

ATTACHMENTS FOR: AGENDA NO. 6/24 COUNCIL MEETING

Meeting Date: Tuesday 26 March 2024
Location: Council Chambers, Level 1A, 1 Pope Street, Ryde and Online
Time: 6.00pm

ATTACHMENTS FOR COUNCIL MEETING

Item		Page
9	RECLASSIFICATION OF LAND AT 4 PITTWATER ROAD, GLADESVILLE FROM COMMUNITY TO OPERATIONAL LAND	
Attachment 1	Amended Planning Proposal Final 230716 PP-2022-3966.....	1
Attachment 2	Ryde LEP 2014 Maps - 4 Pittwater Road, Gladesville PP-2022-3966.....	41
Attachment 3	Consistency of PP with SEPPs - 4 Pittwater Road, Gladesville PP-2022-3966	49
Attachment 4	Consistency of PP with S9.1 Directions - 4 Pittwater Road, Gladesville PP-2022-3966.....	50
Attachment 5	Certificate of Title for Lot 1 in DP 816692 - 4 Pittwater Road, Gladesville PP-2022-3966.....	53
Attachment 6	Deposited Plan 816692 - 4 Pittwater Road, Gladesville PP-2022-3966	55
Attachment 7	Amended Requirements of LEP Practice Note PN 16-001 - 4 Pittwater Road, Gladesville PP-2022-3966	57
Attachment 8	Excerpt of Council Meeting -Report and Minutes - 20 September 2021 - 4 Pittwater Road, Gladesville	63
Attachment 9	Amended Summary of Councils interest in the land PP-2022-3966.....	66
Attachment 10	Excerpt of Council Meeting Report - 19 April 2021 - 4 Pittwater Road, Gladesville.....	72
Attachment 11	Response to Pre-Lodgement Meeting - 4 Pittwater Road, Gladesville PP-2022-3966.....	119
Attachment 12	Dealing - D394665 - Memorandum of Transfer - 4 Pittwater Road, Gladesville PP-2022-3966.....	122
Attachment 13	Correspondence from Council to Sydney Water dated 24 April 2023 PP-2022-3966.....	126
Attachment 14	Correspondence from Sydney Water to Council dated 5 June 2023 PP-2022-3966	128
Attachment 15	Ryde Local Planning Panel 14 December 2023 - Item 3 - 4 Pittwater Road, Gladesville - Determination Statement of Reasons	129

ITEM 9 (continued)

ATTACHMENT 1

4 Pittwater Road, Gladesville

Planning Proposal



July 2023

FINAL

ITEM 9 (continued)

ATTACHMENT 1

We create amazing places

At SJB we believe that the future of the city is in generating a rich urban experience through the delivery of density and activity, facilitated by land uses, at various scales, designed for everyone.

REF: #9354

Ver	Description	Date	Prepared By	Checked By
1	Draft	May 2022	PM	MB
2	Draft	November 2022	PM	
3	Final	March 2023	PM	

Level 2, 490 Crown Street
Surry Hills NSW 2010
Gadigal Country

T 61 2 9380 9911
E planning@sjb.com.au
W sjb.com.au

SJB Planning (NSW) Pty Ltd
ABN 47 927 618 527
ACN 112 509 501

SJB

ITEM 9 (continued)

ATTACHMENT 1

4	Updated following RCC review	July 2023	KM
---	------------------------------	-----------	----

Contents

<i>Executive Summary</i>	5
1. <i>Introduction</i>	6
1.1 <i>Purpose of the Planning Proposal</i>	6
1.2 <i>Background</i>	7
2. <i>Existing Planning Controls</i>	10
2.1 <i>Ryde Local Environmental Plan</i>	10
2.2 <i>City of Ryde Development Control Plan 2014</i>	13
3. <i>The Planning Proposal</i>	15
3.1 <i>Part 1 - Objectives and Intended Outcomes</i>	15
3.2 <i>Part 2 - Explanation of Provisions</i>	15
3.3 <i>Part 3 - Justification of strategic and site-specific merit</i>	15
3.4 <i>Part 4 - Maps</i>	23
3.5 <i>Part 5 - Community Consultation</i>	23
3.6 <i>Part 6 - Project Timeline</i>	23
4. <i>Conclusions and Recommendations</i>	25
5. <i>Attachments</i>	26

ITEM 9 (continued)

ATTACHMENT 1

List of Figures

Figure 1: Aerial view of site and locality (Source: SIX Maps)

Figure 2: Cadastral view of site (Source: SIX Maps)

Figure 3: Extract of RLEP 2014 Land Zoning Map

Figure 4: Extract of RLEP 2014 Height of Buildings Map

Figure 5: Extract from RLEP 2014 FSR Map

Figure 6: Extract from RLEP 2014 Centres Map

Figure 7: Extract from RLEP 2014 Heritage Map

Figure 8: Extract of Precincts Vision Plan (RDCP 2014)

Figure 9: Extract of Key Sites Plan (RDCP 2014)

List of Tables

Table 1: Proposed amendments to Schedule 4 of RLEP 2014

Table 2: Consistency with Ryde Local Strategic Planning Statement (LSPS)

Table 3: Indicative Project Timeline

List of Attachments

Attachment 1: RLEP 2014 Maps

Attachment 2: Consistency of Planning Proposal with State Environmental Planning Policies

Attachment 3: Consistency of Planning Proposal with Section 9.1 Directions

Attachment 4: Certificate of Title for Lot 1 in DP 816692

Attachment 5: Deposited Plan 816692

Attachment 6: Requirements of LEP Practice Note PN 16-001

Attachment 7: Council Meeting Report and Minutes - 20 September 2021

Attachment 8: Summary of Council's interest in the land - Lot 1 DP 816692

Attachment 9: Council Meeting Report - 19 April 2021

Attachment 10: Response to Pre-Lodgement Meeting prepared by SJB Planning

Attachment 11: Dealing - D394665 - Memorandum of Transfer dated 30th May 1945

ITEM 9 (continued)

ATTACHMENT 1

Attachment 12: Correspondence from Council to Sydney Water dated 24 April 2023

Attachment 13: Correspondence from Sydney Water to Council dated 5 June 2023

ITEM 9 (continued)

ATTACHMENT 1

Executive Summary

This Planning Proposal has been prepared on behalf of Hunters Hill Council, the owners of the land known as 4 Pittwater Road, Gladesville ('the site'). The site has a legal description of Lot 1 in DP 816692.

The submission of the Planning Proposal follows a pre-lodgement meeting with City of Ryde Council (City of Ryde) on 23 February 2023. Our summarised comments in response to City of Ryde's notes of the 23 February meeting are included at **Attachment 10**.

The holding has an area of approximately 704m². The site has frontages to Pittwater Road to the south and Council car park to its north. Gladesville Library adjoins the site to the east, while the Council car park continues to adjoin the site to the west. The site and adjoining lands are zoned B4 Mixed Use under *Ryde Local Environmental Plan 2014* (RLEP 2014).

The site is currently occupied by a childcare centre.

This Planning Proposal seeks to amend the RLEP 2014, in the following manner:

- Amend Schedule 4 to include the reclassification of 4 Pittwater Road, Gladesville, being Lot 1 DP 816692, from Community to Operational.

This Planning Proposal considers the relevant environmental, social, and economic impacts of the proposal and its strategic and site-specific merits.

It is requested that arising from the consideration of this Planning Proposal, City of Ryde resolve to support the changes to RLEP 2014 as detailed in this Planning Proposal and forward the Planning Proposal for a Gateway Determination.

ITEM 9 (continued)

ATTACHMENT 1

1. Introduction

1.1 Purpose of the Planning Proposal

This Planning Proposal has been prepared for Hunters Hill Council, the owners of the site.

The Planning Proposal (the Proposal) seeks to amend the *Ryde Local Environmental Plan 2014* (RLEP 2014) to reclassify land at 4 Pittwater Road, Gladesville ('the site'), from Community Land to Operational Land.

The site is owned by Hunters Hill Council and is currently occupied by Gladesville Occasional Child Care Centre, a not-for-profit community based childcare centre.

The Planning Proposal applies to the land described as Lot 1 in DP 816692, shown at Figure 1 below.



Figure 1: Aerial view of site and locality (Source: SIX Maps)

The holding has an area of approximately 704m². The site has a single frontage to Gladesville Road at its south. Adjoining the site to the east is Gladesville Library. Adjoining the site to its west and north is an at-grade Ryde Council owned public car park.

The land is not a 'public reserve' as defined under the *Local Government Act 1993* and as such, there are no restrictions on the title in relation to this. A copy of the Certificate of Title for the site is provided at **Attachment 4**.

ITEM 9 (continued)

ATTACHMENT 1



Figure 2 Cadastral view of site (Source: SIX Maps)

The land is zoned B4 Mixed Use under RLEP 2014 and has been identified by Hunters Hill Council as a potential asset for future redevelopment. The reclassification does not include a proposal to develop or sell the land. This would need to be pursued as a separate process.

The proposed reclassification will enable Hunters Hill Council to consider opportunities for the future use of the land, and this may include options for the development or sale of the site.

Therefore, the proposed reclassification will provide the opportunity to unlock the existing development potential, to stimulate growth and development within the local government area (LGA), in an appropriate location within Gladesville town centre.

The Planning Proposal has been prepared in accordance with the Department of Planning, Industry and Environment’s (DPIE) ‘Local Environmental Plan Making Guideline’, dated September 2022, and LEP Practice Note PN 16-001 Classification and reclassification of public land through a local environmental plan, dated 5 October 2016.

1.2 Background

Property records indicate the site was transferred from Sydney Water (formerly Metropolitan Water Sewerage and Drainage Board) to Hunters Hills Council for the purpose of a baby health centre in 1945 (refer to **Attachment 11**).

The site was subsequently subdivided in 1992 to create Lot 1 and Lot 2 in DP 816692, being No. 4 and No. 6 Pittwater Road, Gladesville (refer to Deposited Plan at **Attachment 5**).

ITEM 9 (continued)

ATTACHMENT 1

Hunters Hill Council's Fit for the Future Improvement Proposal 2015 (p 144 - 145) contained a number of property related initiatives including:

6 Pittwater Road (Early Childhood Centre): This site is located in the Ryde City Council area and adjoins the Gladesville Library. There is a possibility that the City of Ryde Council (CoR) may seek an opportunity to re-develop their substantial land holdings in this area in conjunction with the Gladesville Masterplan and it would be logical that this site is included in any future proposals. CoR has recently commissioned consultants to consider development options for the site. Proceeds from sales, or revenue earned, could be used for strategic re-investment to fund ongoing initiatives including capital works.

