



HUNTER'S HILL COUNCIL

PLANNING PROPOSAL

Gladesville Masterplan

July 2026

Contents

Background and Context	1
The Gladesville Masterplan Project	1
The purpose of this Planning Proposal	1
Location of the Proposal	1
History of the Gladesville Masterplan Project	2
Summary of planning proposal investigations.....	13
Part 1 – Objectives or Intended Outcomes.....	7
Part 2 – Explanation of Provisions	10
Part 3 – Justification	1
Section A – Need for the Planning Proposal	1
Section B – Relationship to Strategic Planning Framework	2
Section C – Environmental, Social and Economic Impact	31
Section D – State and Commonwealth Interests	32
Part 4 Mapping	33
Part 5 Consultation	37
Part 6 Project Timeline.....	43
Summary and Conclusion.....	44
Attachment 1 – Gladesville Masterplan Documentation	51
Attachment 2 – Preliminary Site Investigation.....	52
Attachment 3 – Heritage Impact Assessment and AHIMS Database Search	53
Attachment 4 – Traffic Impact Assessment.....	54
Attachment 5 – Economic Feasibility Assessment	55
Attachment 6 – Submissions Outcomes Report	56
Attachment 7 – Transport for NSW and Department of Education Submissions	57
Attachment 8 – Additional Solar Analysis	58
Attachment 9 – Gladesville Planning Proposal - Council Report and Resolution, July 6 2026.....	59

Background and Context

The Gladesville Masterplan Project

The Gladesville Masterplan Project (the Project) is an urban renewal initiative being implemented by Hunter's Hill Council (Council) in accordance with Council's Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS). The Gladesville Masterplan referred to throughout this report is contained in Attachment 1. The Project seeks to address current underutilisation, poor presentation and poor functionality of the site, and to revitalise the Gladesville Village Centre into a vibrant, community-focused town centre.

The purpose of this Planning Proposal

The Hunters Hill Local Environmental Plan 2012 (LEP), which sets out zoning, permissible uses, and development standards, is the primary planning instrument that guides land use and development within the Hunters Hill Local Government Area.

This Planning Proposal (PP) has been prepared by Council in relation to proposed amendments to the LEP associated with the implementation of the Gladesville Masterplan Project. This PP seeks to outline why change is needed, explain the intended effect of proposed amendments, assess the potential impacts of the Proposal, consider the consistency of the Proposal with the applicable strategic planning framework, and ensure consideration of community and stakeholder feedback.

This PP has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), and in accordance with the (former) Department of Planning and Environment Local Environmental Plan Making Guideline.

Location of the Proposal

The Gladesville Masterplan Planning Proposal Site (the 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.

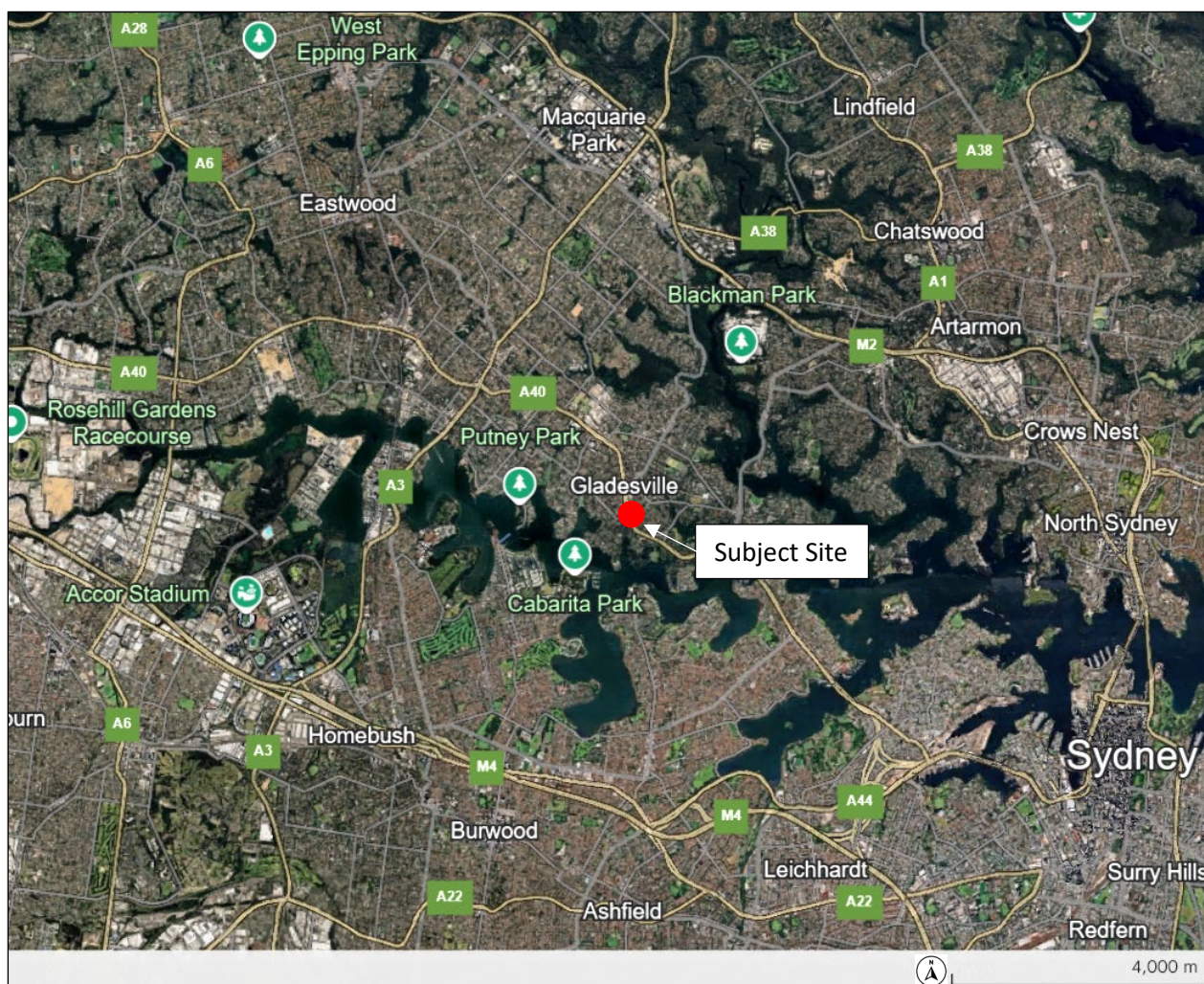


Figure 1 – Site Locality (source: adapted from Google Earth, 2025)

History of the Gladesville Masterplan Project

This section of the PP provides a summary of the timeline and key stages in the Project, from the early development of design principles, through to public exhibition of the PP and the associated draft Development Control Plan (DCP).

2013 - 2018: Early development of design principles

Since 2013 Council has received a number of planning proposals and applications for redevelopment of several sites within the Gladesville Village Centre. Ultimately, these applications were not supported due to a number of urban design issues and court proceedings ensued. This highlighted the need for Council to prepare clear design guidance for the site and commissioned architects to develop the principles. These principles were ultimately intended to be considered for incorporation into the Gladesville Village Centre Development Control Plan, to minimise the chances of similar issues occurring in the future.

2019 - 2022: Masterplan and Block Studies

Following development of the design principles, and concurrently with the development of Council's LSPS and LHS, the Gladesville Masterplan Project was initiated by Council to look more broadly across the precinct to ensure a co-ordinated approach.

The intent was to drive change and market interest in re-developing and updating the Gladesville Village Centre in response to community sentiment about the poor presentation of the town centre, variable trading performance and delayed renewal of properties.

Council commissioned the preparation of the Masterplan which included 'block plans' for the Gladesville Village Centre. In addition to urban design work, an economic feasibility analysis and a traffic study was also undertaken. At that stage, the economic feasibility showed that a minimum FSR of 3:1 would be required to make the site feasible for development.

On 19 July 2021, Council Resolved to place draft plans and studies on public exhibition from 5 August until 17 September 2021.

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

- More public space, including piazzas and meeting places.
- Appropriate planning controls, particularly height, FSR and housing type.
- Improved retail, hospitality, pedestrian access, transport access, community facilities and affordable housing.

It was apparent from the main issues raised that while there was a general acceptance that the centre needs renewal, it is the form of the renewal that was contested by members of the community. The main issues raised included:

- 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 (GSV)).

In general, the community provided little feedback in relation to Blocks 1, 2 and 3, aside from the concern in relation to perceived loss of public car parking in Block 2, should the Council carpark be redeveloped. A site plan and associated illustrations for Blocks 1, 2 and 3 is provided within **Figure 2** below.

