HUNTER'S HILL COUNCIL

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8 October 2025

Ms Jazmin van Veen
Director, Local Planning (North, East and Central Coast)
Planning, Land Use Strategy, Housing and Infrastructure
Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

RE: Planning Proposal applying to Gladesville Town Centre – Response to Gateway Determination Condition 1

Dear Jazmin,

I write with regard to Planning Proposal PP-2025-859 to amend Hunter's Hill Local Environmental Plan 2012. Specifically, this correspondence seeks to address Condition 1 of the Gateway Determination issued under delegation of the Minister for Planning and Public Spaces (DPHI) to Hunter's Hill Council (Council) in relation to the Planning Proposal on 22 September 2025.

It is noted that Gateway Condition 1 is as follows:

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.

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Each of the items listed within Condition 1 are addressed under the headings below, and are also reflected within the attached version of Planning Proposal PP-2025-859 as follows:

(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

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 outlined below. An example of precedence to this approach can be noted within Part 8, Clause 8.5 of the Penrith Local Environmental Plan 2010, which gives effect to the respective provisions of the applicable development control plan.

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

(b) clarify whether height and FSR mapping will be excluded from heritage item I488 and provide justification for this decision

Height and FSR provision relating to heritage item I488 (commonwealth bank) will not be subject to uplift (as outlined within the masterplan). This will be addressed by the associated Development Control Plan (DCP), which is intended to be placed on public exhibition concurrently with the Planning Proposal and is also now referenced in proposed amended clause 6.11 (5) of the Hunters Hill Local Environmental Plan 2012 (LEP) as detailed above.

(c) clarify whether Council intends on preparing a site-specific DCP to adopt the recommendations of the Transport Impact Assessment

Council intends to prepare a site-specific DCP to adopt the recommendations of the Transport Impact Assessment. This is now further described within the Planning Proposal included as Attachment 1 to this correspondence.

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(d) provide details on existing traffic generation on site and clarify the net increase resulting from the proposed development

Traffic generation as a result of the development is detailed within Section 4.3 of the Traffic Impact Assessment. Existing traffic and net increase is also now further described within the 'Background and Context' section of the Planning Proposal.

(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

The requested further analysis is now included within the 'Background and Context' section of the Planning Proposal.

(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

The requested further analysis is now included within Attachment 7 of the Planning Proposal.

(g) clarify the intended ownership of the new public open spaces

Ownership and management arrangements will be subject to further assessment by Council, and negotiation with relevant landholders as applicable. At this stage it is intended that the public open space would remain in private ownership, but be made available and unrestricted to the public. This further clarification has now been included within Part 1 of the Planning Proposal and the term 'public open space' has now been substituted with 'publicly accessible open space' where applicable throughout the document.

(h) consider the isolation of the Massey Street lots and if uplift on these lots may be appropriate.

The Planning Proposal has now been amended to include the Massy Street lots within "Area A" on the Key Sites Map referred to in proposed clause 6.11 (2) of the LEP.

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Given the above, this correspondence and the attached updated Planning Proposal seek to address the requirements of Condition 1, and Council therefore seeks DPHI approval in accordance with this Condition.

Should you require any additional information in relation to this matter, please don't hesitate to contact me on 0418 840 090 or gm@huntershill.nsw.gov.au.

Yours Sincerely

Nick Tobin
General Manager
Hunter's Hill Council

Enc.

Attachment – Planning Proposal - Gladesville Masterplan (October 2025)

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Attachment – Planning Proposal - Gladesville Masterplan (October 2025)