To assist in the progression of these initiatives, Hunters Hill Council at its meeting held on 25 June 2018 resolved:

- 1. Hunter's Hill Council re-establish the Committee in order to provide recommendations to Council with regards to:
 - I. Evaluating Council's property assets to determine if they are providing community benefit;*
 - II. Developing strategies for the future of Council's assets;*
 - III. Investigating opportunities to invest/reinvest in property assets.**
- 2. The Property Advisory Committee consist of three (3) councillors and three (3) community members;*
- 3. Hunter's Hill Council advertise for community members to join the Property Advisory Committee as soon as is practicable;*
- 4. The inaugural Property Advisory Committee Meeting for this term of Council be held in early August.*

Further, to ensure that a strategic view was taken to the property holdings of Hunters Hill Council, it was agreed that a Property Strategy would be developed. This was flagged in late 2018 in the report of 12 December 2018 where it was again highlighted there was a need to look for additional revenues to supplement rates income. As part of this report, it was highlighted:

'...the options presented are only one measure that is required. There is a need to look at both expenditure and revenues over the coming 12- 18 months. In relation to expenditure this will include reviewing organisational practices to streamline processes and harness technology to drive business improvement and efficiency; developing a property strategy; expansion of shared services as well as actively pursuing grant opportunities.'

In response to this, the Sustainable and Thriving Strategy was developed that brought together these elements into a cohesive framework to guide Hunters Hill Council to take actions to be financially sustainable and thrive into the future.

Further to a range of operational changes, the Strategy provides for three big moves that will significantly move the dial on the finances of Hunters Hill Council, and reduce the existing heavy reliance on rates revenue, including the development of a Community Infrastructure Plan (CIP). The development of a Property Strategy is aimed at optimising properties owned by Hunters Hill Council, and land capable of development, sale or lease, for community benefit.

At its meeting of 19 April 2021, Hunters Hill Councillors received a report providing details on the outcome of the community consultation process undertaken as part of the exhibition and finalisation of the Community Infrastructure Plan (CIP) (refer to **Attachment 9**). The report noted the CIP was prepared to provide Hunters Hill Council and the community with a clear picture of Hunters Hill Council's property portfolio and provide a cohesive strategy on how it should be managed. The Strategy also outlines the

ITEM 9 (continued)**ATTACHMENT 1**

prioritisation of future expenditure regarding the assets of Hunters Hill Council in order to provide for existing and future community needs.

The Property Strategy has four (4) elements incorporating assets owned by Hunters Hill Council within the Gladesville commercial centre. With respect to No. 4 Pittwater Road, Gladesville, the Strategy notes that the current occasional care centre (OCC) land use needs updating and is surplus to Hunter's Hill Council requirements. It states that options to realise its value will be investigated, whilst still retaining the OCC in the area. A copy of the Strategy is provided as an attachment to the Hunters Hill Council report at **Attachment 9**.

Hunters Hill Councilors were advised by staff that in order for Hunters Hill Council to reclassify No.4 Pittwater Road, Gladesville to Operational Land it must submit a planning proposal to the City of Ryde requesting the reclassification. City of Ryde Council must then assess and hold a public hearing as required under Section 29 of the *Local Government Act 1993*.

Hunters Hill Council staff sought legal advice to confirm the above process given the land is not within Hunters Hill Council's jurisdiction. The advice confirmed that Hunters Hill Council must apply to the City of Ryde for the reclassification of the land and that owner's consent was required for the application.

Following this advice, a report was prepared by staff to be considered by Hunters Hill Councilors. At its meeting of 20 September 2021, Hunters Hill Councilors resolved to prepare and lodge a Planning Proposal with the City of Ryde for the reclassification of No.4 Pittwater Road Gladesville to Operational Land (refer to **Attachment 7**).

ITEM 9 (continued)

ATTACHMENT 1

2. Existing Planning Controls

2.1 Ryde Local Environmental Plan

The *Ryde Local Environmental Plan 2014* (RLEP2014) contains zoning and principal development standards for the site. These are discussed below.

2.1.1 Zoning (Clause 2.3)

The site is zoned B4 Mixed Use under the RLEP 2014 as shown in the extract at Figure 3. The zone permits a broad range of uses, including commercial premises, community facilities, education facilities, hotel and motel accommodation as well as residential accommodation.

The objectives of the B4 Mixed Use zone are as follows:

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To ensure employment and educational activities within the Macquarie University campus are integrated with other businesses and activities.
- To promote strong links between Macquarie University and research institutions and businesses within the Macquarie Park corridor.



Figure 3 Extract of RLEP 2014 Land Zoning Map

ITEM 9 (continued)

ATTACHMENT 1

The zone permits the following uses with consent:

3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Waste or resource transfer stations; Any other development not specified in item 2 or 4

This Planning Proposal does not seek to change the site's existing zoning.

2.1.2 Height of Buildings (Clause 4.3)

The site is subject to a height of buildings development standard of 22m (refer to Figure 4).

The Planning Proposal does not seek to change the site's existing height of building standard.

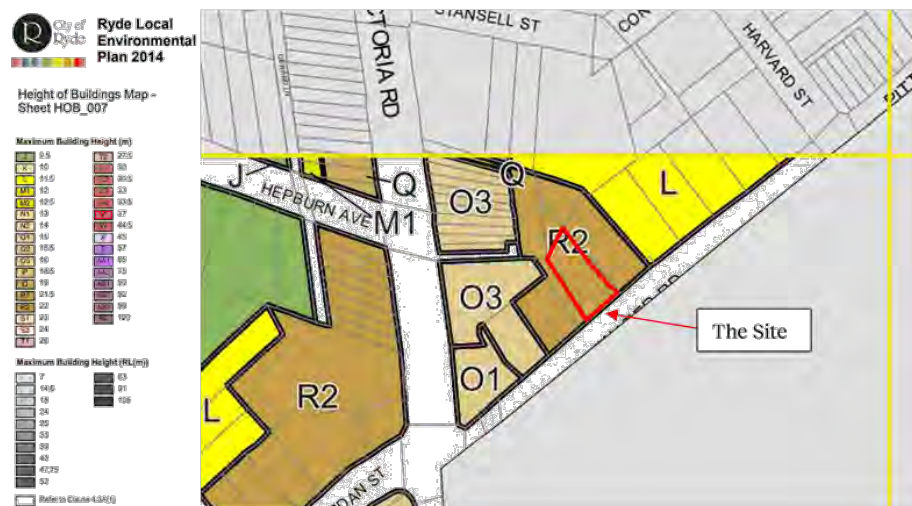


Figure 4: Extract of RLEP 2014 Height of Buildings Map

2.1.3 Floor Space Ratio (Clause 4.4)

The site is subject to a maximum FSR of 2.6:1 (refer to Figure 5).

The site is designated as being within the Gladesville Town Centre on the centres map (refer to Figure 6). Clause 4.4 requires that land identified as being within a Centre on the centres map is to consolidate development and encourage sustainable development patterns around key public transport infrastructure.

ITEM 9 (continued)

ATTACHMENT 1

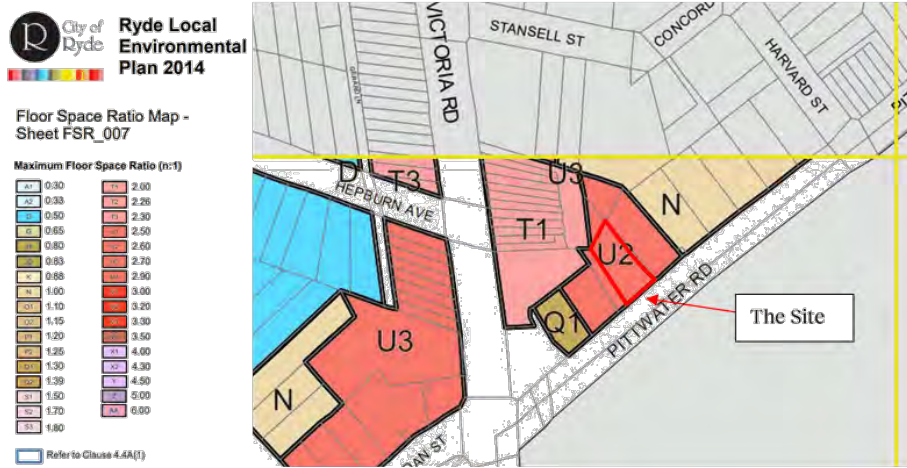


Figure 5: Extract from RLEP 2014 FSR Map



Figure 6: Extract from RLEP 2014 Centres Map

ITEM 9 (continued)

ATTACHMENT 1

2.1.4 Heritage Conservation (Clause 5.10)

The site is located in proximity to an adjacent local heritage listed church and conservation area, listed in Schedule 5 of RLEP 2014 (refer to Figure 7).



Figure 7: Extract from RLEP 2014 Heritage Map

2.1.5 Classification and Reclassification of Public Land (Clause 5.2)

Clause 5.2 enables the City of Ryde to reclassify public land as “operational land” or “community land” in accordance with Part 2 of Chapter 6 of the *Local Government Act 1993*.

Accordingly, the proposal seeks to describe the site, in Part 1 of Schedule 4, as reclassified to operational land for the purposes of the *Local Government Act 1993*.

2.2 City of Ryde Development Control Plan 2014

2.2.1 Gladesville Town Centre and Victoria Road Corridor (Part 4.6)

Part 4.6 of the City of Ryde Development Control Plan 2014 (RDCP 2014) provides a vision and development controls for the long-term redevelopment of the Gladesville Town Centre and Victoria Road Corridor.

The site is located within the Town Centre Precinct identified within the Precincts Vision Plan (refer to Figure 8).

