



Planning & Environment

Mr Barry Smith
General Manager
Hunters Hill Council
PO Box 21
Hunters Hill NSW 2110

16/07170

Attention: Mr Steve Kourepis

Dear Mr Smith

I refer to the request by DFP Planning Pty Ltd for a pre-Gateway review of development controls for 1, 1C, 1A & 1B Massey Street; 1-3 Flagstaff Street; 2, 4, 8 & 10 Cowell Street; and part of 215 Victoria Road, Gladesville.

The Deputy Secretary has considered this request, together with the outcomes of the Department's assessment, advice provided by Council and related considerations. The Deputy Secretary has determined that the proposal does have sufficient strategic merit to progress to the Joint Regional Planning Panel (Panel) for consideration.

Key reasons for this decision are:

- the proposal is located within an area identified for urban renewal investigation in *A Plan for Growing Sydney*;
- the proposal is generally consistent with the objectives of Hunters Hill Consolidated Development Control Plan 2013 – Chapter 4.4 Gladesville Village Centre; and
- the bulk and scale of the proposed development generally responds to the surrounding context and locates the majority of the additional height to the western portion of the site, which is adjacent to the commercial premises along Victoria Road;

If you have any enquiries about this matter, please contact Ms Lauren Templeman, of the Department's Sydney Region East team, on (02) 9228 6590.

Yours sincerely


Karen Armstrong 13/10/16
Director, Sydney East Region
Planning Services