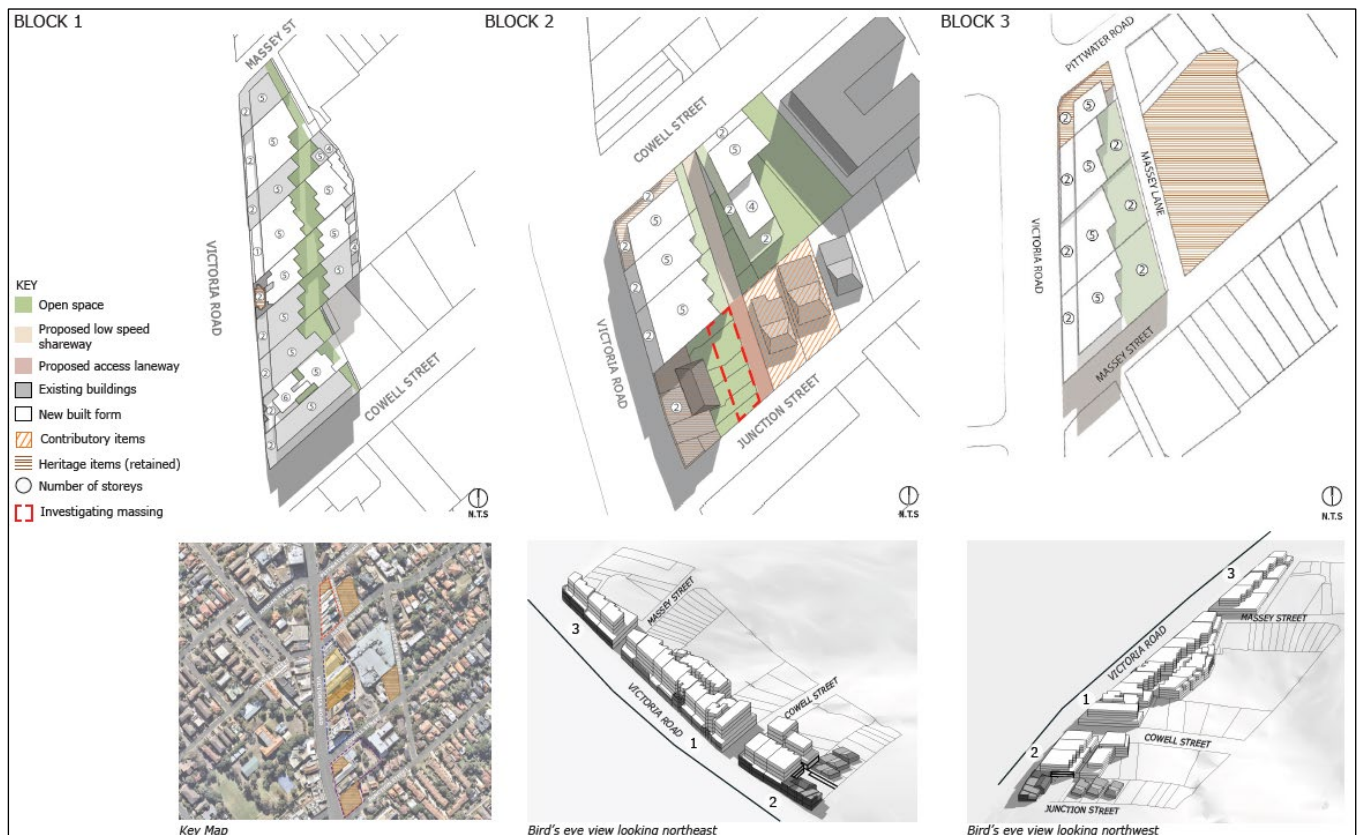


Figure 2 – Blocks 1, 2 and 3 Site Plan and Associated Illustrations

The majority of feedback from the community centred on Block 4 , the GSV site along with 217, 219 and 223-227 Victoria Road. Many submissions highlighted concern about the increase in height and floor space ratio resulting in development being out of character with the surrounding area, with concerns about overshadowing and traffic impacts.

In light of the feedback received following community consultation, it was recommended that further targeted work be undertaken for Block 4. Three options were prepared as part of the development of the Gladesville Block Study Block 4 Concept Plans (**Figure 3**).

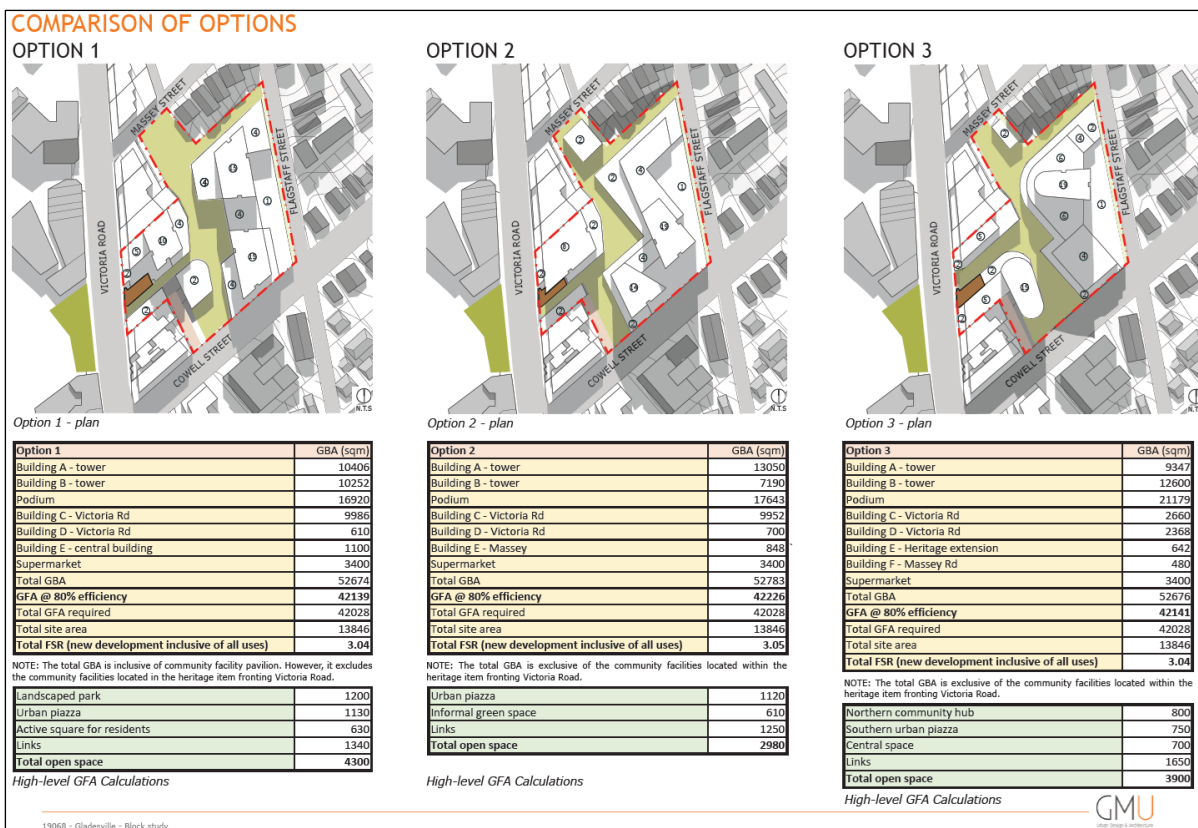


Figure 3 – Block 4 Options

Ultimately, Option 1 was decided by the Elected Council at that time as the most appropriate option for Block 4. This option included the highest amount of public space of all three options and the lowest viable building heights (maximum of 15 storeys). Floor space ratio (FSR) and potential dwelling yield for all three options was relatively consistent, at approximately 3:1 FSR and 392 dwellings. A site plan and associated illustrations for Option 1 are provided in **Figure 4**.



Figure 4 – Block 4 Option 1 Site Plan and Associated Illustrations

In consideration of the above, at its Ordinary Meeting of 18 October 2021, Council Resolved:

- That as a result of feedback received, further work, as outlined in the body of the report, be undertaken for consideration by Council.
- That lower height options will be investigated as part of this further work.
- That the outcomes of the consultation process be made available on Council's website, and that Council continue to consult and involve the community in the development of the Gladesville Masterplan.

2022 – 2024: Scoping Proposal

Council subsequently resolved to fund and progress the strategic planning work needed to inform a Council led Planning Proposal (PP) to facilitate the amendments to the LEP and DCP planning controls.

A Scoping Proposal was prepared in consultation with the Department of Planning, Housing and Infrastructure (DPHI) to set the framework for further technical studies and consultation as required to prepare the PP and DCP.

The Site detailed within the Scoping Proposal incorporated GSV and 217, 219 and 223-227 Victoria Road (Block 4 – key site), along with Blocks 1, 2 and 3. The Site is illustrated within **Figure 5** below.



Figure 5 – Scoping Proposal Site

Guidelines for consultation with the Department of Planning, Housing and Infrastructure (DPHI) in relation to Scoping Proposals are outlined within the LEP Making Guideline. This consultation took place in September 2024.

Feedback provided by DPHI following their consideration of the Scoping Proposal included confirmation of the consultation and technical studies that were required to inform the PP. The feedback also noted that the earlier feasibility study undertaken for the Project was conducted in 2020, and recommended that this study be updated to provide a more accurate reflection of current market conditions and any new infrastructure charges.

The above advice was addressed in the finalisation of the Scoping Proposal, and in the development of the PP and DCP.

2025 – 2026: Planning Proposal and Development Control Plan

Preparation of the PP and DCP commenced informed by updated urban design, economic feasibility, traffic, heritage, contamination assessments. These specialist studies identified a number of opportunities and constraints associated with the Project. The economic and feasibility assessment (HillPDA) identified a number of key constraints since the earlier feasibility studies prepared in 2020. The report noted that project costs had increased considerably, construction costs had increased 30% or more, and development charges, land acquisition and holding costs had all increased. End sale values of apartments had been relatively flat, and pre-sales had slowed considerably, largely as a result of rising interest rates amongst other factors. This feasibility testing showed that development under the Masterplan was not currently viable, particularly with the application of a 3:1 development floor space ratio to site ratio as previously proposed in 2021.

The options initially considered in relation to the progression of the PP given the feasibility findings are outlined below.

Option 1 - Do nothing

The economic and feasibility assessment prepared to inform the PP, as recommended 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 Village 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 Village 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

A development outcome for the Site which included a maximum building height of 15 story's was originally intended for the PP. However, the economic and feasibility assessment prepared to inform the Proposal, as recommended by DPHI, found that the existing development proposal was not economically feasible. Despite this, Council could proceed with a Proposal to deliver a PP that may not result in a viable development outcome. This option would have the following benefits:

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

However, it was also noted that this option would:

- Not likely 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 likely 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 to pursue an economically 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 Village Centre.