ITEM 9 (continued)

ATTACHMENT 1

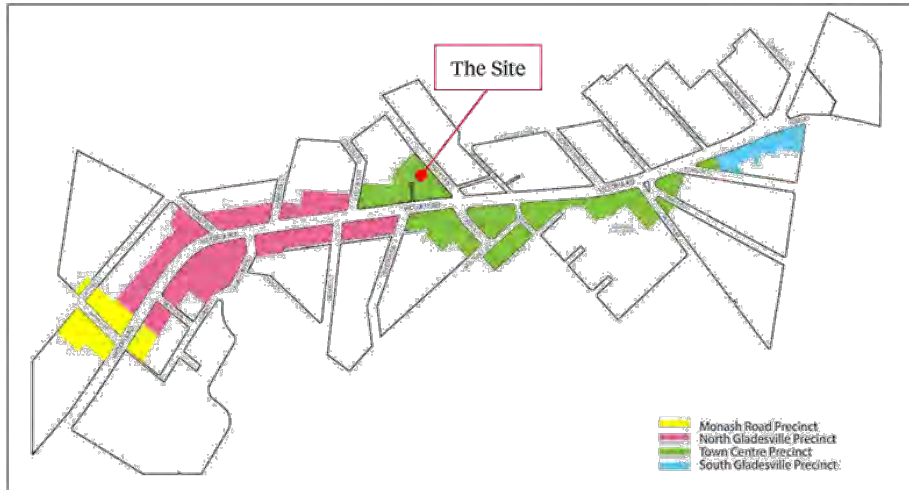


Figure 8: Extract of Precincts Vision Plan (RDCP 2014)

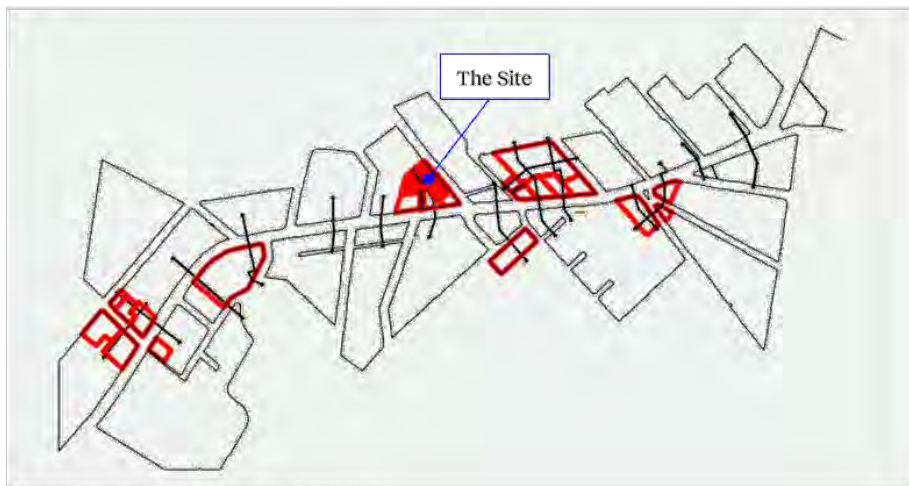


Figure 9: Extract of Key Sites Plan (RDCP 2014)

Intended for the Block 11 (Council carpark) key site is a mixed-use area, with a range of community, commercial, retail or residential uses along Victoria Road and Pittwater Road. Built form controls proposed across the site include building envelopes up to six (6) storeys and public open space at ground level.

ITEM 9 (continued)

ATTACHMENT 1

3. The Planning Proposal

This Planning Proposal is generally structured in accordance with the Department of Planning, Industry and Environment’s document, ‘Local Environmental Plan Making Guideline (September 2022)’.

This section provides:

- Objectives and intended outcomes;
- Explanation of provisions;
- Justification of strategic and site specific merit;
- Maps;
- Community consultation; and
- Project timeline.

3.1 Part 1 - Objectives and Intended Outcomes

To enable the reclassification of Hunters Hill Council owned land, known as No. 4 Pittwater Road Gladesville, Lot 1 DP 816692, from Community Land to Operational Land.

The reclassification would enable the land classification to be consistent with the current zoning and provide Hunters Hill Council with flexibility to ensure it can deliver improved community infrastructure via redevelopment of the site or possible sale and redirection of funds to other community infrastructure projects.

3.2 Part 2 - Explanation of Provisions

The objectives and intended outcomes of the Planning Proposal will be achieved by amending Schedule 4 of RLEP 2014, Classification and Reclassification of Public Land, in the following manner:

- To insert the locality and property description under Columns 1 and 2 of Part 1 (Land Classified, or reclassified, as operational land - no interests changed) as shown in Table 1 below:

Insert into Column 1 - Locality	Insert into Column 2 - Description
4 Pittwater Road, Gladesville	Lot 1 of DP 816692

Table 1: Proposed amendments to Schedule 4 of RLEP 2014

The proposal does not involve any change to the existing zone and/or development standards that apply to the subject site. The Planning Proposal does not recommend any changes to the maps in RLEP 2014.

3.3 Part 3 - Justification of strategic and site-specific merit

This part of the Planning Proposal outlines the need for the proposed amendments to RLEP 2014, the relationship with the strategic planning framework, the environmental, social, and economic impacts of the proposed changes, and State and Commonwealth interests.

ITEM 9 (continued)

ATTACHMENT 1

3.3.1 Section A - Need for the Planning Proposal

Q1. Is the planning proposal the result of an endorsed LSPS, strategic study or report?

Yes, the planning proposal is the result of Hunters Hill Council's Property Strategy (refer to **Attachment 9**) that identifies the site as surplus to the needs of Hunters Hill Council. It is also informed by Ryde Council's LSPS, and urban design work undertaken to establish existing zones, permissible land uses, development standards and detailed design controls for the site and the wider Gladesville town centre under RLEP 2014 and RDCP 2014.

Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The site is currently classified as Community Land, meaning that Hunters Hill Council is not able to develop, sell, exchange, or dispose of Community Land under the provisions of the *Local Government Act 1993*. The reclassification sought as part of this proposal is the only means available to achieve the objectives and intended outcome of this planning proposal and enable Hunters Hill Council to consider opportunities for the future use of the land that reflect the current B4 Mixed Use zoning.

It will allow for the effective management of Hunters Hill Council's assets.

3.3.2 Section B - Relationship to the strategic planning framework

Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The Greater Sydney Region Plan

The Greater Sydney Region Plan was released on 18 March 2018 and seeks to manage growth and change and guide infrastructure delivery across the region. It sets a strategy for Greater Sydney that district plans implement at a local level. The plan was developed with the Metropolitan Transport Plan, Future Transport 2056 and the State Infrastructure Strategy. These plans identify state infrastructure to support broad-scale land-use planning.

The Plan is built on a vision of three (3) cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. To achieve this, it provides a framework to guide land use planning over the next 20 years and established key directions and actions to guide Sydney's productivity, liveability, and sustainability, including the delivery of housing, employment, infrastructure, and open space.

The Plan is built around the following ten (10) directions:

1. Infrastructure supporting new developments;
2. Working together to grow a Greater Sydney;
3. Celebrating diversity and putting people at the heart of planning;
4. Giving people housing choices;
5. Designing places for people;
6. Developing a more accessible and walkable city;
7. Creating the conditions for a stronger economy;
8. Valuing green spaces and landscape;
9. Using resources wisely; and
10. Adapting to a changing world.

ITEM 9 (continued)

ATTACHMENT 1

The Planning Proposal would allow for the reclassification of the site and enable Hunters Hill Council to consider future land use options that reflect the current B4 Mixed Use zoning of the land, including the highest and best use.

The Plan's focus is on providing greater flexibility for the site to deliver outcomes associated with its zoning and intended built form outcomes prescribed in RDCP 2014. This would result in greater options for improved community facilities, as well as greater choice of dwelling types and employment in well serviced locations. In this regard, Directions 2, 3, 4, 6 and 7 are relevant to the Planning Proposal, as future potential development outcomes are likely to include improved community facilities, as well as residential and commercial development options that will provide housing and employment choices to meet the needs of the community and in a centre location.

The Planning Proposal aligns with the aforementioned directions and would support the provision of additional community infrastructure and services, housing supply and employment opportunities in an area that is well serviced by public transport.

North District Plan

The North District Plan supports the implementation of the Greater Sydney Region Plan at a district level. The district plan contains planning priorities and actions to guide the growth of the North District while improving its social, economic and environmental assets.

The Proposal is consistent with the District Plan in its ability to demonstrate consistencies with a number of its planning priorities. The priorities relevant to this Planning Proposal and the above directions are as follows:

— Planning Priority N3. - Providing services and social infrastructure to meet people's changing needs

The proposed reclassification will provide increased opportunities for the delivery of integrated and targeted services to support the growth of Gladesville town centre and wider Ryde community, whilst considering the provision and mix of local services. It will provide greater flexibility in allowing the site to respond to the changing demands of the community and co-location of uses and facilities across the site and adjoining sites, including existing library.

An ability to redevelop the site in line with the City of Ryde's vision for Gladesville town centre will enable development of the site to be approached more holistically in line with City of Ryde's vision and allow for the provision of future facilities accessible with direct and safe access by people of all ages and abilities.

Improving safety, accessibility and inclusion by co-locating activities benefits all residents and visitors when supported by a fine grain urban form and land use mix which provides a greater diversity of uses and users, liveability can be improved.

— Planning Priority N4. - Fostering healthy, creative, culturally rich and socially connected communities

The proposed reclassification will provide greater opportunities for delivering fine grain urban form and local mixed-use places that can provide better access to local goods and services, together with opportunities for people to participate a range of social and cultural activities associated with community facilities.

An ability to redevelop the site in line with City of Ryde's vision for Gladesville Town Centre will enable better implementation of place-based planning outcomes that responds to the district's cultural diversity and people's social and economic aspirations and specific needs relating to improved health and wellbeing outcomes.

ITEM 9 (continued)**ATTACHMENT 1**

- Planning Priority N5. - Providing housing supply, choice and affordability, with access to jobs, services and public transport

The proposed reclassification will enable Hunters Hill Council to consider the future redevelopment of the site to support the provision of additional housing supply and choice, close to jobs and services.

Greater flexibility for the development of the site arising from the reclassification will allow for urban renewal outcomes that support community needs in a highly accessible location in proximity to services and facilities.

- Planning Priority N6. - Creating and renewing great places and local centres, and respecting the District's heritage

The proposed reclassification will allow for greater flexibility in the delivery of high quality, community specific and place-based outcomes that align with City of Ryde's vision for Gladesville town centre as represented in its LSPS, LEP and DCP.

Furthermore, the proposal will ensure redevelopment of the site can be undertaken holistically with surrounding lots in line with proposed built form outcomes represented in RDCP 2014.

By allowing for this approach, it will enable a precinct-wide application of public domain outcomes, and a method by which redevelopment of Gladesville town centre will align with the community's shared values and strengths, and the place's locally distinctive attributes.

Q4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Community Strategic Plan - Our Vision for Ryde 2028

The Plan establishes a vision and coordinates direction for the LGA that addresses a range of planning, community and environmental issues to guide short, medium and long-term strategic planning policies for job and dwelling creation to 2028. City of Ryde's vision for the Ryde LGA as outlined in the Plan is as follows:

Our current and liveable city

The Proposal is consistent with City of Ryde's vision in that it promotes opportunities for urban renewal and the creation of opportunities for greater land use diversity, active places and spaces that are well-connected and that encourage social interaction within the Gladesville town centre. The proposal has the opportunity to offer greater choice in the types, places to meet and socialise, as well as opportunities to prioritise the delivery of improved community facilities and affordable housing.

The Proposal is consistent with the Community Plan and aligns with the intended outcomes and strategies to accommodate future growth and facilitate development to meet the needs of the community. The proposed reclassification will support this outcome.

Planning Ryde - Local Strategic Planning Statement 2020

Yes, the Planning Proposal is consistent with City of Ryde's adopted local strategic planning statement (LSPS).

Planning Ryde Local Strategic Planning Statement 2020 outlines how the City of Ryde will deliver a high-quality lifestyle, and increased opportunities to work, live and play across the Ryde LGA. It guides all future local planning priorities, decisions and actions. The LSPS will guide the content and direction of City of Ryde's land use planning strategic and instruments, including LEP and DCP. The Proposal supports the relevant priorities and actions of the Ryde LSPS, particularly the priorities of 'Housing the city', 'A city for

ITEM 9 (continued)

ATTACHMENT 1

people', 'A city of great place', 'A well-connected city' and 'A city in its landscape'. These are outlined in Table 2.

