Department of Planning, Housing and Infrastructure

Gateway Determination

***Planning proposal (Department Ref: PP-2025-859)**:* amend planning controls to facilitate a mixed use development at Gladesville Town Centre

I, the Director, Local Planning (North, East and Central Coast) at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *Hunters Hill Local Environmental Plan 2012* to amend planning controls to facilitate a mixed use development at Gladesville Town Centre should proceed subject to the following

The LEP should be completed on or before 2 October 2026.

Gateway Conditions

1. Prior to community consultation, the planning proposal is to be updated to:
    (a) provide further justification on the need for such a detailed local provision and to demonstrate that it won't impact on the site's ability to redevelop.
    (b) clarify whether height and FSR mapping will be excluded from heritage item I488 and provide justification for this decision.
    (c) clarify whether Council intends on preparing a site-specific DCP to adopt the recommendations of the Transport Impact Assessment.
    (d) provide details on existing traffic generation on site and clarify the net increase resulting from the proposed development.
    (e) provide further analysis on the height and FSR alignment and how the proposed 522 dwellings and 5,000sqm of non-residential GFA can be achieved.
    (f) provide further solar analysis and demonstrate the full extent of overshadowing on surrounding development and the impact on minimum sunlight requirements for those properties, including Gladesville Public School and Trim Place.
    (g) clarify the intended ownership of the new public open spaces.
    (h) consider the isolation of the Massey Street lots and if uplift on these lots may be appropriate.

    The planning proposal should then be forwarded to the Department for review and approval.
2. Prior to community consultation, consultation is required with Transport for NSW.

    The planning proposal and supporting material should then be updated to address TfNSW comments.
3. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:

    (a) the planning proposal is categorised as complex as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and

(b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).

4. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:

    - Heritage NSW
    - City of Ryde Council
    - Department of Education
    - Relevant Utility Providers, including Sydney Water.

    Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

5. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 22 September 2025

Jazmin van Veen
Director, Local Planning (North, East and Central Coast)
Department of Planning, Housing and Infrastructure

Delegate of the Minister for Planning and Public Spaces