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

The economic and feasibility assessment included as part of the PP notes that increasing development density, through increasing development floor space to site ratio 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 Village Centre for the public benefit, rather than development interest alone. This PP intends to balance development feasibility with high quality urban design and community benefit. Increasing the development floor space to site ratio for the Site to 4:1 was considered a compromise in ensuring a feasible development outcome in the medium term, whilst also remaining aligned with the urban design principles established at the beginning of the process. It was 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 intended for the Project through:

- Unacceptable loss of functional public open space.
- Possible overshadowing impacts to public open space within the Site and impacts to Gladesville Public School.
- Possible 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.

It can be noted that any future perspective property developer could consider the application of in-fill affordable housing through State Environmental Planning Policy (Housing) 2021, which would have the effect of allowing up to 30% increase in floor space to site ratio and building height, in addition to what is permitted under the LEP. This may result in increases to development impacts (for example overshadowing) in addition to the impacts assessed within this PP. However, any increase in impacts would need to be addressed as part of the subsequent development assessment process, in relation to any specific development proposal.

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

The economic assessment used to inform the PP notes that project feasibility improves at a development floor space to site ratio of 4:1. These levels remain a little below target, however, sensitivity testing shows that with an improvement in end sale values the development margin increases and the project rate of return begins to look possible. As a result, the report recommended increasing the height and floor space ratio to around 4:1 subject to a satisfactory urban design outcome. In consideration of the above, the floor space ratio of 4:1 was identified by the Project team as the minimum acceptable development density that could be pursued for the 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 (such as improved public open space, solar access, active development frontages and active transport connectivity), the Project team tested various strategies of increasing development density (to a floor space ratio of 4:1) to promote development feasibility, whilst also adhering to previous urban design principles and achieving best practice design standards. The strategies tested ranged from 18-24 storeys as illustrated within Figures 6 - 9 below.

Ultimately, the identified preferred strategy incorporated strategic distribution of floor space throughout the Site which would seek to:

- Apply feasible height of buildings as far as practicable (which was considered particularly important given the communities previous feedback that lower buildings are preferred).
- Apply building height distribution throughout the site rather than 'loading up' the tallest buildings to mitigate against unacceptable overshadowing impacts.
- Increase floor space 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.
- Increase floor space on more marginal public open space, where the location of such development would not compromise connectivity or the functionality of public open space within the Site.

The preferred development (massing) strategy that is included within this PP and updated draft DCP is illustrated within Figure 9.

The Journey So Far ...



Figure 6 – Massing Strategy 1



Figure 7 – Massing Strategy 2

The Journey So Far ...



Figure 8 – Massing Strategy 3

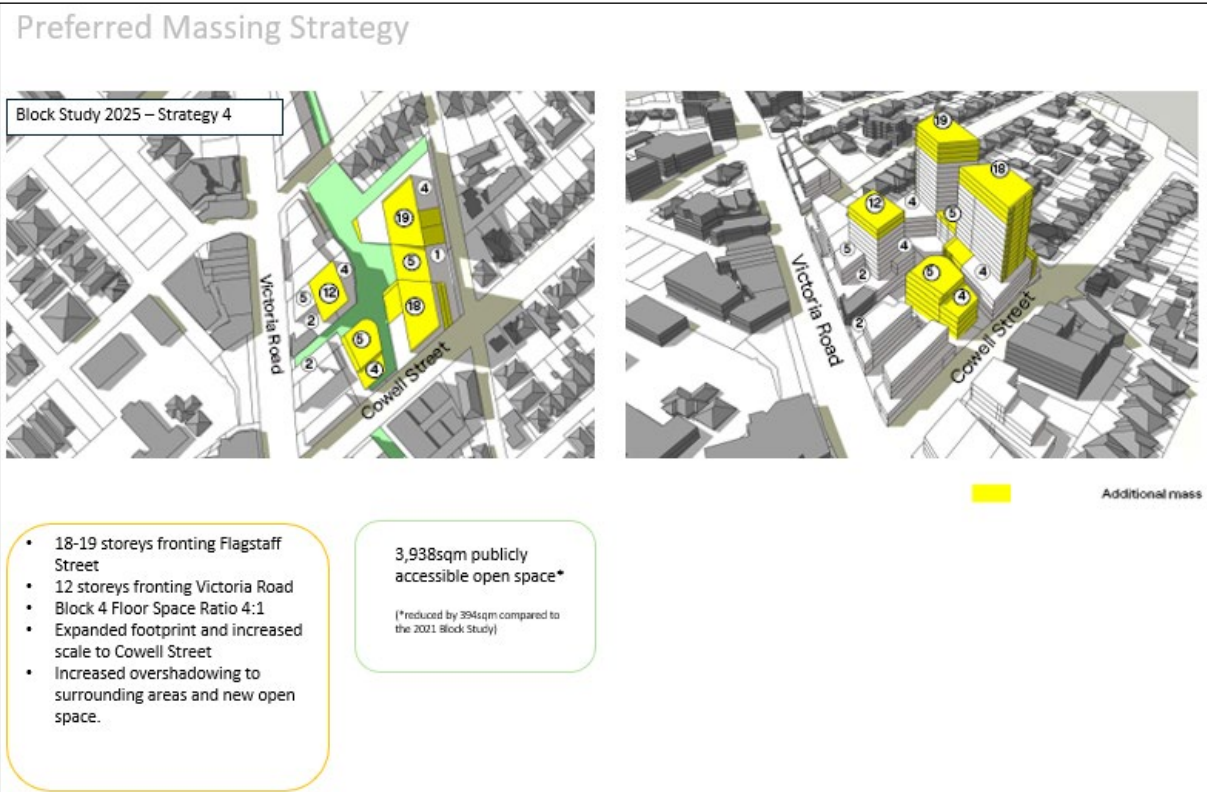


Figure 9 – Massing Strategy 4 (Preferred Massing Strategy)

Blocks 1, 2 and 3 have been identified as not being feasible for redevelopment, even with the application of a significantly higher development floor space to site ratio in excess of 5:1, which would inevitably also result in poor urban design outcomes (large bulky buildings).

Notwithstanding the above, it has been noted that existing LEP controls can already facilitate almost all development outcomes envisaged through the initial Block Studies, including taller buildings and higher development density. For example, in relation to building height, buildings of up to 19 meters (approximately 5 story's) are already permitted within most of blocks 1, 2 and 3. With regard to floor space ratio, most of Blocks 1, 2 and 3 are already 2.5:1, which would require no change to this planning control.

In consideration of the above, LEP amendments are not considered necessary for Blocks 1, 2 and 3. However, development principles for Blocks 1, 2 and 3 are captured as part of the DCP, with the intent to ensure cohesive development outcomes throughout the Gladesville Village Centre.

The PP was reported to Council's Ordinary Meeting of 28 April 2025. At this meeting it was Resolved that Council forward the PP to DPHI seeking a Gateway Determination (approval to proceed to the next stage in the planning proposal process), and if approved, to place the PP on public exhibition.

The Gateway Determination was issued on 22 September 2025. The PP was updated to address the requirements of the Gateway Determination, and was placed on public exhibition with the updated draft Gladesville DCP between 11 March and 24 April 2026.

Summary of planning proposal investigations

Subsequent to the previously noted Council Resolution of 27 November 2023, Council Staff confirmed the scope of the PP (including required specialist studies) in consultation with DPHI.

For the purposes of this section of the PP, it can be noted that several properties fronting Massey Street (as detailed within Part 1 of this PP) were not considered by the initial PP investigations. Rather, inclusion of these sites is in response to the Gateway Determination issued in relation to the Proposal, and the suitability for the inclusion of these properties has been considered within Parts 1, 3 and 5 of this PP.

A summary of the findings of the specialist investigations used to inform this PP 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 2 of this Planning Proposal.

Heritage impact assessment

The 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 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 10 below.

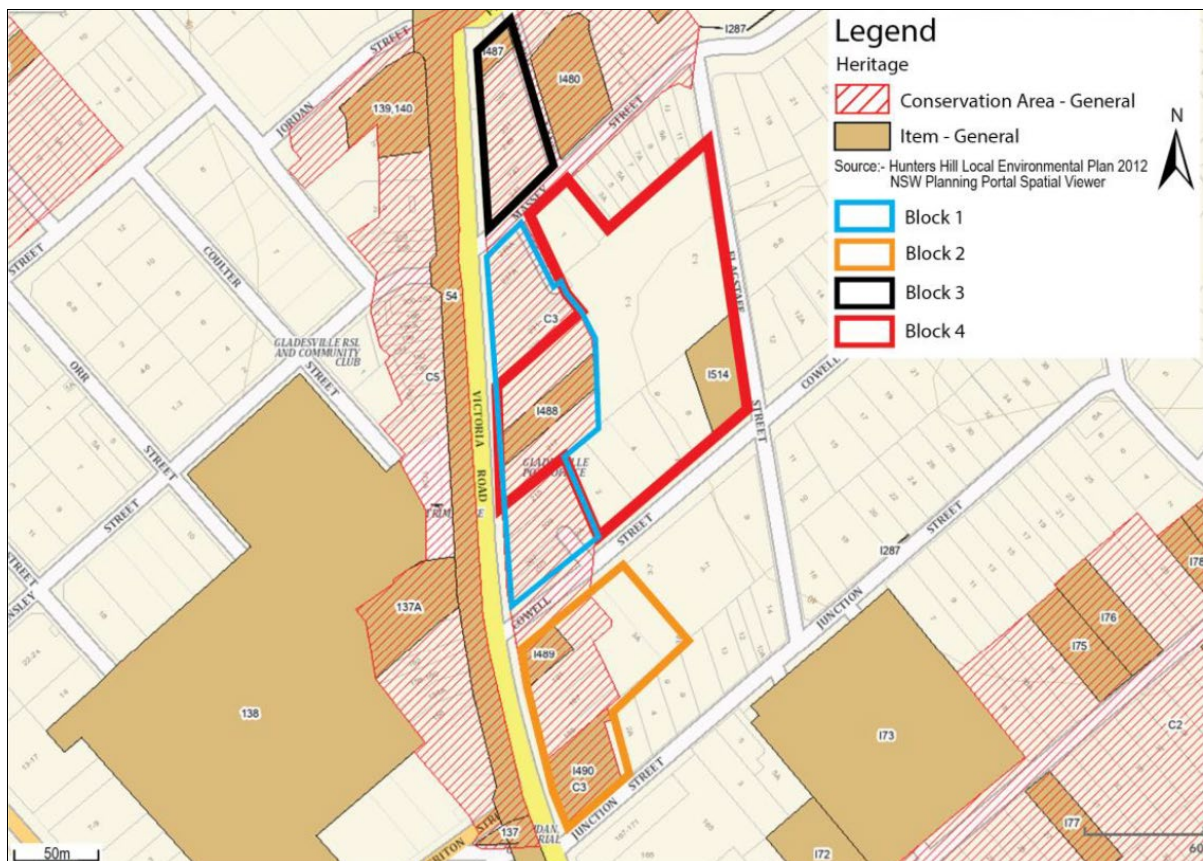


Figure 10 – Heritage Sites within the Project Area

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. Findings from this assessment have also been captured within the *'Draft Hunters Hill Development Control Plan 2026 Chapter 4.4 Gladesville Village Centre'*. 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 DCP. The heritage impact assessment is included as Attachment 3 of this Planning Proposal.