Planning Ryde Local Strategic Planning Statement 2020	Proposal
3.2 Centres	
3.2.5 Planning priorities and actions	
Planning Priority - C5 Ensure the vitality of Ryde's Centres and support resilience	The proposal is able to demonstrate consistency with this priority in that it will: <ul style="list-style-type: none"> — ensure employment opportunities through future diversity in land uses and its redevelopment phase; — ensure mixed uses are delivered and residential development does not displace commercial development in mixed-use zones; and — encourage investment in Gladesville town centre.
Planning Priority C6 - Prioritise liveability through an attractive, sustainable and well-designed environment.	The Proposal will allow redevelopment of the site consistent with the vision for the Gladesville town centre precinct as detailed in RDCP 2014, which seeks: <ul style="list-style-type: none"> — an enhanced pedestrian network and new public spaces off Victoria Road; — better pedestrian amenity on and around Victoria Road; and — a greater range of services to revitalise the town centre as the focus of urban life for the communities on both sides of the town centre.
These outcomes, consistent with City of Ryde's DCP vision, will create opportunities for multifunctional urban spaces and places, as well as improved diversity of land uses to serve the local community and support a vibrant and growing town centre.	
3.2.7 Town centres	
3.2.7.3 Gladesville Town Centre	The Proposal allows Hunters Hill Council to better utilise the site, as a key site within the Gladesville town centre, encouraging its redevelopment as a

ITEM 9 (continued)

ATTACHMENT 1

Planning Ryde Local Strategic Planning Statement 2020	Proposal
	<p>catalyst for change and to deliver new community benefits.</p> <p>It will ensure that future built form and landscaped public domain outcomes can be undertaken in a cohesive manner to provide improved amenity while also building on the historical elements of the centre.</p>

Table 2: Consistency with Ryde Local Strategic Planning Statement (LSPS)

Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Yes, the Proposal will not contradict or hinder the implementation of state and regional strategies that apply to site, including the Future Transport Strategy 2056, and the State Infrastructure Strategy 2018-2038.

Q6. Is the planning proposal consistent with applicable SEPPs?

The Planning Proposal is consistent with the relevant State Environmental Planning Policies (SEPPs), as demonstrated in the table provided at **Attachment 2**.

Q7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?

The Planning Proposal is consistent with the applicable Ministerial Directions (issued under Section 9.1 of the EP&A Act 1979), as demonstrated in the table provided at **Attachment 3**.

3.3.3 Section C – Environmental, social and economic impact

Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The Proposal does not apply to land that has been identified as containing critical habitats or threatened species, populations or ecological communities, or their habitats.

In addition, this Planning Proposal does not recommend changing the application or intent of the provisions in RLEP 2014 that require new development to identify and manage its environmental impacts, such as the preservation of trees and vegetation and the management of stormwater. These provisions will continue to apply to the Land.

Q9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

The proposed reclassification does not result in any direct environmental impacts. It will, however, enable development of the land in accordance the current B4 Mixed Use zoning. Any environmental impacts likely to arise as a result of any future development proposal will be assessed as part of the Development Application (DA) process.

This Planning Proposal does not seek to amend any of the provisions in RLEP 2014 that require new development to identify and manage its environmental impacts, such as the preservation of trees and vegetation, as well as the management of stormwater. These provisions will continue to apply to the subject land.

ITEM 9 (continued)

ATTACHMENT 1

Q10. Has the planning proposal adequately addressed any social and economic effects?

In consideration of interests in the site as well as potential future uses, records indicate the site was transferred from Sydney Water (formerly Metropolitan Water Sewerage and Drainage Board) to Hunters Hill Council for the purpose of a baby health centre in 1945 (refer to Memorandum of Transfer at **Attachment 11**).

The nominated easement created by transfer (Dealing No. 394665) relates to the Northern Beaches Ocean Outfall Sewer and imposes a number of restrictions including land use, access and construction requirements. These are stipulated in the Memorandum of Transfer at **Attachment 11**.

On 24 April 2023, Hunters Hill Council Staff consulted with Sydney Water regarding restriction on the future use of the land as noted in "(3)" of the abovementioned Dealing. This restriction is detailed below:

(3) That the transferee will not at any time use or occupy or cause or permit to be used or occupied the said land hereby transferred or any part thereof otherwise than solely for the erection and conduct of a Baby Health Centre.

The above interest would restrict the use of the land solely for the use as a "Baby Health Centre" and, as such, this would restrict Hunters Hill Council from selling or developing the land for any other purpose.

Given the above, Council's correspondence of 24 April 2023 (refer to **Attachment 12**) sought to clarify the abovementioned interest in the land to better understand potential future uses of the site or to seek release of the restriction.

On 5 June 2023, Sydney Water responded to Council in relation to this matter (refer to **Attachment 13**). This correspondence included the following statement:

'Sydney Water does not object to the land being reclassified. However, we note that the proposed site is traversed by the Northern Suburbs Ocean Outfall Sewer (NSOOS) critical trunk sewer main (oviform 2819x2362) as well as a shaft to access the tunnel.'

Given the above, in consideration of the correspondence from Sydney Water to Council dated 5 June 2023, Council is satisfied that Sydney Water does not object to the proposed land reclassification.

The reclassification has the potential to have positive social and economic benefits for the community, in that it enables Hunters Hill Council to consider the potential future development of land for uses consistent with the B4 Mixed Use zoning under RLEP 2014 (i.e. opportunity for greater diversity in community facilities, commercial and housing supply to meet the needs of the community close to services and transport).

Development enabled by this Planning Proposal may assist in the delivery of mixed-use development outcomes, including residential and commercial (likely the highest and best use), contributing to the provision of diverse housing stock and employment opportunities to cater to a range of demographic needs. The proposal has the potential to provide new housing and jobs closer to one another, transport, as well as improving the prospect of reducing commute times, with consequent social benefits.

The Planning Proposal provides an opportunity for Hunters Hill Council to consider the redevelopment of the site, integrating permissible land uses to improve economic and social vitality of the area, and strengthen the economic performance of the Gladesville town centre. The Planning Proposal will unlock the development potential of the site and enable Hunters Hill Council to consider the provision of not only community facilities and serviced but high-quality housing stock, commercial uses, as well as open space and public domain improvements. In doing so, the Planning Proposal presents opportunities for local employment and provision of services.

ITEM 9 (continued)

ATTACHMENT 1

As such, the Planning Proposal, and resultant development opportunity created, aligns with City of Ryde's strategic direction for the site and Gladesville town centre.

3.3.4 Section D – Infrastructure (Local, State and Commonwealth)

Q11. Is there adequate public infrastructure for the planning proposal?

The proposed reclassification allows Hunters Hill Council to consider the redevelopment of the site, which may result in a minor increase in demand for services in an existing urban area.

Given the site's town centre location, adequate services are available in the vicinity of the subject site.

Future infrastructure requirements would be considered as part of any redevelopment of the site, which would likely be considered with the development of surrounding sites given the strategic intent for redevelopment detailed in RDCP 2014.

Further, public infrastructure requirements associated with any future development on the land would be assessed in detail as part of any development application(s) submitted for the site.

3.3.5 Section E – State and Commonwealth Interests

Q12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

Consultation with State and Commonwealth agencies will be undertaken in accordance with Part 5 of this Planning Proposal.

ITEM 9 (continued)

ATTACHMENT 1

3.4 Part 4 - Maps

This Planning Proposal does not recommend any changes to the maps in RLEP 2014. Copies of the current RLEP 2014 maps are provided at **Attachment 1**. Alternatively, the maps can be viewed online on the NSW Legislation website: www.legislation.nsw.gov.au.

3.5 Part 5 - Community Consultation

Part 1 of Schedule of the *EP&A Act 1979* requires the relevant planning authority to consult with the community in accordance with the Gateway Determination.

Accordingly, public consultation will be undertaken in accordance with the requirements of the Gateway Determination, the publication Local Environmental Plan Making Guideline, and Practice Note PN16-001, and City of Ryde's community engagement framework, including its Communications and Engagement Strategy.

It is expected that community consultation will be pursued consistent with standard practice of:

- Notification of surrounding land owners;
- Public notification in local newspaper/s;
- Notification on City of Ryde's website; and
- Availability at City of Ryde's customer service centre.

Should further consultation be required, this can be managed through the Gateway Process.

Consultation with public authorities will also be undertaken in accordance with the requirements of the Gateway Determination.

An independently chaired public hearing will be held (as required under the *Local Government Act 1993*) approximately three (3) weeks after the close of the public exhibition. Notice of the public hearing will be given in local papers and on City of Ryde's website. Notification letters will also be sent to any person or organisation who makes a submission in response to the public exhibition.

3.6 Part 6 - Project Timeline

Key stages in the plan making process are outlined in the indicative project timeline, shown below in Table 3.

Milestone	Timeframe
Stage 1 - Pre-lodgement	November 2022 - March 2023
Stage 2 - Planning Proposal, including City of Ryde's decision and issuing of Planning Proposal to DPE	March - May 2023
Stage 3 - Gateway Determination	June 2023
Stage 4 - Post Gateway	July 2023
Stage 5 - Public hearing (21 days public notice), public exhibition and public authority consultation	July - September 2023

ITEM 9 (continued)

ATTACHMENT 1

Milestone	Timeframe
Stage 6 Finalisation; including consideration of submissions, port-exhibition reporting, LEP drafting, LEP making and notification	October 2023

Table 3: Indicative Project Timeline

ITEM 9 (continued)

ATTACHMENT 1

4. Conclusions and Recommendations

This Planning Proposal for 4 Pittwater Road, Gladesville has been prepared in accordance with Section 3.33 of the *EP&A Act 1979* and the relevant guidelines prepared by NSW Department of Planning Infrastructure and Environment, including '*Local Environmental Plan Making Guideline*', September 2022.

This Planning Proposal seeks to amend the RLEP 2014, in the following manner:

- Amend Schedule 4 to include the reclassification of 4 Pittwater Road, Gladesville, being Lot 1 DP 816692, from Community land to Operational land.

This Proposal and its supporting documentation provides an analysis of the physical and strategic planning constraints and the opportunities of the site, and considers the relevant environmental, social, and economic impacts of the proposal and its strategic merit against the strategic framework it is set within.

