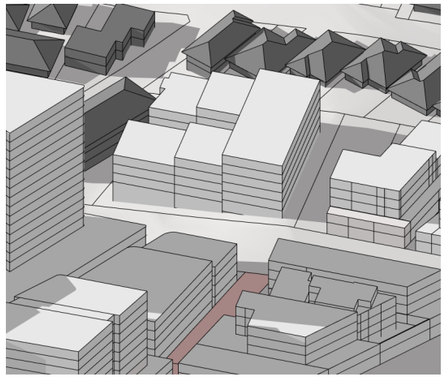

0945


1000

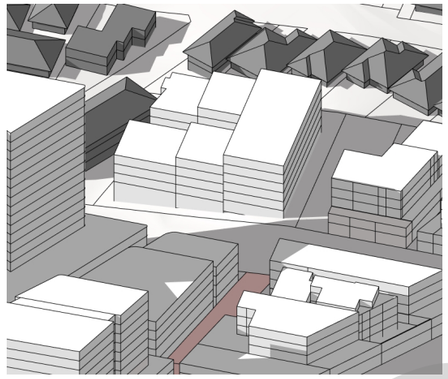
DRAFT

Sheet 2A: Cowell Street

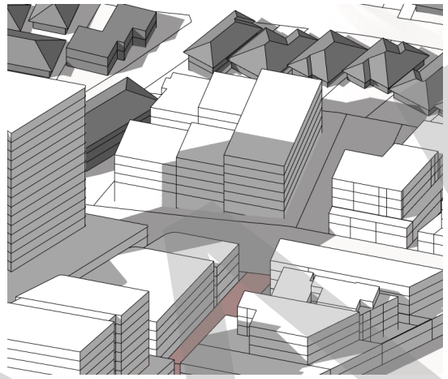
Sun Exposure



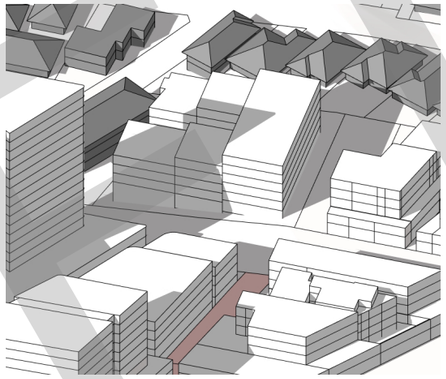
0900



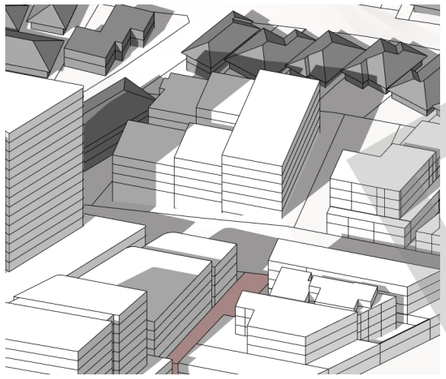
1000



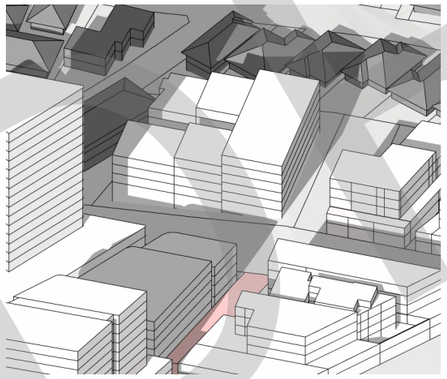
1100



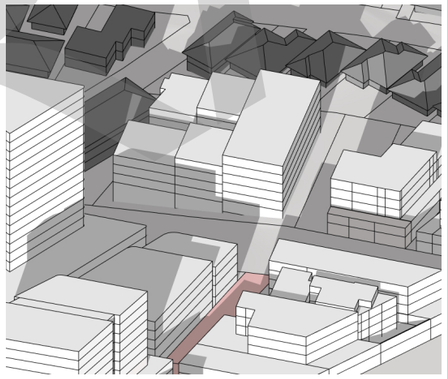