Hunters Hill Conservation Area No. 3 – Gladesville Village

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 form 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 the associated DCP, 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 DCP, 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 7 units (previously 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 approximately 109AM and 214PM additional trips to what occurs today with the existing retail shopping centre. When this is distributed there are 22 trips in and 87 out in the morning and 150 trips in and 64 out in the afternoon. While all local intersection retain acceptable levels of service, there are expected 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 with TfNSW.
- 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 was previously recommended that for the laneway (shared zone) internal to the existing Gladesville Shopping Village from Cowell Street to Massey Street that Service vehicle access should be restricted to 6am-10am, however examples of other shared zones such as the Canopy in Lane Cove demonstrate that such restrictions are not required provided a slow 10km/h limit is applied. The laneway should still 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 4 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.

The exhibited DCP was prepared on the basis of this traffic impact assessment, along with advice from Transport for NSW and a peer review undertaken by SCT Consulting. This has taken into account the additional parking and traffic generation expected by the development, particularly those which is above and beyond the current development standards. Along with the recommendations above, the DCP has been updated to reflect the recommendations including the requirement for a detailed traffic impact assessment, SIDRA modelling and mode share targets in any future development application.

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. However, it has been noted that existing LEP controls can already facilitate almost all development outcomes envisaged through the initial Block Studies, including taller buildings and higher development density. For example, in relation to building height, buildings of up to 19 meters (approximately 5 story's) are already permitted within most of blocks 1, 2 and 3. With regard to floor space ratio, most of Blocks 1, 2 and 3 are already 2.5:1, which would require no change to this planning control. In consideration of the above, LEP amendments are not considered necessary for Blocks 1, 2 and 3. However, development principles for Blocks 1, 2 and 3 are captured as part of the DCP, with the intent to ensure cohesive development outcomes throughout the Gladesville Village Centre.

This updated economic and feasibility assessment is included as Attachment 5 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 to 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). The 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 Attachment 5 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 (522) aligns with the dwelling estimate and FSR assumed in the Economic and Feasibility Assessment prepared by Hill PDA.

FSR

The maximum FSR (4:1) 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 5 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).

Part 1 – Objectives or Intended Outcomes

The Planning Proposal Site (the area subject to proposed changes to the LEP) has an area of approximately 1.58 hectares and incorporates the Gladesville Shopping Village and several nearby properties, including properties fronting Massey Street. 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 the Figure 11 below.



Figure 11 – 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, adjusted to include an additional 2 metres of height and an additional 0.3 development floor space to site ratio to facilitate potential retail/commercial uses as part of any future redevelopment of the site.

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

This Planning Proposal seeks to amend the 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, including a new community library/community hub and outdoor children's play area.

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

Specifically in relation to key project outcomes for the Key Site, this Planning Proposal seeks to deliver:

- New publicly accessible open space area(s) which:
 - Are a minimum area of 950 square metres and 800 square metres respectively if two areas, or a minimum of 1,750 square metres if one consolidated area. This does not include footpaths or shared zones with vehicles.
 - Receive, on average, at least 70% and 50% direct sunlight between 11am and 2pm on 21 June each year respectively if two areas, or on average, at least 70% direct sunlight between 11am and 2pm on 21 June each year for one consolidated area.
 - Is provided at grade.
- Provision of through site link with a minimum width of 6 metres connecting the public open space(s) to Victoria Road, Massey Street and Cowell Street.
- At least 5,000 square metres of gross floor area used for the purposes of retail.

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, 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, adjusted to include an additional 2 metres of height and an additional 0.3 development floor space to site ratio to facilitate potential retail/commercial uses as part of any future redevelopment of the site.

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

The exhibited Planning Proposal Draft Clause 6.11 stated:

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 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—

- *that the requirements of 'Section 4.4 - Gladesville Village Centre' of the Hunters Hill Development Control Plan have been adequately addressed.*

Following public exhibition this Clause has been amended, specifically subclause 5, with the inclusion of additional requirements to ensure that key provisions related to the Planning Proposal are clearly articulated within LEP, rather than relying on controls being included within the DCP. The updated Clause 6.11 and proposed amendments to the Massey Street lots, is outlined in Part 2 below.

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 in relation to both the Massey Street site and the Key Site.

Massey Street Site

In relation to key project outcomes for the properties fronting Massey Street, it is intended that these lots may provide an improved urban form transition between the site and adjoining development, and generally 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 buildings).

To achieve this outcome, it had initially been proposed to rezone the site from its current 'MU1 – Mixed Use' zoning to an 'R3 – Medium Density Residential' zoning. This rezoning would both reflect the current residential use of the site, and facilitate development which is consistent with the scale of development permitted within adjoining residentially zoned areas under State Environmental Planning Policy (Housing) 2021.

However, feedback received during the public exhibition of this PP objected to the rezoning of the site, requesting that the existing MU1 – Mixed Use provision be maintained, which could facilitate future employment related land uses to occur on the site. This feedback has now been captured within this PP, which now proposes that the initial intent of the PP (to increase height and development density) be maintained to facilitate the objectives and intended outcomes for the site as outlined within Part 1 of this PP, but that the MU1 – Mixed Use land use zone for the site also remain. In addition, an increase of 2 metres of height and an additional 0.3 development floor space to site ratio is now also proposed for this site, which is intended to facilitate potential retail/commercial uses as part of any future redevelopment.

A comparison of key provisions currently applicable to the site, and the effect of the PP is described within Table 2. The intent for these LEP amendments is also illustrated within Figures 12 and 13.

Table 2 - Comparison of Provisions applying to the Massey Street Site

Existing Provision	Proposed New Provision
Maximum Floor Space Ratio	
1.3:1	2.5:1
Maximum Height of Buildings	
9m	24 m
Minimum Lot Size	
Not applicable	Not applicable

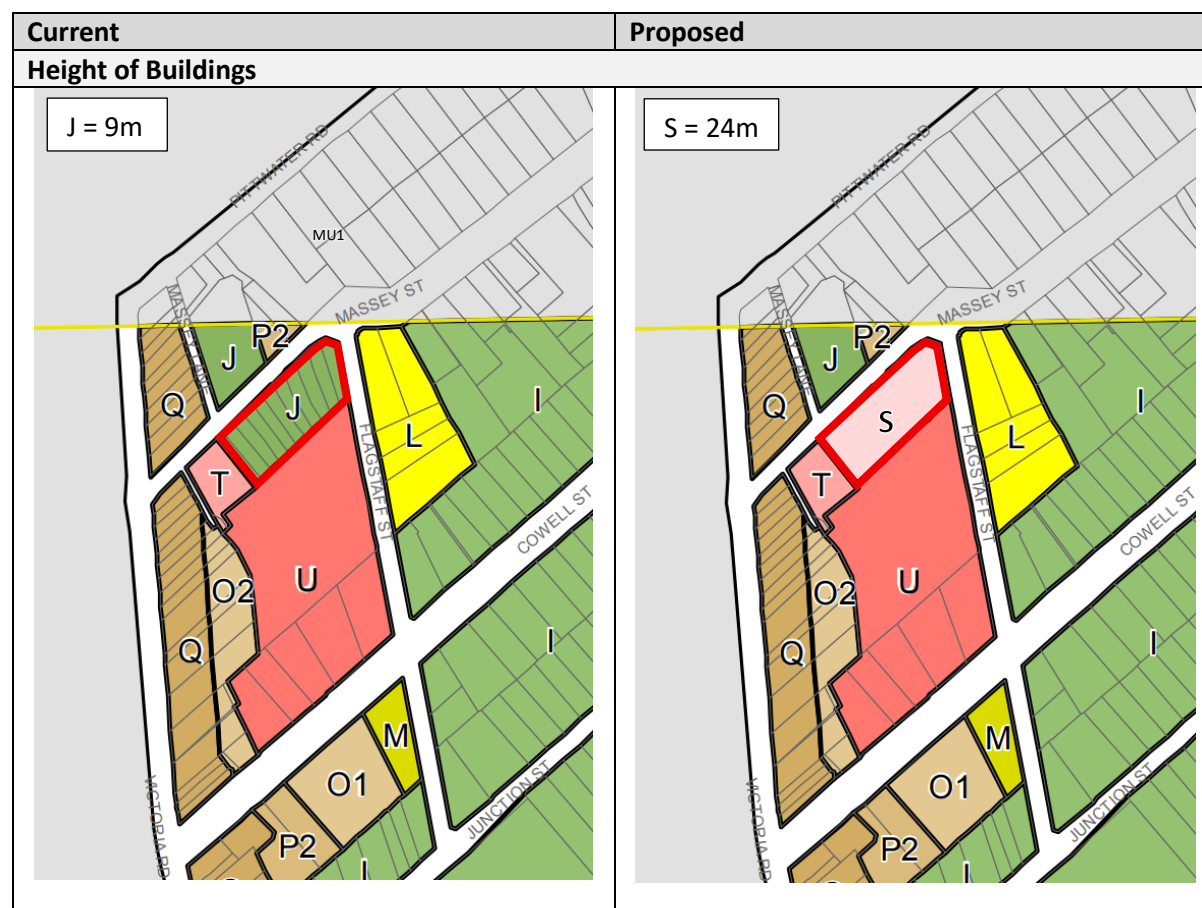


Figure 12 – Current and Proposed Massey Street Height of Buildings LEP Mapping Provisions