ITEM 9 (continued)

ATTACHMENT 1

5. Attachments

ITEM 9 (continued)

ATTACHMENT 1

Attachment 1: RLEP 2014 Maps

ITEM 9 (continued)

ATTACHMENT 1

**Attachment 2: Consistency of Planning
Proposal with State
Environmental Planning
Policies**

ITEM 9 (continued)

ATTACHMENT 1

**Attachment 3: Consistency of Planning
Proposal with Section 9.1
Directions**

ITEM 9 (continued)

ATTACHMENT 1

**Attachment 4: Certificate of Title for Lot 1 in
DP 816692**

ITEM 9 (continued)

ATTACHMENT 1

Attachment 5: Deposited Plan 816692

ITEM 9 (continued)

ATTACHMENT 1

**Attachment 6: Requirements of LEP
Practice Note PN 16-001**

ITEM 9 (continued)

ATTACHMENT 1

**Attachment 7: Council Meeting Report and
Minutes – 20 September
2021**

ITEM 9 (continued)

ATTACHMENT 1

**Attachment 8: Summary of Council's
interest in the land - Lot 1 DP
816692**

ITEM 9 (continued)

ATTACHMENT 1

**Attachment 9: Council Meeting Report – 19
April 2021**

ITEM 9 (continued)

ATTACHMENT 1

**Attachment 10: Response to Pre-Lodgement
Meeting prepared by SJB
Planning**

ITEM 9 (continued)

ATTACHMENT 1

Attachment 11: Dealing – D394665 –
Memorandum of Transfer
dated 30th May 1945

ITEM 9 (continued)

ATTACHMENT 1

**Attachment 12: Correspondence from
Council to Sydney Water dated 24 April 2023**

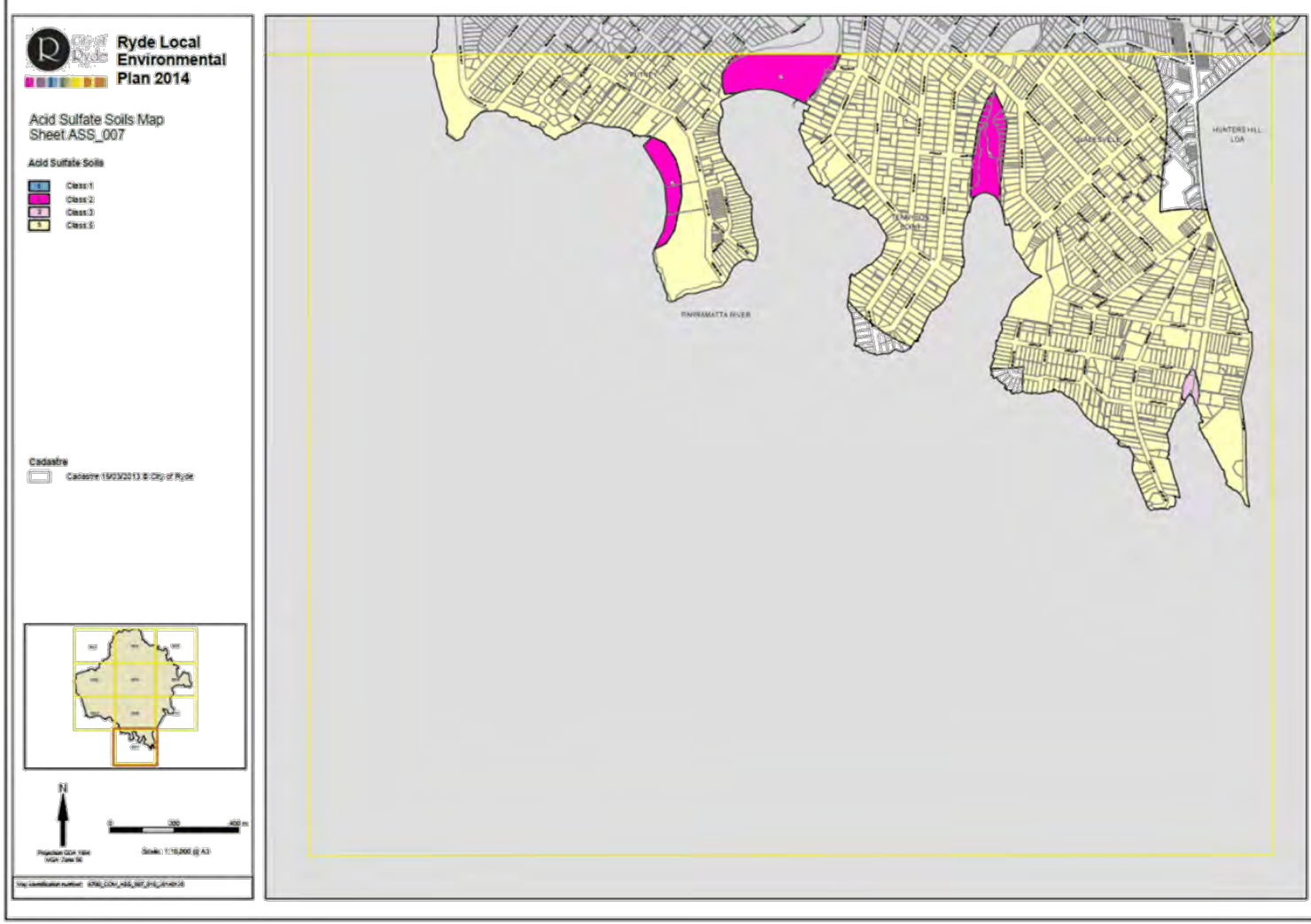
ITEM 9 (continued)

ATTACHMENT 1

**Attachment 13: Correspondence from
Sydney Water to Council dated 5 June 2023**

ITEM 9 (continued)

ATTACHMENT 2



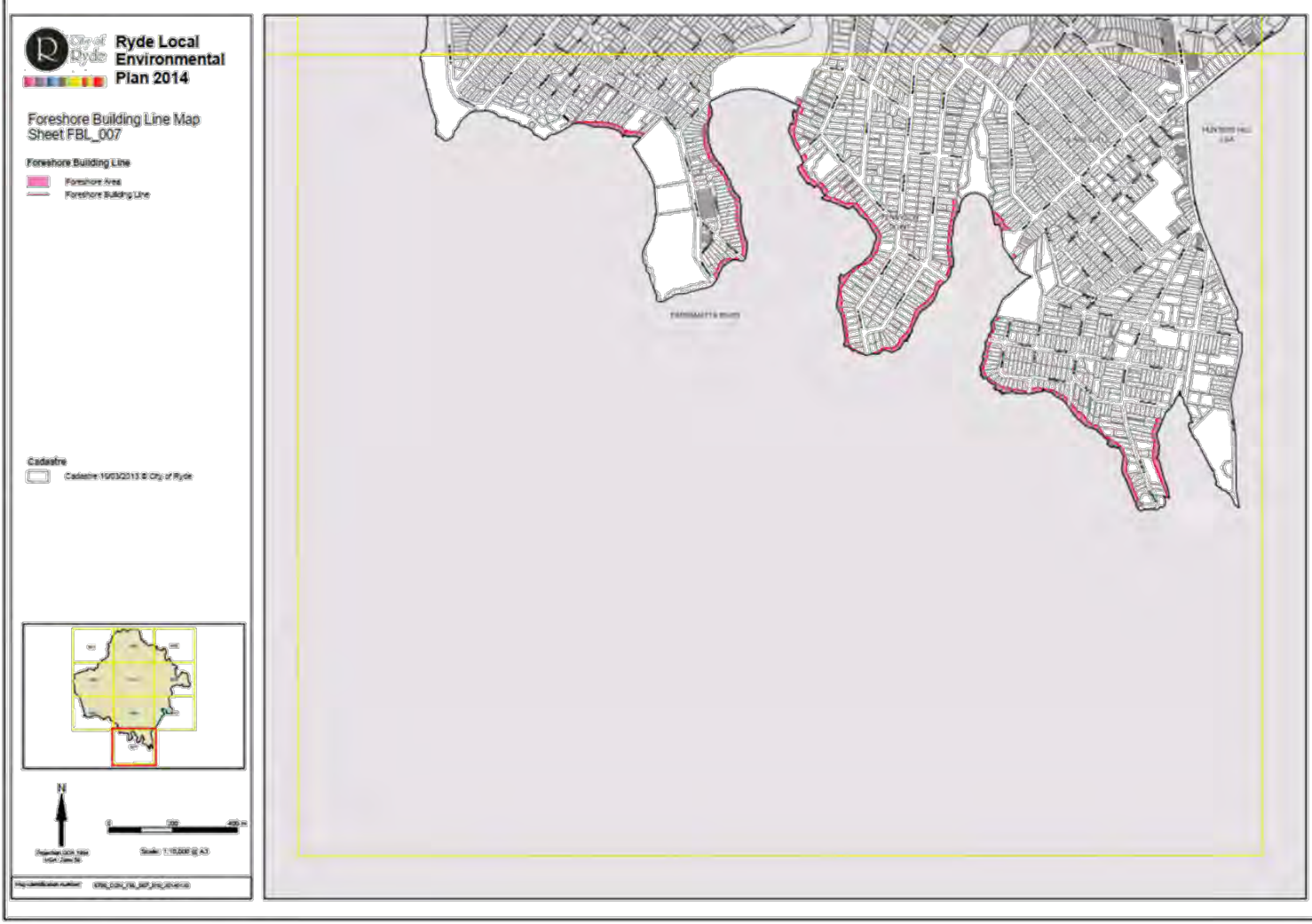
ITEM 9 (continued)

ATTACHMENT 2



ITEM 9 (continued)

ATTACHMENT 2



ITEM 9 (continued)

