

PRE-GATEWAY REVIEW

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

DATE OF REVIEW	Thursday 3 November 2016
PANEL REF# – LGA - ADDRESS	2016SYE117 – Hunters Hill - PGR_2016_HUNTE_001_00 1, 1C, 1A and 1B Massey Street; 1-3 Flagstaff Street; 2,4,8,&10 Cowell Street; and part of 215 Victoria Road, Gladesville
LEP TO BE AMENDED	Hunters Hill Local Environmental Plan 2012
PROPOSED INSTRUMENT	To amend the Hunters Hill Local Environmental Plan 2012 for the site at 1, 1C, 1A and 1B Massey Street; 1-3 Flagstaff Street; 2,4,8,&10 Cowell Street; and part of 215 Victoria Road, Gladesville to: - increase the maximum permissible building height from 26m and 34m, to a range of heights using reduced levels (RL) as follows: 75RL (26m), 101RL (58m), 89RL (36m), 72RL (20m) and 65RL (29m); and - increase the maximum floor space ratio from 1.3:1, 2.3:1, 2.5:1 and 2.7:1 to 3.4:1 across the entire site.
PANEL MEMBERS	John Roseth (Chair), Clare Brown, Greg Patch, Sue Hoopmann
DECLARATIONS OF INTEREST	Sue Francis declared a non-pecuniary interest having provided planning consultancy advise within the immediate vicinity

REASON FOR REVIEW	The council has notified the proponent that the request to prepare a planning proposal has not been supported
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In considering the request, the Panel has reviewed all relevant information provided as well as the views and position of the department and the relevant local government authority. Based on this review the Panel recommends the following:

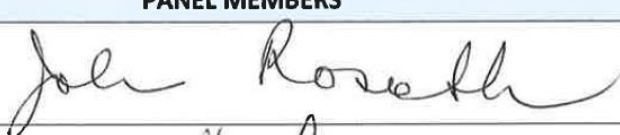
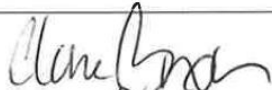
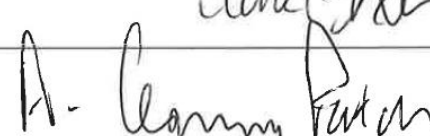
PANEL RECOMMENDATION	Requests further information from the proponent	
COMPOSITION	Unanimous	Comments:

ADVICE AND JUSTIFICATION

The Panel has considered the Department of Planning & Environment's briefing note, as well as the views of the council and of the proponent. The Panel considers that the proposal has strategic merit; however some of the site-specific aspects need adjustment. The Panel therefore recommends that the proposal proceed to Gateway Determination. Before exhibition the following changes should be made to the planning proposal:

1. The public open space should be relocated to the position indicated in the Gladesville Village Centre DCP, as this DCP is the result of engagement with the local community and this proposal should be consistent with it.

2. The amount of open space should be determined by the combination of the 600 square metres of public open space required by the DCP plus communal open space which complies with the requirements of the Apartment Design Guide. The communal open space may be distributed through the project.
3. The planning proposal should keep the existing FSR and maximum height that apply currently to the site. However, it should include a bonus provision that brings the FSR to 3.4:1 (from the current 2.7:1). It should also include a bonus height provision allowing additional height, the amount of which should be determined by the requirement to keep Trim Place in sunlight and the building at 3-7 Cowell Street free of shadow for three hours between 9 am and 3 pm at mid-winter. The bonus provisions should be triggered by the requirement of design excellence along the lines of clause 6.12(4) of the Parramatta LEP 2011.
4. The heritage building on the site should be proposed for removal to a site owned by the council for a use to be determined by the council (such as a restaurant).
5. The proposal should not reduce the amount of existing commercial floor space on the site.
6. A revised traffic impact assessment should accompany the revised planning proposal.

PANEL MEMBERS	
John Roseth, Chair	
Clare Brown	
Greg Patch	
Sue Hoopmann	