



HUNTER'S HILL COUNCIL

ABN 75 570 316 011

TOWN HALL, ALEXANDRA STREET, HUNTERS HILL 2110

PO BOX 21, HUNTERS HILL 2110

TELEPHONE: (02) 9879 9400

FAX: (02) 9809 7338

EMAIL: council@huntershill.nsw.gov.au

WEB: www.huntershill.nsw.gov.au

Enquiries:

19 May 2016

Ms Sandy Chappel
Acting Director, Sydney Region East
Planning Services
GPO Box 39
Sydney NSW 2001

Dear Sandy

Pre-Gateway Review- PGR_2016_Hunte_001_00 Planning Proposal - Mixed Use Development Gladesville

Thank you for providing Council with the opportunity to address why it did not support the planning proposal lodged by GSV Developments for a site in the Gladesville Commercial area. The subject site has been described as a "key site" in the relevant council planning documents since 2010 when the current maximum height of 34m and floor space ratio of 2.7:1 were adopted into the Gladesville Village Centre 2010 – Local Environmental Plan (LEP).

The current controls for the "key site" were largely a response to the housing targets released by the State Government in 2008. Public consultation and exhibition of the 2010 LEP were carried out and the controls for the "key site" created controversy as the 34m height limit was considered excessive, given the one and two storey residential buildings adjacent to the site.

As the "key Site" includes some land that was previously in Council ownership (sale completed in April 2016), Council employed independent town planning and traffic consultants to assess the Planning Proposal and a previous development application lodged for the "key site" by GSV Development in 2013 and withdrawn in 2014. The consultants were Architectus and McLaren Traffic Engineering.

The attached Council report includes Architectus' and McLaren Engineering's assessment of the Planning Proposal (attachment No. 3 & 4). Also attached is a table summarising the history of GSV Development's interactions with Council over the "key site" dating back to the 2013 Development Application (attachment No. 2). The development application ostensibly complied with the current 34m height limit and 2.7:1 floor space ratio, however it caused considerable community consternation and 287 objections were received. The objector's main concerns were that the scale of the development, the proposed demolition of a timber cottage at 10 Cowell Street (subsequently listed as a heritage item), increased traffic, pressure on at capacity infrastructure and out of character design. Photos of the model lodged with the development application are attached (attachment No. 1).

When the applicant chose to withdraw the development application in June 2014 Council, in consultation with City of Ryde, initiated a project called "Future Gladesville". The aim of the "Future Gladesville" project was to work with the community to address their aspirations for the built form of Gladesville and establish how higher density development could be accommodated while achieving positive outcomes for the community. This feedback was then to be used to re-write the development control plan (DCP) for Gladesville (Chapter 4.4 of Council's consolidated DCP 2013). In total 720 people engaged in the project during October/November 2014. GSV Developments were invited to participate in the engagement process and were kept informed about the revisions being made to Chapter 4.4. In November 2015 Council adopted the new community led DCP for Gladesville (Chapter 4.4 Gladesville Village Centre).

On review of Architectus and McLaren's assessment of the Planning Proposal there are four points Council wishes to highlight:

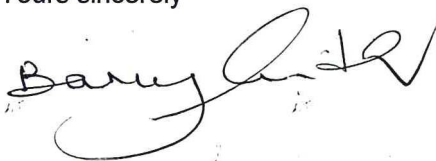
1. Architectus identifies in their assessment that the Planning Proposal does not adequately address the basic tenets of the new DCP for Gladesville. The new DCP states that for the Gladesville Village Centre, the community has defined the desired character as being green, engaging and social. In the new DCP there is a requirement for a "green" publicly accessible primary open space on the "Key Site" adjacent to Cowell Street. This space was to be separate to any communal open space needed to satisfy SEPP 65 requirements (refer p 41 of DCP). However the applicant chose to only provide one open space in the north-eastern corner of the site where it will not help to stimulate street activity.
2. In conjunction with the planning proposal the proponent proposed a Voluntary Planning Agreement (VPA). However even after repeated requests for additional information to support this document, Architectus identified that the VPA framework offer as submitted was missing critical information about community benefits and needed review.
3. The proponent in their planning proposal compares a complying scheme with their non-complying scheme and contends their scheme will provide greater public benefits. However the complying scheme presented appears to be based on controls from the replaced DCP Chapter 4.4 (attachment No. 7).
4. Architectus identifies there is a lack of rigor evident in the planning proposal documents (Planning Proposal prepared by dfp planning consultants dated 15.1.16 and Urban Design Report prepared by Robertson + Marks dated 15.1.16). The heights specified in the dfp document shows inconsistencies through the document (compare p19 to p60) and were also inconsistent with those included in the Robertson + Marks submission. These issues and a list of the documents received by Council are addressed in attachment No. 5. The Department is encouraged to verify the version of their documentation.

The "key site" is aptly named as successful development of the site is critical to the future of the Gladesville Village Centre. If the site is developed thoughtfully it could revitalize Gladesville and provide an exemplary experience of how increased density coupled with skillful design can improve the vitality and livability of an area.

Due to the complicated history surrounding the development of the "key site", the following Council staff would appreciate the opportunity to provide a briefing to the Department about the planning proposal; Mr. S. Kourepis, Manager of Development and Regulatory Control and Ms. P. Hayes, Senior Strategic Planner - Ph.: 9879 9442.

I look forward to your response.

Yours sincerely



Barry Smith
General Manager

Attachments

1. Photo of Development Application (DA) Model – view looking northwest up Cowell Street
 - a. Photo of DA Model – view of proposed open space
 - b. Photo of DA Model – view south across Massey Street
2. History of main interactions regarding the key site
3. Council Report
 - a. Architectus Report assessing Planning Proposal
 - b. McLaren Traffic Engineering Review
 - c. Architectus response to first prelodgement meeting
 - d. Architectus response to second prelodgement meeting
 - e. Architectus advice following briefing of 12 August 2015
 - f. Architectus response to draft Planning Proposal
 - g. Architectus response to Planning Proposal request for more information
 - h. Architectus second request for more information to support Planning Proposal
4. List of documentation assessed and table showing height inconsistencies
5. Chapter 4.4 of Council's Consolidated DCP 2013 – Gladesville Village Centre (adopted November 2015) – community led DCP
6. Previous Chapter 4.4 of Council Council's Consolidated DCP 2013 – Gladesville Village Centre (superseded in November 2015)