ATTACHMENT 2



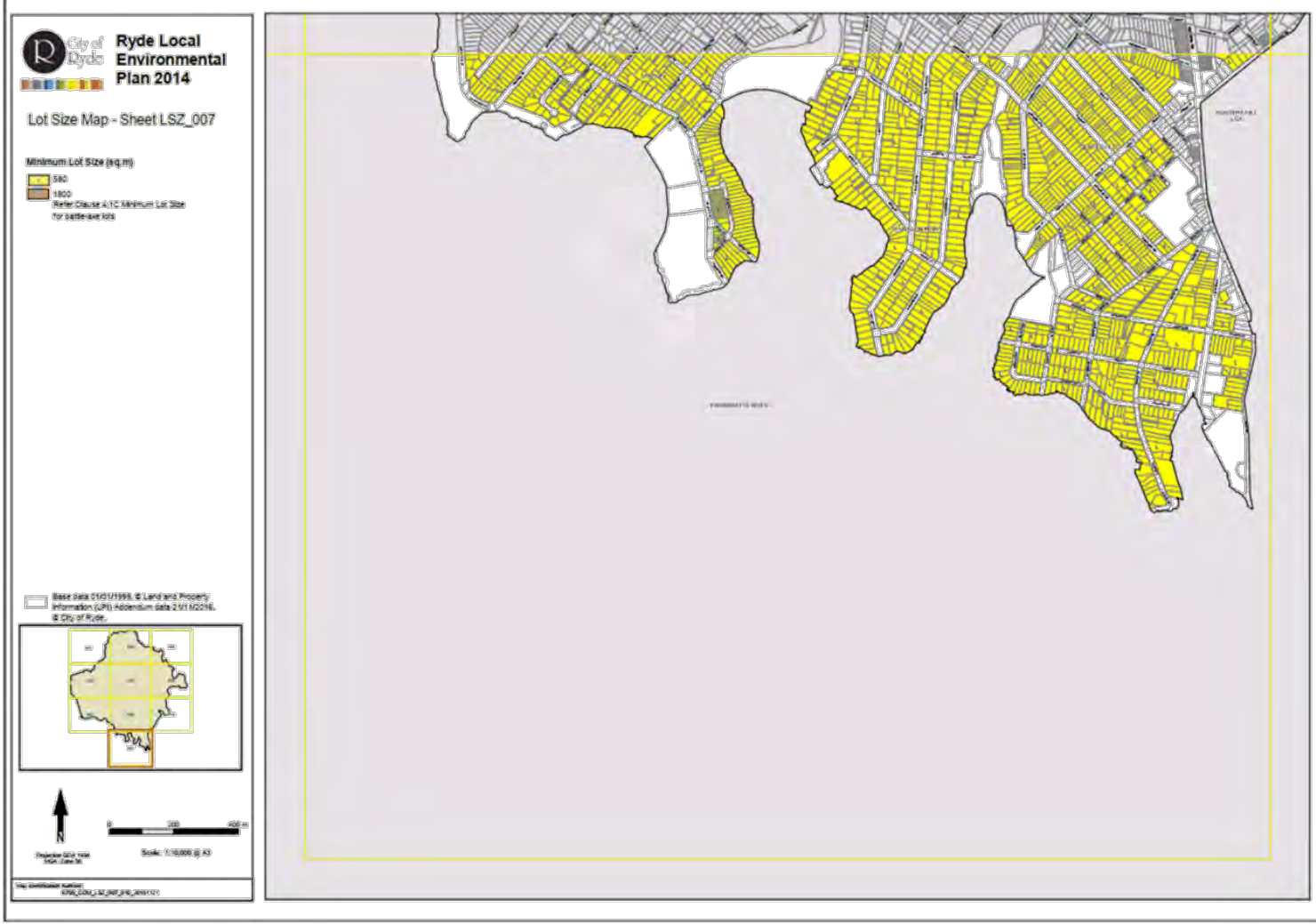
ITEM 9 (continued)

ATTACHMENT 2



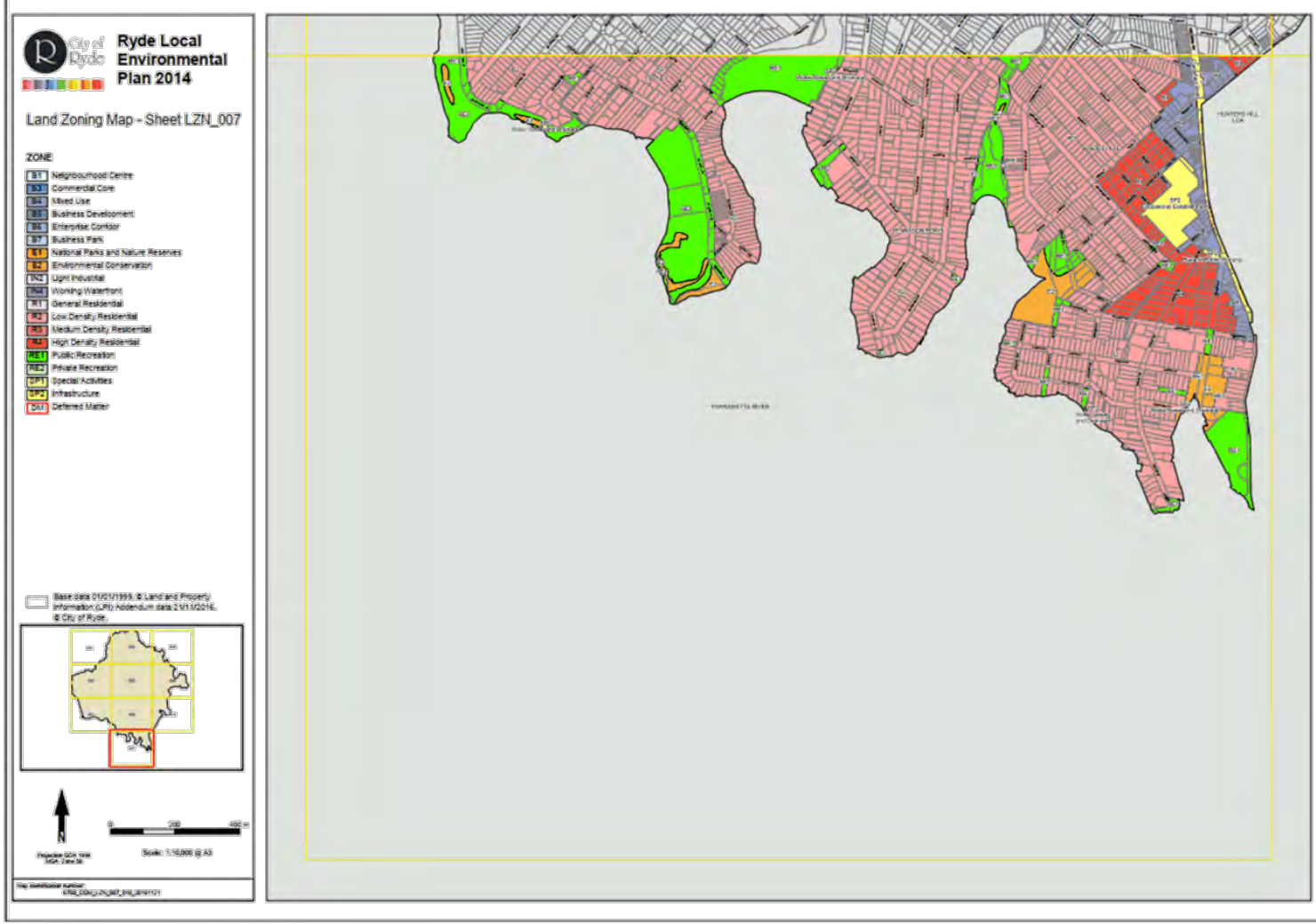
ITEM 9 (continued)

ATTACHMENT 2



ITEM 9 (continued)

ATTACHMENT 2



ITEM 9 (continued)
ATTACHMENT 3

SEPP Title	Consistency	Comment
SEPP (Biodiversity and Conservation) 2021	Yes	The Proposal is not inconsistent, nor does not contradict or hinder the application of this SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Yes	The Proposal is not inconsistent, nor does not contradict or hinder the application of this SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Yes	The Proposal is not inconsistent, nor does not contradict or hinder the application of this SEPP.
SEPP (Housing) 2021	Yes	The Proposal does not contradict or hinder the application of this SEPP.
SEPP (Industry and Employment) 2021	N/A	
State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development (2002)	N/A	
SEPP (Planning Systems) 2021	Yes	The Proposal is not inconsistent, nor does not contradict or hinder the application of this SEPP.
SEPP (Precincts—Central River City) 2021	N/A	
SEPP (Precincts—Eastern Harbour City) 2021	N/A	
SEPP (Precincts—Regional) 2021	N/A	
SEPP (Precincts—Western Parkland City) 2021	N/A	
SEPP (Primary Production) 2021	N/A	
SEPP (Resilience and Hazards) 2021	Yes	<p>The Proposal is not inconsistent, nor does not contradict or hinder the application of this SEPP.</p> <p>The Resilience and Hazards SEPP will need to be addressed as part of any future DA on the site.</p>
SEPP (Resources and Energy) 2021	N/A	
SEPP (Transport and Infrastructure) 2021	Yes	<p>The Proposal is not inconsistent, nor does not contradict or hinder the application of this SEPP.</p> <p>The Transport and Infrastructure SEPP will need to be addressed as part of any future DA on the site.</p>

ITEM 9 (continued)

ATTACHMENT 4

S9.1 Direction Title	Consistency	Comment
Focus area 1: Planning Systems		
1.1 Implementation of Regional Plans	Yes	The Proposal provides opportunity for the site to be developed in accordance with the vision, strategy, goals and directions contained in the Regional Plan.
1.2 Development of Aboriginal Land Council land	N/A	
1.3 Approval and Referral Requirements	Yes	The Proposal does not include any provisions that would require the concurrence, consultation or referral of development applications to a Minister or public authority.
1.4 Site Specific Provisions	Yes	<p>The Proposal seeks to reclassify the land from community to operational in order to allow Hunters Hills Council greater flexibility in its management and use of the land.</p> <p>The Planning Proposal supports the existing B4 Mixed Use zoning for the site by reclassifying land from Community to Operational to enable the redevelopment of property No. 4 Pittwater Road Gladesville. The Planning Proposal will not impose any new development standards.</p>
Focus area 1: Planning Systems – Place Based		
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A	
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	
1.10 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	N/A	
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A	

ITEM 9 (continued)
ATTACHMENT 4

S9.1 Direction Title	Consistency	Comment
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A	
1.14 Implementation of Greater Macarthur 2040	N/A	
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A	
1.16 North West Rail Link Corridor Strategy	N/A	
1.17 Implementation of the Bays West Place Strategy	N/A	
1.18 Implementation of the Macquarie Park Innovation Precinct	N/A	
1.19 Implementation of the Westmead Place Strategy	N/A	
Focus area 3: Biodiversity and Conservation		
3.1 Conservation Zones	N/A	
3.2 Heritage Conservation	N/A	
3.3 Sydney Drinking Water Catchments	N/A	
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	
3.5 Recreation Vehicle Areas	N/A	
3.6 Strategic Conservation Planning	N/A	
Focus area 4: Resilience and Hazards		
4.1 Flooding	N/A	
4.2 Coastal Management	N/A	
4.3 Planning for Bushfire Protection	N/A	
4.4 Remediation of Contaminated Land	N/A	
4.5 Acid Sulfate Soils	N/A	
4.6 Mine Subsidence and Unstable Land	N/A	
Focus area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	N/A	
5.2 Reserving Land for Public Purposes	N/A	
5.3 Development Near Regulated Airports and Defence Airfields	N/A	

ITEM 9 (continued)
ATTACHMENT 4

S9.1 Direction Title	Consistency	Comment
5.4 Shooting Ranges	N/A	
<i>Focus area 6: Housing</i>		
6.1 Residential Zones	Yes	<p>The site included within the Proposal is located within an established mixed use area, incorporating residential uses, with access to existing infrastructure and services.</p> <p>The Proposal retains the current density provisions. Accordingly, the Proposal is not inconsistent with this direction.</p>
6.2 Caravan Parks and Manufactured Home Estates	N/A	
<i>Focus area 7: Industry and Employment</i>		
7.1 Business and Industrial Zones	N/A	
7.2 Reduction in non-hosted short term rental accommodation period	N/A	
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	
<i>Focus area 8: Resources and Energy</i>		
8.1 Mining, Petroleum Production and Extractive Industries	N/A	
<i>Focus area 9: Primary Production</i>		
9.1 Rural Zones	N/A	
9.2 Rural Lands	N/A	
9.3 Oyster Aquaculture	N/A	
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	

ITEM 9 (continued)

ATTACHMENT 5



Title Search

24/05/2022 11:18 AM

Client Reference: DI-SJB 9354

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/816692

SEARCH DATE	TIME	EDITION NO	DATE
24/5/2022	11:18 AM	1	20/11/1992

LAND

LOT 1 IN DEPOSITED PLAN 816692
AT GLADESVILLE
LOCAL GOVERNMENT AREA RYDE
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP816692

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF HUNTERS HILL

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912)
- 3 D394665 EASEMENT AFFECTING THE LAND FULLY SET OUT IN DEALING

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

ITEM 9 (continued)

ATTACHMENT 5



DI-SJB 9354

PRINTED ON 24/5/2022

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.
© Office of the Registrar-General 2022

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

ITEM 9 (continued)

ATTACHMENT 6



24/05/2022 11:25 AM

© Office of the Registrar-General 2022

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

ITEM 9 (continued)

ATTACHMENT 6

Reg: 0816692 / Doc: DP 816692 P / Div: 13-Sub / Sub: 13-Sub / Sect: 14-May-2022 11:21 / Seq: 1 of 1
© Office of the Registrar-General / Section: 13-Sub / Sect: 14-May-2022 11:21 / Seq: 1 of 1

PLAN FORM 1 "OFFICE USE ONLY"

Plan Drawing only to appear in this space

SIGNATURES, SEALS AND STATEMENTS of Director in electronic form, ready or to create public reserve, drainage reserves, easements, restrictions on the use of land or positive covenants.