1200



1300



1400

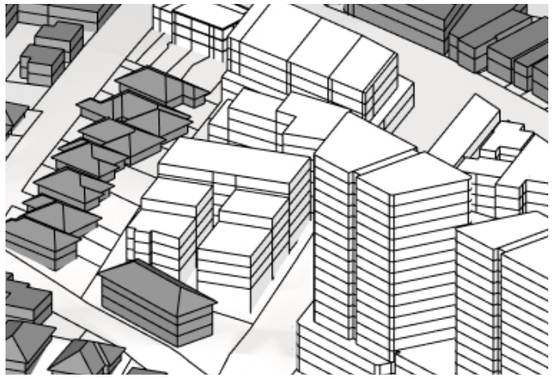


1500

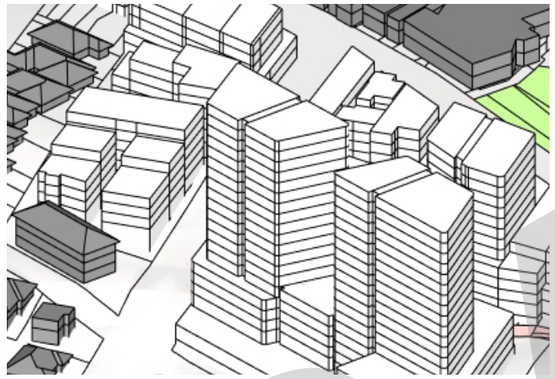
DRAFT

Sheet 2B: Cowell Street

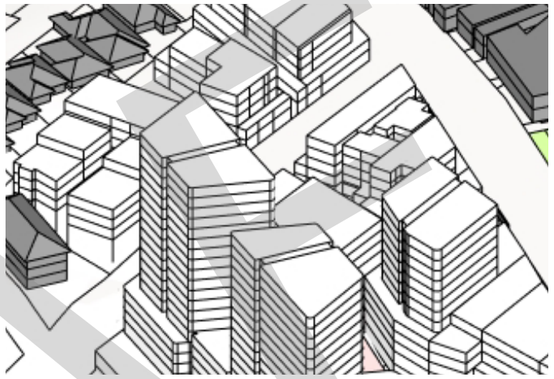
Sun Eye



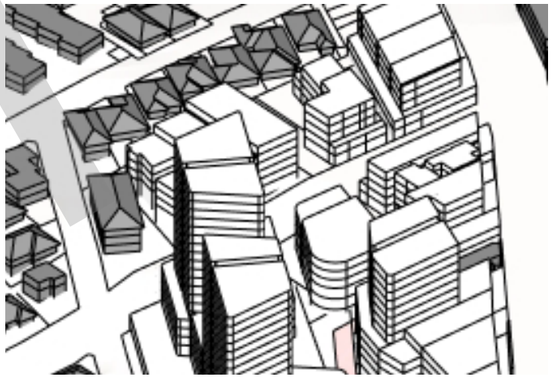
0900



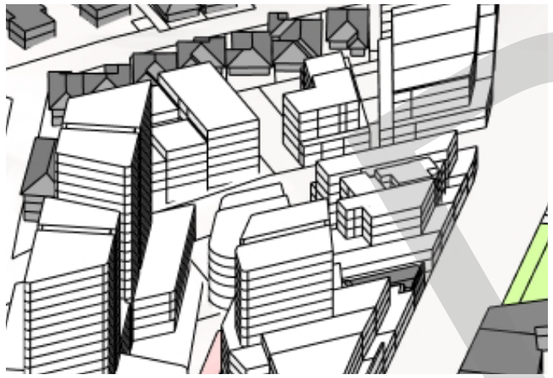
1000



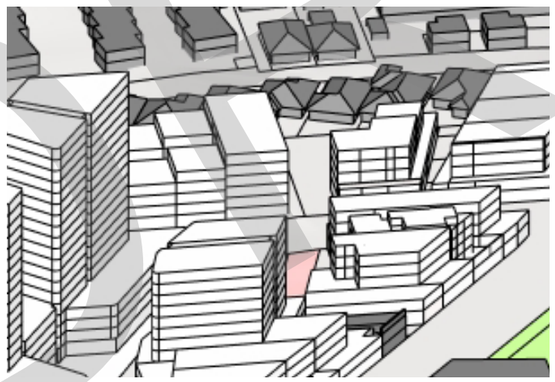
1100