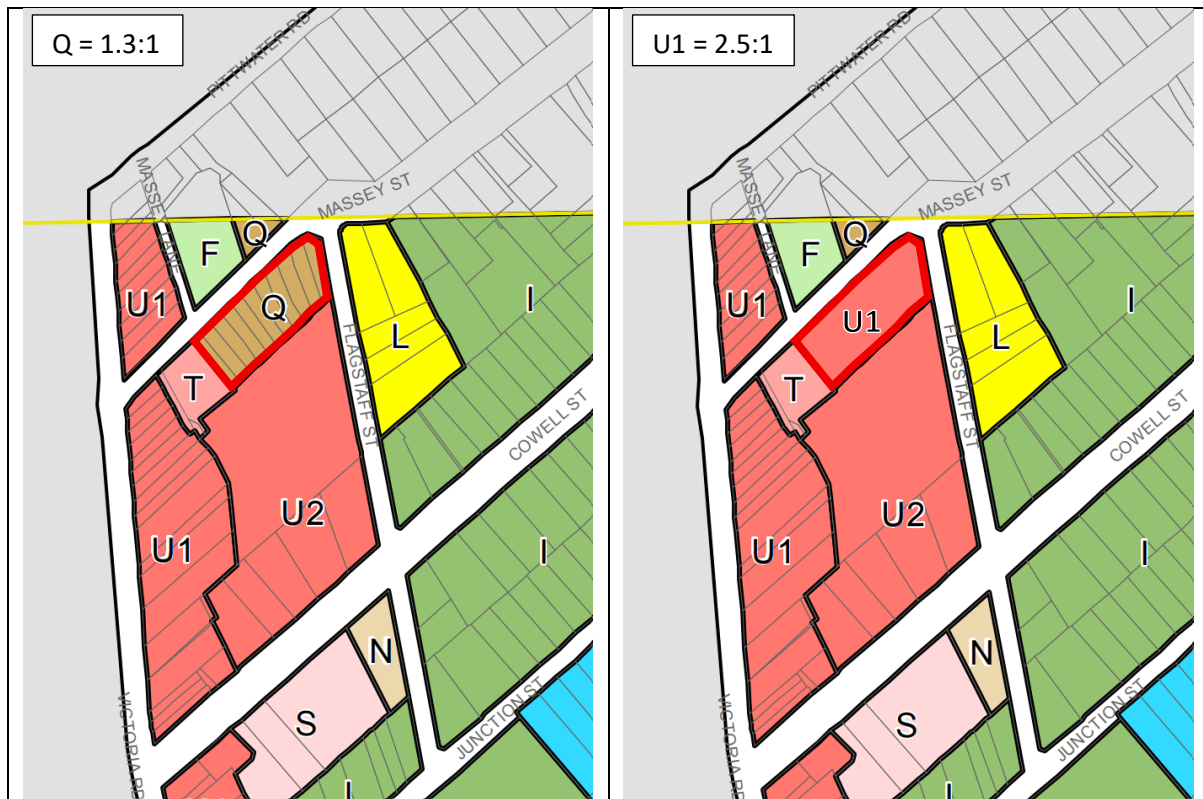


Figure 13 – Current and Proposed Massey Street Floor Space Ratio LEP Mapping Provisions

Key Site Provisions

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.

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.

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 (bonus) to assist in delivery of design excellence, publicly accessible open space and minimum retail floorspace.

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 (bonus) to assist in delivery of design excellence, publicly accessible open space and minimum retail floorspace.

Implementation of Proposed Key Site LEP Provisions

In relation to the implementation of Key Site LEP 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 previously included 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. However, following consideration of submissions received during public exhibition, it is now proposed that clause 6.11 of the LEP be amended to include new development standards within subclause 5 as detailed 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 public open spaces.*
- (2) This clause applies to land in Gladesville identified as the 'Key Site' on the LEP 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 11,650sqm is achieved.*
 - (b) Provision of 4,000 square metres of ground level publicly accessible open space of which a minimum 1,750 must be for passive recreation and not include footpaths, through site links, shared zones or roads.*
 - (c) Provision of through site links with a minimum width of 6 metres connecting the public open space to Victoria Road, Massey Street and Cowell Street.*
 - (d) At least 5,000 square metres of the gross floor area permitted for the land under the maximum permissible floor space ratio will be used for the purposes of retail.*
 - (e) Compliance with the Hunter's Hill Council Design Excellence Policy.*
 - (f) That the requirements of 'Section 4.4 - Gladesville Village Centre' of the Hunters Hill Development Control Plan have been adequately addressed.*

The purpose of the changes to subclause 5 is to ensure that key provisions related to the Planning Proposal are clearly articulated within LEP, rather than relying on controls being included within the DCP. The provisions of clause 6.11 are intended to facilitate the objectives and intended outcomes outlined within Part 1 of this document.

Design Excellence provisions are also now included as a provision of the LEP Clause 6.11. Design Excellence requirements are commonly embedded into LEPs by Councils as an incentive for height and FSR bonuses. While Design Excellence can be subjective it is proposed to include a requirement for demonstrating Design Excellence for the key site in order to achieve the bonus height and FSR. This inclusion will be supported by the preparation of a Design Excellence Policy and framework and presented to Council for endorsement at the August 2026 Council meeting.

The intent will be to ensure that preliminary designs are presented to Council through an independently commissioned design review panel made up of urban designers, architects and other technical specialists including one qualified community representative. This will remove the subjectivity and substantiate any height and FSR bonuses.

Indicative mapping used to identify the Key Site (where this amendment will apply) is illustrated within Figure 14 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.

These Clause 6.11 sub clause 5 requirements are justified as the proposed additional height and FSR bonus represents a significant uplift above the existing planning controls. The additional capacity is not intended as a development entitlement, but rather as an incentive to facilitate urban renewal outcomes that deliver clear community benefits. The proposed site-specific provisions ensure that any uplift is directly linked to delivery of key Masterplan objectives of delivering a revitalised Gladesville Village through minimum public open space delivery, pedestrian permeability, retail activation and design excellence. In response to community concerns the minimum size of the supermarket has been removed to allow flexibility in the retail mix.

The proposed controls are consistent with contemporary NSW planning practice where bonus height and floor space incentives are contingent upon the delivery of public benefits and strategic planning outcomes. Locating these requirements within the LEP, rather than solely within the DCP, provides greater statutory certainty and ensures that the intended public benefits remain enforceable through any future development application process.

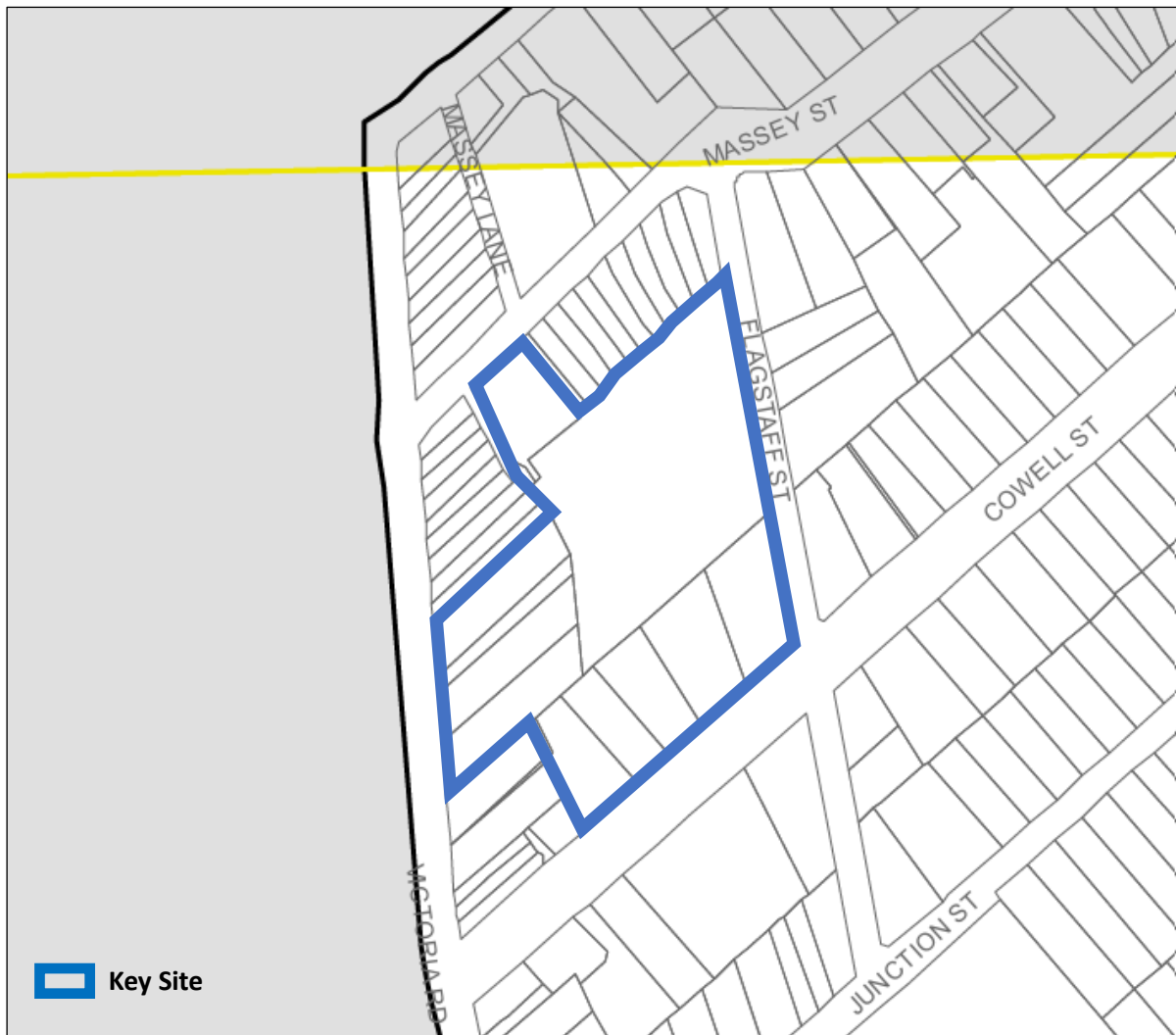


Figure 14 – Proposed Key Site LEP Mapping

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 action in relation to the Gladesville Masterplan:

- 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 Village 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 Village 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 4 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 Village 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 Attachment 3. 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 Attachment 4.

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.

The Draft Sydney Plan

The draft Sydney Plan is a strategic land use plan that will guide how growth is managed across the Sydney region over the next 20 years. The draft Plan is structured around statewide priorities and includes targeted responses and actions for the Department of Planning, Housing and Infrastructure and councils. The responses and actions most relevant to this Planning Proposal are discussed under the headings below.

Response 1: Implement Sydney housing targets

The Planning Proposal is consistent with Response 1 of the draft Sydney Plan, as it will facilitate additional housing in an established centre, where existing and future residents will have access to services, retail, community facilities and new publicly accessible open space. This approach seeks to facilitate additional housing while also promoting renewal of the Gladesville Village Centre.

Response 2: Increase housing diversity and choice

Existing housing within the Hunters Hill Municipality is predominantly low density detached residential dwellings. As outlined above, the Planning Proposal will facilitate additional housing within the Gladesville Village Centre. This housing would be provided as higher density units, and will allow existing and future residents to have direct access to services, retail, community facilities and new publicly accessible open space. As such, the Planning Proposal seeks to increase housing diversity within a well located area of the Hunters Hill Municipality in accordance with Response 2 of the draft Sydney Plan.

Response 4: Grow well-located jobs

The Proposal supports Response 4 of the draft Sydney Plan by reinforcing the role of Gladesville as an established local centre. It will support renewal of the Gladesville Village Centre and surrounding land through additional housing, renewed retail floorspace, active frontages, improved pedestrian connections and new community infrastructure. These outcomes will strengthen the centre's function as a local destination and support access to jobs, goods and services close to where people live.

Response 5: Align infrastructure to planned growth

The Planning Proposal seeks to make efficient use of existing public infrastructure through renewal of an existing town centre.

The Planning Proposal is also being progressed concurrently with a review of the Urban Development Program project list for the Hunters Hill Municipality, and review of the Hunter's Hill Council development contributions framework. This concurrent development and infrastructure planning aligns with Actions 5.3 – 5.6 of the draft Sydney Plan.

Response 6: Create a more vibrant Sydney

The Proposal is consistent with Response 6 of the draft Sydney Plan, as it seeks to deliver a more attractive, walkable and community-focused centre. The proposed planning framework will support publicly accessible open space, improved through-site links, a renewed retail offer, community facilities and active public domain outcomes. These elements will contribute to a more vibrant and socially connected place in accordance with Response 6 of the draft Sydney Plan.

Response 7: Grow and connect public open space

The Proposal is also consistent with Response 7 of the draft Sydney Plan, as it seeks to facilitate new publicly accessible open space within an established urban area. The proposed built form and associated DCP provisions will enable future development to respond to solar access, public domain

Planning Proposal – Gladesville Masterplan

amenity and transport movement. This will support well designed urban renewal and assist in managing growth in a way that responds to local conditions.

Given the above, it is considered that this Planning Proposal would give effect to responses and actions contained within the draft Sydney Plan.

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 North District Plan, Metropolis of Three Cities and the draft Sydney 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 ‘ <i>Town Centre</i> ’ on the ‘ <i>Town Centres Map</i> ’. 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 2 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 proposed development.

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', the draft Sydney Plan 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, as mixed use development can already be carried out in the existing MU1 – Mixed Use zone, and no new restrictions on the existing use of the land would occur as a result of the Proposal. The Clause 6.11 sub clause 5 requirements are justified as the proposed additional height and FSR bonus represents a significant uplift above the existing planning controls. The additional capacity is not intended as a development entitlement, but rather as an incentive to facilitate urban renewal outcomes that deliver clear community benefits.

No	Direction	Objective	Applicable	Consistency	Comment
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 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.	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.
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 Priority Growth Area Land Use and Infrastructure Strategy (the Strategy).	No	N/A	The Site is located outside of the North West Priority Growth area.
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and	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	No	N/A	The Site is located outside of the Greater Parramatta Priority Growth area.

No	Direction	Objective	Applicable	Consistency	Comment
	Infrastructure Implementation Plan	Implementation Plan dated July 2017 (the Interim Plan).			
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 Bayside West Precincts (Arncliffe, Banksia, and Cooks Cove) is consistent with the Bayside West Precincts 2036 Plan (the Plan).	No	N/A	The Site is located outside of the Bayside West Precincts.
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.

No	Direction	Objective	Applicable	Consistency	Comment
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 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.	No	N/A	The Site is located outside of the Pyrmont Peninsula Place Strategy area.
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	No	N/A	The Site is located outside of the North West Rail Link Corridor Strategy area.

No	Direction	Objective	Applicable	Consistency	Comment
		in the NWRL Corridor Strategy and precinct Structure Plans.			
1.17	Implementation of the Bays West Place Strategy	The objectives of this direction are to: (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.	No	N/A	The Site is located outside of the Bays West Place Strategy area.
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 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.	No	N/A	The Site is located outside of the Westmead Place Strategy area.

No	Direction	Objective	Applicable	Consistency	Comment
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.
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		SEPP Repealed.			

No	Direction	Objective	Applicable	Consistency	Comment
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 site 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 1499 '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 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

No	Direction	Objective	Applicable	Consistency	Comment
					Attachment 3 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.
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.

No	Direction	Objective	Applicable	Consistency	Comment
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 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.	No	N/A	The Proposal will not affect any public bushland areas.
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.

No	Direction	Objective	Applicable	Consistency	Comment
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 (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.	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.
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 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	No	N/A	The Site is located outside of any water catchment areas.

No	Direction	Objective	Applicable	Consistency	Comment
		(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 flood impacts both on and off the subject land.	No	N/A	The Site is not identified as flood prone.
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.

No	Direction	Objective	Applicable	Consistency	Comment
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 proposed development. This preliminary site investigation is included as Attachment 2 of this Planning Proposal.
4.5	Acid Sulfate Soils	The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	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 – 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.

No	Direction	Objective	Applicable	Consistency	Comment
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 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.	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 <i>'background and context'</i> section of this document. The full transport impact assessment is also included as Attachment 4 to this Planning Proposal.
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	No	N/A	The Site is not located in close proximity to any airports or airfields.

No	Direction	Objective	Applicable	Consistency	Comment
		(c) ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the 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, (b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and	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 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

No	Direction	Objective	Applicable	Consistency	Comment
		(c) minimise the impact of residential development on the environment and resource lands.			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	Yes	- The Proposal gives effect to the objectives of this direction, through: - Encouraging employment growth in a suitable location within an existing town centre. - 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 Site.

No	Direction	Objective	Applicable	Consistency	Comment
					- 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. The Proposal is therefore consistent with this Direction.
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, (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.	No	N/A	The Proposal will not impact on any agriculturally productive land.

No	Direction	Objective	Applicable	Consistency	Comment
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 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.	No	N/A	The Site is not located in close proximity to any farmland of state and regional significance.

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 the Masterplan (Attachment 1). 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 Attachment 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 Village 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 transport impact assessment was also peer reviewed, and additional information and clarification was also sought from the transport specialist who prepared the initial assessment following public exhibition. The initial transport impact assessment, subsequent peer review and supporting/clarifying post exhibition information are included as Attachment 4. These documents have provided a number of recommendations that have been considered in the development of the Planning Proposal and the associated DCP.

In relation to utility infrastructure, including electricity, sewer and water, consultation has been undertaken with relevant utility operators during the exhibition phase of the Planning Proposal process. This has facilitated consideration of the potential increased demand on this infrastructure as a result of the Proposal 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). In this regard, development associated with this Planning Proposal will not be permitted until Council's Local Infrastructure Contributions Framework has been reviewed and updated to reflect the increased demand on infrastructure and services facilitated as a result of the Proposal.

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

Relevant authorities have been consulted in accordance with the requirements of the Gateway Determination. The views of consulted public authorities has been summarised and addressed within the project Submissions Outcome Report included as Attachment 6 to this Planning Proposal.

Subsequent to the preparation of the Submissions Outcome Report, Transport for NSW (TfNSW) and the NSW Department of Education (DoE) have also provided submissions (Attachment 7).

In their letter 1 July 2026, TfNSW outlined its long-term vision for the Victoria Road corridor, focused on improving public transport, walking and cycling connections, enhancing liveability, and supporting population and employment growth. TfNSW noted the introduction of the new high-frequency Route 52 bus service operating through Gladesville, providing improved connections to major centres and rail and metro services, and advised that bus services will continue to be monitored and adjusted as demand increases. While confirming there are currently no plans for a direct bus connection to North Ryde Metro Station, TfNSW considers alternative public transport options to be adequate.