The Common Seal of the Council of the Municipality of Hunter's Hill was hereto affixed in pursuance of a resolution carried at a duly convened meeting on 18th February, 1993.

Rev. L. Williams
Mayor

[Signature]
Clerk

The Common Seal of the Council of the City of Ryde was hereto affixed this 25th day of March 1992, in pursuance of a Resolution passed by Council on the 24th March 1992.

[Signature]
Mayor

[Signature]
General Manager

Crown Lands Office Approval

PLAN APPROVED
Land District
Paper No.
Field Book

Council Clerk's Certificate

I hereby certify that

(a) the requirements of the Local Government Act, 1979 (other than the requirements for the registration of plans), and

(b) the requirements of Part 3 Division 2 of the Water Board Act 1987 and ~~the requirements of the Water Board Act 1987~~

have been complied with by the applicant in relation to the proposed Subdivision

(Street "New road", "Subdivision" or "Committed for" "set out" here)

Subdivision No. 4730

Date 14/4/92

(Signature) *[Signature]*
Council Clerk

Council File No.

*This part of the certificate to be deleted when the application is only for a subdivision or for the opening of a new road or where the land is to be subdivided wholly outside the areas of operations of the Metropolitan Water, Sewerage and Drainage Board and the Hunter District Water Board.
† Delete if inapplicable.

D. P. 591763
896.5m²
D. P. 25328
704m²
PITTWATER ROAD
(A) EASEMENT CREATED BY TRANSFER D 394665.

DP 816692 (3)

Registered: **19-11-1992**

CA: No. 4790 OF 14-1-1992

Title System: **TORRENS**

Purpose: **SUBDIVISION**

Ref. Map: **U0952-44***

Last Plan: **DP 390507**

PLAN OF SUBDIVISION OF LOTS A AND B IN D.P. 390503

Lengths are in metres. Reduction Ratio 1:500

CITY: **RYDE**

Locality: **GLADESVILLE**

Parish: **HUNTERS HILL**

County: **CUMBERLAND**

Plans used in preparation of this/this compilation, D.P. 390503

1. **JOHN JOSEPH VOLLMER**
of **RYDE MUNICIPAL COUNCIL**

2. Surveyor registered under the Surveyors Act, 1926 as amended. I hereby certify that the survey represented in this plan is accurate and that the same is in accordance with the Surveyors Act, 1926, as amended, and was completed on **29th NOVEMBER 1991**

3. *[Signature]*
Surveyor registered under the Surveyors Act, 1926, as amended.
Customs and Excise
Acceptance of survey.

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 Table of mm

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

AMENDMENTS AND/OR ADDITIONS MADE ON PLAN IN THE LAND TITLES OFFICE

10	20	30	40	50	60	70	Table of mm	110	120	130	140
----	----	----	----	----	----	----	-------------	-----	-----	-----	-----

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. **12th February 1993**

ITEM 9 (continued)

ATTACHMENT 7

LEP Practice Note: PN 16-001	
Classification and reclassification of public land through a Local Environmental Plan	
Requirement	Response
The current and proposed classification of the land;	The land is currently classified Community Land. It is proposed to reclassify the site to Operational Land. Refer to <i>Part 1 - Objectives or Intended Outcomes</i> of the Planning Proposal
Whether the land is a 'public reserve' (defined in the LG Act);	The land is not a Public Reserve under the <i>Local Government Act 1993</i> .
The strategic and site specific merits of the reclassification and evidence to support this;	Refer to <i>Part 3 - Justification</i> of the Planning Proposal
Whether the planning proposal is the result of a strategic study or report;	Refer to <i>Background</i> and <i>Part 3 - Justification</i> of the Planning Proposal
Whether the planning proposal is consistent with council's community plan or other local strategic plan;	Refer to <i>Part 3 - Justification</i> of the Planning Proposal
A summary of council's interests in the land, including: - how and when the land was first acquired (e.g. was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution) - if council does not own the land, the land owner's consent; - the nature of any trusts, dedications etc;	Refer to <i>Background</i> of the Planning Proposal. Refer also to Attachment 9
Whether an interest in the land is proposed to be discharged, and if so, an explanation of the reasons why;	Refer to <i>Part 2 - Explanation of Provisions</i> of the Planning Proposal
The effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged);	Refer to <i>Part 3 - Justification</i> of the Planning Proposal
Evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. electronic title searches, notice in a Government Gazette, trust documents);	Refer to <i>Background</i> of the Planning Proposal
Current use(s) of the land, and whether uses are authorised or unauthorised;	Refer to <i>Background</i> of the Planning Proposal
Current or proposed lease or agreements applying to the land, together with their duration, terms and controls;	Any proposed and historic leases / agreements applying to the land are all short term, including an agreement in place between Hunters Hill Council and City of Ryde Council relating to the

ITEM 9 (continued)

ATTACHMENT 7

LEP Practice Note: PN 16-001	
Classification and reclassification of public land through a Local Environmental Plan	
	management, operation and financing of the existing land use.
Current or proposed business dealings (e.g. agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time);	There are no current or proposed business dealings associated with the land.
Any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy);	No rezoning of the land is proposed.
How council may or will benefit financially, and how these funds will be used;	<p>This information is also found in Part 3, Section A of the Planning Proposal.</p> <p>The Planning Proposal will enable Council to sell, exchange, or otherwise divest or deal with the parcel of land to assist in facilitating the redevelopment of the land, whilst capitalising on the returns to Council and the potential community benefits including public domain upgrades.</p> <p>Council's strategic planning framework, including the CIP and Property Strategy 2021, outlines this approach identifying the site as surplus to Councils' needs.</p> <p>Should the site be divested or developed in future, all proceedings will be placed in an internally restricted reserve.</p>
How council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal;	The Planning Proposal will enable a positive public economic impact in facilitating the orderly and economic development of a Council asset and consequential improvements to the public domain.
A Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial datasets and maps, if land to be reclassified does not apply to the whole lot; and	N/A
Preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.	N/A

ITEM 9 (continued)

ATTACHMENT 7



LEP practice note

LOCAL PLANNING

Ref No.	PN 16-001
Issued	5 October 2016
Related	Supersedes PN 09-003

Classification and reclassification of public land through a local environmental plan

The purpose of this practice note is to update guidance on classifying and reclassifying public land through a local environmental plan (LEP). This practice note emphasises the need for councils to demonstrate strategic and site specific merit, includes a comprehensive information checklist and clarifies issues arising for public reserves and interests in land. It should be read in conjunction with *A guide to preparing local environmental plans* and *A guide to preparing planning proposals*.

Classification of public land

Public land is managed under the *Local Government Act 1993* (LG Act) based on its classification. All public land must be classified as either community land or operational land (LG Act ss 25, 26).

- **Community land** – is land council makes available for use by the general public, for example, parks, reserves or sports grounds.
- **Operational land** – is land which facilitates the functions of council, and may not be open to the general public, for example, a works depot or council garage.

What is public land?
Public land is defined in the LG Act as any land (including a public reserve) vested in, or under council control. Exceptions include a public road, land to which the *Crown Lands Act 1989* applies, a common, land subject to the *Trustees of Schools of Arts Enabling Act 1902* or a regional park under the *National Parks and Wildlife Act 1974*.

Why classify public land?

The purpose of classification is to identify clearly that land made available for use by the general public (community) and that land which need not (operational). How public land is classified determines the ease or difficulty a council can have dealings in public land, including its sale, leasing or licensing. It also provides for transparency in council's strategic asset management or disposal of public land.

Community land must not be sold, exchanged or otherwise disposed of by a council. It can be leased

but there are restrictions on the grant of leases and licences, and also on the way community land can be used. A plan of management (PoM), adopted by council, is required for all community land, and details the specific uses and management of the land.

There are no special restrictions on council powers to manage, develop, dispose, or change the nature and use of operational land.

How is public land classified or reclassified?

Depending on circumstances, this is undertaken by either:

- council resolution under ss 31, 32, or 33 (through LG Act s.27(2)); or
- an LEP under the *Environmental Planning and Assessment Act* (through LG Act s.27(1)).

Councils are encouraged to classify or reclassify land by council resolution where suitable.

Classification of public land occurs when it is first acquired by a council and classified as either community or operational.
Reclassification of public land occurs when its classification is changed from community to operational, or from operational to community.

ITEM 9 (continued)

ATTACHMENT 7

Reclassification through an LEP

Classification and reclassification of public land through an LEP is subject to both the local plan-making process in the EP&A Act and the public land management requirements of the LG Act.

A planning proposal to classify or reclassify public land, will need to be prepared in accordance with this practice note and the additional matters specified in Attachment 1 to this practice note.

Reclassification through an LEP is the mechanism with which council can remove any public reserve status applying to land, as well as any interests affecting all or part of public land (LG Act s.30).

It is critical that all interests are identified upfront as part of any planning proposal. If public land is reclassified from community to operational, without relevant interests being identified and discharged, then the land will need to be reclassified back to community (usually by council resolution under LG Act s.33¹) before being reclassified in a new planning proposal to operational, to explicitly discharge any interests.

While a reclassification proposal to remove the public reserve status of land and/or discharge interests may not necessarily result in the immediate sale or disposal of the land, the community should be aware the public land in question is no longer protected under the LG Act from potential future sale once it has been reclassified to operational.

Councils should obtain their own advice when proposing to discharge any interests and be aware that this may attract a claim for compensation under the *Land Acquisition (Just Terms Compensation) Act 1991*.