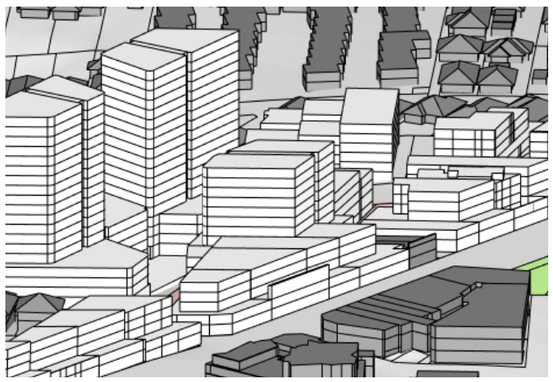
1200



1300



1400

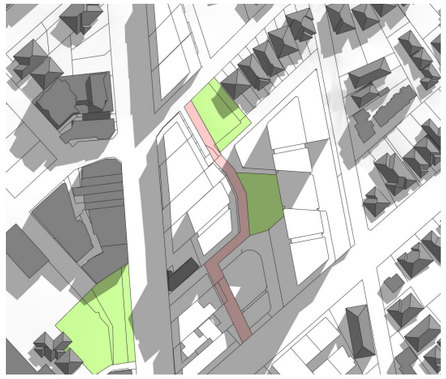


1500

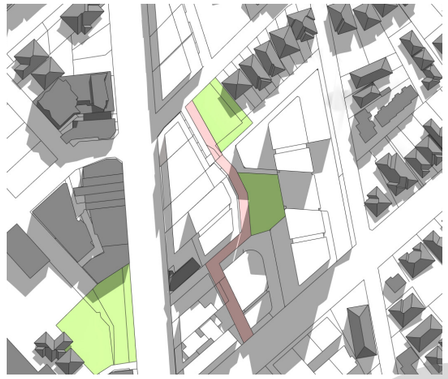
DRAFT

Sheet 3: New Open Spaces

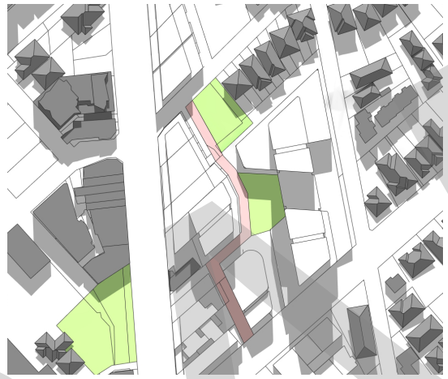
Sun Exposure



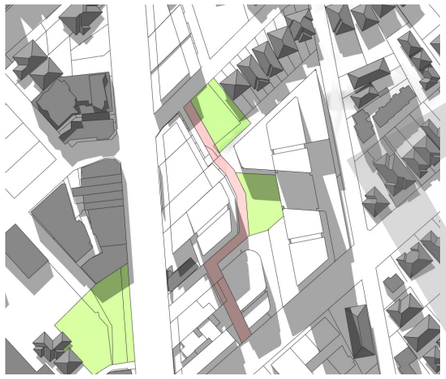
1000



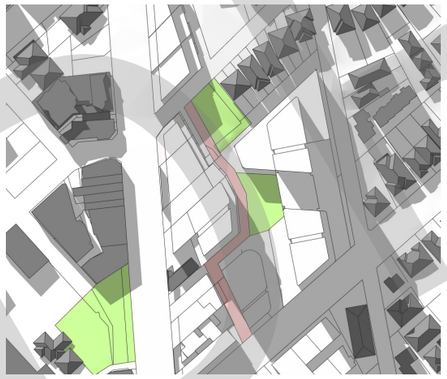
1100



1200



1300



1400

DRAFT