TfNSW has also offered to work with Council on a broader multimodal transport assessment for the Gladesville catchment to better understand future growth impacts and identify potential transport initiatives for future infrastructure funding opportunities

In their letter 8 July 2026 (Attachment 7), the DoE confirmed that the local schools being Gladesville Public School, Riverside Girls and Hunters Hill High have capacity for the projected growth. They also confirm that they have received the overshadowing assessment by Gyde and confirm that *“the Department is satisfied that the building heights, the distribution of massing and the development controls proposed will collectively ensure that future development can be suitably designed to preserve the amenity and solar access currently enjoyed at Gladesville PS”*. The additional solar analysis referred to by DoE is contained in Attachment 8. The DoE also requested that transport planning or the proposal considers active transport in alignment with the NSW Movement and Place Framework.

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 15 below.

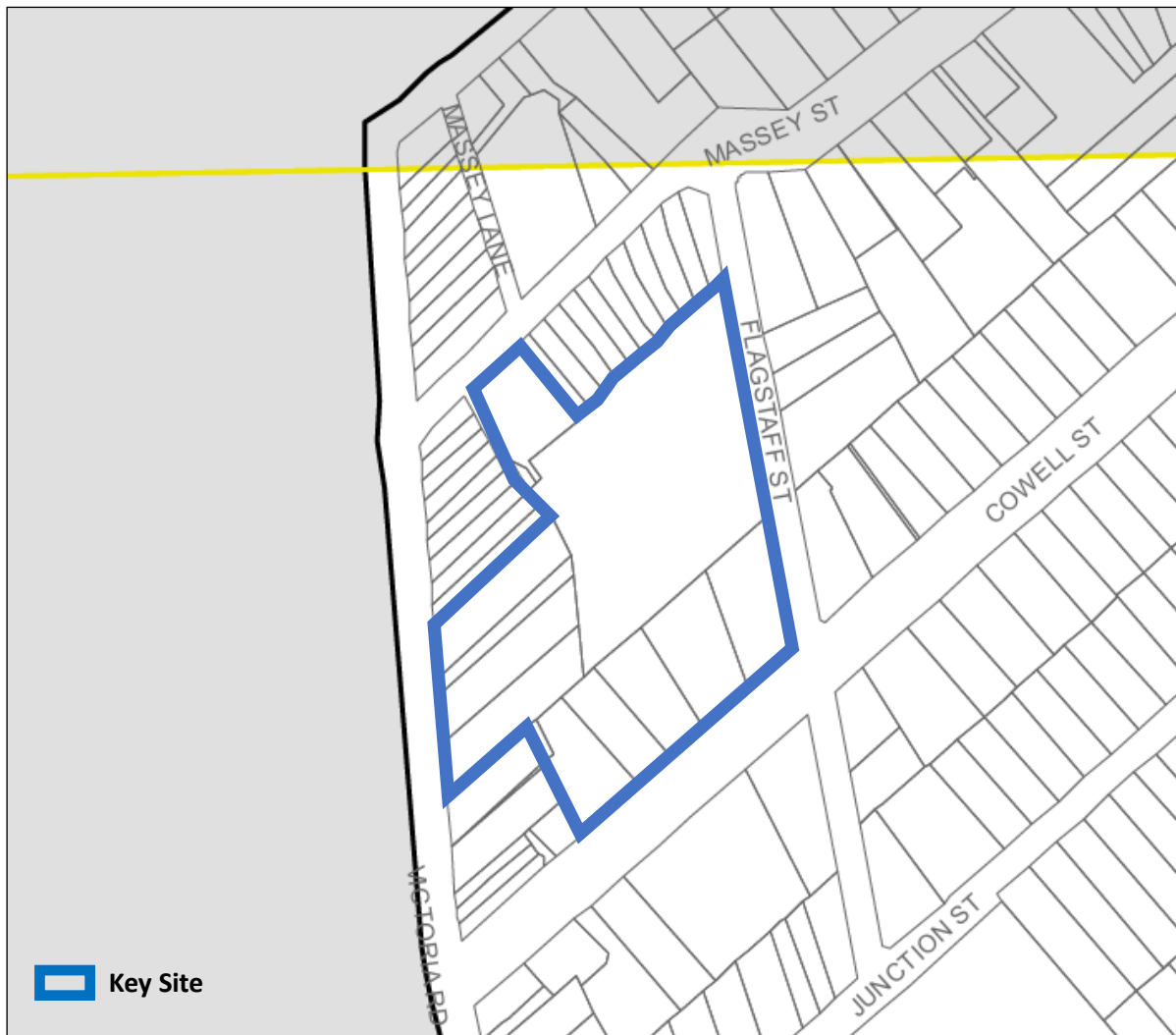


Figure 15 – Proposed Key Site LEP Mapping

In addition to the above, the Planning Proposal also seeks to amend the height of buildings and floor space ratio mapping applicable to a number of lots fronting Massey Street. The intent for this mapping is illustrated within Figures 16 and 17 below.



Figure 16 – Current and Proposed Massey Street Height of Buildings LEP Mapping Provisions



Figure 17 – Current and Proposed Massey Street Floor Space Ratio 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

Initial Public Consultation

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.

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: Proposed clause 6.11 was presented previously within the PP as follows:

‘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 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 750 square metres of gross floor area.

(d) A public open space is provided adjoining Massey Street that:

(i) is a minimum area of 950 square metres.

(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 square metres.

(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), provision of through site with a minimum width of 6 metres connecting the public open spaces to Victoria Road, Massey Street and Cowell Street.

(g) At least 5,000 square metres of the gross floor area permitted for the land under the maximum permissible floor space ratio will be used for the purposes of retail, including at least 3,500 square metres 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.'

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. However, it has been noted that existing LEP controls can already facilitate almost all development outcomes envisaged through the initial Block Studies, including taller buildings and higher development density. For example, in relation to building height, buildings of up to 19 meters (approximately 5 story’s) are already permitted within most of blocks 1, 2 and 3. With regard to floor space ratio, most of Blocks 1, 2 and 3 are already 2.5:1, which would require no change to this planning control.

In consideration of the above, LEP amendments are not considered necessary for Blocks 1, 2 and 3. However, development principles for Blocks 1, 2 and 3 are captured as part of the DCP, with the intent to ensure cohesive development outcomes throughout the Gladesville Village Centre.

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 comprehensively considered 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.

Agency Consultation

In accordance with the Gateway Determination and as outlined within Section D of this Planning Proposal, consultation was undertaken with relevant government agencies and utility operators. The outcomes of this consultation process is summarised within Submissions Outcome Report included as Attachment 6 to this Planning Proposal.

Planning Proposal, Masterplan and DCP Public Exhibition

The Planning Proposal package was publicly exhibited between 11 March and 24 April 2026. The outcomes of the public exhibition process are summarised within the Submissions Outcome Report included as Attachment 6 to this Planning Proposal.

In total, 731 submissions were received during the exhibition period. These submissions have been considered within the submissions Outcome Report (Attachment 6). The Outcomes Report:

- Details the community engagement program undertaken by Council to consult with the community about the Planning Proposal and DCP.
- Summarises key issues and suggestions raised during consultation.
- Provides responses and additional information in how Council has considered the issues raised.

While many submissions recognised the need for renewal of the existing shopping centre and surrounding village centre 596 objected to the proposal, 45 supported it and 90 supported it subject to conditions or changes.

Council acknowledges that the level of community concern is significant and that the principal matters raised relate to height, traffic, local character, public transport, infrastructure capacity and the scale of change proposed for the centre.

The submissions that provided positive sentiment regarding the proposal were supportive of urban renewal, public and green space, retail/dining improvements and housing supply contribution.

Updates to this Planning Proposal following public exhibition have included updating Clause 6.11 as outlined in Part 2 of this report to ensure that the bonus height and FSR is only permitted if a development application demonstrates Design Excellence, and the delivery of publicly accessible open space, improved pedestrian connectivity and retail activation

It is proposed to retain the existing MU1 – Mixed Use zoning for properties fronting Massey Street (with associated amendment of height of buildings and floor space ratio LEP provisions), along with a number of updates relating to the history, strategic context and assessment which has informed the Planning Proposal also outline in Part 2.

Various changes have also been made to the associated DCP based on feedback received from Council and the community during the public exhibition process, including amendments to design principles.

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 (such as transport, utility and public domain 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, A Metropolis of Three Cities and the draft Sydney Plan. 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 Village 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 limit 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, including updated advice received June 2026 (Attachment 5), 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 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 incentives (bonus) 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 the requirements of Clause 6.11 which includes 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.

The Planning Proposal and DCP have been refined following public exhibition and further technical review to respond to community, landowner and Agency feedback while maintaining the strategic intent of the Gladesville Masterplan. The proposal seeks to balance the need for renewal, housing delivery and economic feasibility with the protection and enhancement of local character, public amenity and design quality. Importantly, the proposed LEP Clause 6.11 provisions now more clearly secure key public benefits, including minimum requirements for publicly accessible open space, through-site links, retail activation and design excellence, rather than relying solely on the DCP.

Indicative drafting of the proposed LEP amendments following exhibition 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 public open spaces.

(2) This clause applies to land in Gladesville identified the 'Key Site' on the LEP 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 11,650sqm is achieved.

(b) Provision of 4,000 square metres of ground level publicly accessible open space of which a minimum 1,750 must be for passive recreation and not include footpaths, through site links, shared zones or roads.

(c) Provision of through site links with a minimum width of 6 metres connecting the public open space to Victoria Road, Massey Street and Cowell Street.

(d) At least 5,000 square metres of the gross floor area permitted for the land under the maximum permissible floor space ratio will be used for the purposes of retail.

(e) Compliance with the Hunter's Hill Council Design Excellence Policy.

(f) 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, with an increase of 2 metres of height and an additional 0.3 development floor space to site ratio to facilitate potential retail/commercial uses as part of any future redevelopment.

This Planning Proposal is consistent with relevant State Environmental Planning Policies. Whilst the Planning Proposal is inconsistent with two out of the 54 Ministerial Directions under section 9.1 of

Planning Proposal – Gladesville Masterplan

the *Environmental Planning and Assessment Act 1979*, it is also considered that these inconsistencies are of minor significance.

This Planning Proposal was reported to Council's Ordinary Meeting of 28 April 2025. At this meeting Council Resolved to forward the Planning Proposal to the Department of Planning, Housing and Infrastructure seeking a Gateway Determination. A Gateway Determination was issued to Council on 22 September 2025, and this Planning Proposal was updated in consideration of the requirements of the Gateway Determination prior to public exhibition.

In accordance with the Gateway Determination and as outlined within Section D of this Planning Proposal, consultation was undertaken with relevant government agencies and utility operators. The outcomes of this consultation process are summarised within Submissions Outcome Report included as Attachment 6 to this Planning Proposal.

The Planning Proposal was publicly exhibited between 11 March and 24 April 2026. The outcomes of the public exhibition process are summarised within the Submissions Outcome Report included as Attachment 6 to this Planning Proposal.

Updates to this Planning Proposal following public exhibition have included proposed retention of the existing MU1 – Mixed Use zoning for properties fronting Massey Street (with associated amendment of height of buildings and floor space ratio LEP provisions), along with a number of updates relating to the history, strategic context and assessment which has informed the Planning Proposal.

Various changes have also been made to the associated DCP based on feedback received from the community during the public exhibition process, including amendments to design principles. These changes are also outlined within the Submissions Outcome Report included as Attachment 6 to this Planning Proposal.

The Planning Proposal was reported to the Extraordinary Council Meeting of 6 July 2026 (Attachment 9), where Council considered the Planning Proposal in the context of public exhibition and the resulting Submissions Outcomes Report.

At this meeting it was RESOLVED that Council (note the attachments referred to below do not relate to this report but to the Council report itself):

- 1. Receive and note the Submissions Outcome Report included as Attachment 1 to this report.*
- 2. Note feedback received from the community as part of the public exhibition of the Gladesville Masterplan Planning Proposal and Development Control Plan and thank all in the community who participated in the consultation process.*
- 3. Forward the Planning Proposal included as Attachment 2 of this report to the NSW Department of Planning, Housing and Infrastructure, and request that the NSW Minister for Planning and Public Spaces (as the applicable local plan making authority) make a local environmental plan to give effect to the Planning Proposal.**
- 4. Adopt Chapter 4.4 of the Hunters Hill Consolidated Development Control Plan, included as Attachment 3 of this report, and make necessary arrangements to implement this Plan.*

5. *Delegate authority to the General Manager to make amendments to the Planning Proposal included as Attachment 2 of this report and Development Control Plan included as Attachment 3 of this report that:*
 - a. *Are minor and do not alter the intent; or*
 - b. *Are required by the Department of Planning, Housing and Infrastructure in order to facilitate making of the Local Environmental Plan referenced within Item (C).*
6. *Notes the potential opportunity to further investigate whether a site-specific local provision could be prepared to encourage the coordinated redevelopment of the Massey Street transition area with the Gladesville Village Site, subject to appropriate public benefit, urban design, access, open space and infrastructure outcomes.*
7. *Authorises the General Manager, or delegate, to consult with the Department of Planning, Housing and Infrastructure and Council's legal advisers on the feasibility, form and procedural requirements of any such provision.*
8. *Notes that this further investigation does not amend, replace or delay the Planning Proposal for the Gladesville Village Site presently before Council.*
9. *Council is to undertake the following studies and report back to council within 6 months:*
 - a. *As part of the general DCP review already underway:*
 - i. *adopting lower parking rates in the Gladesville Town Centre and LMR areas to minimise additional traffic congestion, having regard for the studies and recommendations undertaken for this planning proposal;*
 - ii. *extending design excellence requirements for the key site to all buildings of a certain size or type (eg: apartment blocks in the LMR reform areas, or buildings over 3 storeys).*
 - b. *The potential for a residential parking scheme within 100m of the key site to reduce spillover effects of parking as recommended in the studies undertaken for this planning proposal,*
 - c. *Public domain improvements as recommended by SCT (p12) particularly:*
 - i. *Converting Massey Lane to a shared zone; and*
 - ii. *Safe crossing facilities to Cowell Street.*
10. *Council is to investigate, and if determined appropriate, amend (under the delegation granted in item 5 of the motion) the Development Control Plan to:*
 - a. *in 3.1.2 South Gladesville Precinct "green gateway" recognise the existing neighbourhood centre on Victoria Road between Manning Street and Sunnyside Street, which is over 500m from the main centre and has its own role in supporting residential growth and supporting walkability.*
 - b. *in Figure 5 in 4.1 provide active frontage corners on Hillcrest Street and Junction Street, in recognition of both the existing active frontages and complementary uses on the Ryde LGA side of the street.*
 - c. *in 4.2 (d) increase the floor-to-ceiling height of a small shop to 3.3m consistent with section 4C of the Apartment Design Guide, or 3.6m consistent with 4.2(c).*

d. in 4.2.2 recognise in interfaces the current residential heights permitted by the LMR reforms, with words to the effect of “(a) a deep soil setback of 3m and (b) a setback of 12m above the permitted building height of that residential zone in accordance with the LEP or Chapter 6 of the Housing SEPP (whichever is higher)” and amend clause 6.1.5 Secondary Setbacks to be consistent with this (noting it is currently inconsistent with the current 4.2.2).

e. consider whether section 4 particularly 4.2.3 meets the deep soil recommendations and tree canopy requirements of DPHI, particularly the minimum 3m connected to 6m deep contiguous deep soil and 15% deep soil area (plus a requirement to plant 1 medium tree per 300sqm of site area) in the Urban Tree Canopy Targets and Development Controls Report by Gallagher Studio and Studio Zano, 2021

f. exclude solid facades in 4.3(j) from shopfronts and insert a new clause to address shopfronts, to avoid inconsistency with 4.1. In doing so consider whether 4.3(m) word “shopfronts” should read “facades”

g. amend 5.2(c) to distinguish between through-building links and through site links open to the sky. Through-site links open to the sky are typically 6m wide, the narrowest Scotch Row (Barangaroo) is 5m wide. Through-building links typically have a height requirement of 2 storeys or 1.5x the width, or 6m. Cross referencing with 6.1.8 would also assist this clause.

h. amend 5.4 to require paving treatments to include vehicle crossovers consistent with the Design of Roads and Streets Manual

i. amend 6.1.7 Open Space Network to require a minimum width to the key open space areas, to avoid unintended outcomes like a 6m wide “open space” shared zone being delivered on Massey Street.

j. amend 6.1.6 to provide guidance on the depth of active use, and the proportion of retail and non-retail use at surface level under 6.1.9 – noting for example that The Canopy development specified a minimum 925sqm of surface level retail for this purpose.

k. amend 6.1.15 overshadowing of Gladesville Public School to consider activities from 7am as per Ryde Council’s submission.

This Planning Proposal responds to resolution numbers 1-5 to request that the NSW Minister for Planning and Public Spaces (as the applicable local plan making authority) make a local environmental plan to give effect to the Planning Proposal.

Items 6, 7 and 8 relate to further investigation of whether a site-specific local provision could be prepared to encourage the coordinated redevelopment of the Massey Street transition area with the Gladesville Village Site. The consultation with the Massey Street residents is ongoing however this Planning Proposal does not at this stage propose any additional amendment to the Massey Street site than that proposed in Section 2 of this report.

Items 9 and 10 relate to the Draft Hunters Hill Council Development Control Plan Chapter 4.4 (Attachment 10) in which Council is to undertake further studies and investigations and make amendments to the DCP if appropriate. A copy of the current DCP is contained in Attachment 7. The further studies will take place concurrently to the Department’s assessment and any amendments will be provided for information prior to finalisation of the Planning Proposal and LEP amendments.

Conclusion

Hunters Hill Council recommends the Planning Proposal proceed on the basis that uplift within Gladesville Village is incentivised through bonus height and floor space provisions under Clause 6.11 of the LEP.

The proposed amendments to Clause 6.11 are justified on the basis that the additional height and floor space capacity for the Key Site is not provided as an unconditional development entitlement, but as an incentive linked to the delivery of clear public benefits, including publicly accessible open space, through-site links, retail activation and design excellence. Locating these requirements within the LEP, rather than relying solely on DCP provisions, strengthens statutory certainty and supports the delivery of the Gladesville Masterplan outcomes. The proposed changes to the planning controls for the Massey Street sites are also supported, as they retain the MU1 Mixed Use zone, protect opportunities for employment and commercial activity, and provide an appropriate built form transition to adjoining residential areas, having regard to the low and mid-rise housing context.

As resolved at the meeting of July 6, 2026, Hunters Hill Council requests that the NSW Minister for Planning and Public Spaces, as the applicable local plan making authority, make a local environmental plan to give effect to this Planning Proposal.

Attachment 1 – Gladesville Masterplan Documentation

Attachment 2 – Preliminary Site Investigation

Attachment 3 – Heritage Impact Assessment and AHIMS Database Search

Attachment 4 – Traffic Impact Assessment

Attachment 5 – Economic Feasibility Assessment

Attachment 6 – Submissions Outcomes Report

Attachment 7 – Transport for NSW and Department of Education Submissions

Attachment 8 – Additional Solar Analysis

Attachment 9 – Gladesville Planning Proposal - Council Report and Resolution, July 6 2026