Where land has been dedicated to council by a State agency for a particular purpose and a trust exists, it is advisable for council to seek the views of that agency prior to council commencing any planning proposal affecting the land.

Public reserve is defined in the LG Act and includes a public park and land declared or dedicated as a public reserve.

Land can be dedicated as a public reserve by either:

- registering a deposited plan with a statement creating a lot(s) as 'public reserve', or
- publishing a notification in the Government Gazette for an existing parcel.

¹ Note: Council is required to give public notice of the proposed resolution and provide a period of at least 28 days during which submissions may be made (LG Act s.34).

Interests in land refers to property ownership as well as rights and privileges affecting land, such as leasehold, easements, covenants and mortgages.

For the purpose of reclassification through an LEP, 'interests' means trusts, estates, dedications, conditions, restrictions and covenants affecting the land.

A legal owner of land may not be the only person with an interest in the land. For example, one person may have the benefit of an easement for services, such as water, electricity or sewerage over someone else's land.

Certain interests are registered on title to ensure they are on record and cannot be disregarded if sold to a new owner. An electronic title search is generally conducted to determine the land owner, correct land description and the type of interests which may affect the land.

Standard Instrument LEP requirements

Clause 5.2—Classification and reclassification of public land in Standard Instrument LEPs enables councils to classify or reclassify public land as operational land or community land in accordance with the LG Act. The land to be reclassified or classified is described in Schedule 4 of the LEP.

Schedule 4 is not to refer to any land already classified or reclassified.

Where there is no public land to be classified, or reclassified, through a principal LEP (i.e. the LEP applies to the whole of a local government area), Schedule 4 will appear blank.

Note: At a later stage council may lodge a planning proposal to remove previous listings in Schedule 4. This will not affect the classification status of these parcels of land.

Department assessment

A proposal to classify or reclassify public land through an LEP must have planning merit. The Department will undertake an assessment to determine whether the proposal demonstrates strategic and site specific merit.

Community consultation

Planning proposals to reclassify public land are to be publicly exhibited for at least 28 days.

A copy of this practice note is to be included in the public exhibition materials.

ITEM 9 (continued)

ATTACHMENT 7

Public hearings

Councils must hold a public hearing when reclassifying public land from community to operational (EP&A Act s.57 & LG Act s.29). This gives the community an opportunity to expand on written submissions and discuss issues with an independent person in a public forum.

After the exhibition period has ended, at least 21 days public notice is to be given before the hearing. This allows the person chairing the hearing sufficient time to consider written submissions and all issues raised.

There are specific requirements for the independence of the person chairing the hearing, their preparation of a public hearing report and council making the report publicly available (LG Act s.47G).

Governor's approval

The Governor's approval is required when a reclassification proposal seeks to remove any public reserve status and/or discharge any interests affecting public land (s.30).

When a council reports back to the Department on the community consultation undertaken and requests the Department make the LEP, the Department will arrange legal drafting of the LEP, including recommending the Governor approve the provisions before the LEP can be legally made.

Where the Governor's approval is required, the council's report accompanying the final planning proposal must address:

- council's interests in the land;
- whether the land is a 'public reserve';
- the effect of the reclassification, including loss of open space, any discharge of interests, and/or removal of public reserve status;
- the strategic and site specific merits of the reclassification and evidence to support this;
- any current use of the land, and whether uses are authorised or unauthorised;
- how funds obtained from any future sale of the land will be used;
- the dates the planning proposal was publicly exhibited and when the public hearing was held;
- issues raised in any relevant submissions made by public authorities and the community;
- an explanation of how written and verbal submissions were addressed or resolved; and
- the public hearing report and council resolution.

Authorisation of delegation

Local plan making functions are now largely delegated to councils.

A Written Authorisation to Exercise Delegation is issued to a council as part of the Gateway determination. However, where an LEP requires the Governor's approval, this council delegation cannot be issued. In this instance, the council must request the Department make the LEP.

A decision to classify or reclassify public land cannot be sub-delegated by council to the general manager or any other person or body (LG Act s.377(1)(i)).

Background

On July 1, 1993 when the LG Act commenced, the following land under council ownership or control, was automatically classified as *community* land:

- land comprising a public reserve,
- land subject to a trust for a public purpose,
- land dedicated as a condition of consent under s.94 of the EP&A Act,
- land reserved, zoned or otherwise designated for use under an environmental planning instrument as open space,
- land controlled by council and vested in Corporation Sole - Minister administering the EP&A Act.

Councils must keep a register of land under their ownership or control (LG Act s.53) and anybody can apply to a council to obtain a certificate of classification (LG Act s.54).

Further information

A copy of this practice note, *A guide to preparing planning proposals* and *A guide to preparing local environmental plans* is available at: <http://www.planning.nsw.gov.au>

For further information, please contact the Department of Planning and Environment's Information Centre by one of the following:

Post: GPO Box 39, Sydney NSW 2001.
Tel: 1300 305 695
Email: information@planning.nsw.gov.au

Authorised by:
Carolyn McNally
Secretary

Important note: This practice note does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this practice note.

© State of New South Wales through the Department of Planning and Environment
www.planning.nsw.gov.au

Disclaimer: While every reasonable effort has been made to ensure that this document is correct at the time of publication, the State of New South Wales, its agencies and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance upon the whole or any part of this document.

ITEM 9 (continued)

ATTACHMENT 7

**ATTACHMENT 1 – INFORMATION
CHECKLIST FOR PROPOSALS TO
CLASSIFY OR RECLASSIFY PUBLIC
LAND THROUGH AN LEP**

The process for plan-making under the EP&A Act is detailed in *A guide to preparing planning proposals* and *A guide to preparing local environmental plans*.

Importantly, *A guide to preparing local environmental plans* contains the Secretary's requirements for matters that must be addressed in the justification of all planning proposals to reclassify public land. Councils must ensure the Secretary's requirements are addressed.

Councils must also comply with any obligations under the LG Act when classifying or reclassifying public land. More information on this can be found in *Practice Note No. 1 – Public Land Management* (Department of Local Government, 2000).

All planning proposals classifying or reclassifying public land must address the following matters for Gateway consideration. These are in addition to the requirements for all planning proposals under section 55(a) – (e) of the EP&A Act (and further explained in *A guide to preparing planning proposals* and *A guide to preparing local environmental plans*).

- the current and proposed classification of the land;
- whether the land is a 'public reserve' (defined in the LG Act);
- the strategic and site specific merits of the reclassification and evidence to support this;
- whether the planning proposal is the result of a strategic study or report;
- whether the planning proposal is consistent with council's community plan or other local strategic plan;
- a summary of council's interests in the land, including:
 - how and when the land was first acquired (e.g. was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution)
 - if council does not own the land, the land owner's consent;
 - the nature of any trusts, dedications etc;
- whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why;
- the effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged);
- evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. electronic title searches, notice in a Government Gazette, trust documents);
- current use(s) of the land, and whether uses are authorised or unauthorised;
- current or proposed lease or agreements applying to the land, together with their duration, terms and controls;
- current or proposed business dealings (e.g. agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time);
- any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy);
- how council may or will benefit financially, and how these funds will be used;
- how council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal;
- a Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial datasets and maps, if land to be reclassified does not apply to the whole lot; and
- preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.

ITEM 9 (continued)

ATTACHMENT 8

COUNCIL REPORTS 20 September 2021

ITEM NO : 4.9

SUBJECT : RECLASSIFICATION OF LAND AT 4 PITTWATER ROAD
GLADESVILLE

STRATEGIC OUTCOME : COUNCIL HAS WELL PLANNED COMMERCIAL AREAS,
VILLAGE CENTRES AND NEIGHBOURHOODS

ACTION : CONTINUE TO REVITALISE THE GLADESVILLE PRECINCT AS A
COMMERCIAL HUB

REPORTING OFFICER : NICK TOBIN

Ref.478028

PURPOSE

To advise Council of the need to lodge a Planning Proposal to classify 4 Pittwater Road Gladesville as Operational Land under the Local Government Act and seek approval to lodge the application with Ryde City Council.

RECOMMENDATION

That Council approve the lodging of a Planning Proposal with Ryde City Council for the reclassification of 4 Pittwater Road Gladesville to Operational land.

BACKGROUND

Hunters Hill Council owns 4 Pittwater Road Gladesville which is within the City of Ryde. The property is adjacent to Jim Wilson Carpark owned by Ryde City Council. The land is currently classified as Community Purposes under the Local Government Act. In order for Hunters Hill Council to ensure it achieves the best result in any redevelopment of this site in order to provide new or upgraded Community Infrastructure it would be beneficial if the site was reclassified as Operational land under the Local Government Act.

REPORT

Under Section 25 of the Local Government Act 1993 all land owned by Council must be classified. There are two classifications for public land- "community" and "operational". The reclassification of land may be made by an environmental plan. In order for Hunters Hill Council to reclassify 4 Pittwater Road Gladesville to Operational Land it must submit a planning proposal to Ryde City Council requesting the reclassification. Ryde City Council must then assess and hold a public hearing as required under Section 29 of the Local Government Act.

Council sought legal advice to confirm the above process given the land is not within Hunters Hill Council's jurisdiction. The advice confirmed that Council must apply to Ryde City Council for the reclassification of the land and that owner's consent was required for the application.

The reclassification of 4 Pittwater Road will not affect its current use or predetermine future use but give council flexibility to ensure it can deliver improved community infrastructure via

ITEM 9 (continued)

ATTACHMENT 8

COUNCIL REPORTS

20 September 2021

redevelopment of the site or possible sale and redirection of funds to other community infrastructure projects.

Any dealing with the property following reclassification would be subject to a further council resolution.

CONCLUSION

Reclassification of 4 Pittwater Road Gladesville to Operational Land will provide Council flexibility for future dealings of the land. Reclassification does not alter its current use and any change in use or ownership would be subject to a separate report and approval of Council.

FINANCIAL IMPACT ASSESSMENT

There is no direct financial impact on Council's adopted budget as a result of this report.

ENVIRONMENTAL IMPACT ASSESSMENT

There is no direct environmental impact on Council arising from Council consideration of this matter.

SOCIAL IMPACT ASSESSMENT

There is no direct social impact on Council arising from Council consideration of this matter.

RISK ASSESSMENT

There are no direct or indirect risks impacting on Council arising from consideration of this matter.

ATTACHMENTS

There are no attachments to this report.

ITEM 9 (continued)

ATTACHMENT 8

CONFIRMATION OF MINUTES

Meeting 4501 - 18 October 2021

- 445/21** RESOLVED on the MOTION of Councillor Miles, seconded Councillor Collins
1. That the report be received and noted.
 2. That after a 28 day public notice period, a one-off rates rebate of \$400 for eligible ratepayers who are eligible recipients of either the Commonwealth COVID-19 disaster payment, the small and medium term business support payment, or the federal and state grants program for micro businesses be included for this financial year.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

4.9 RECLASSIFICATION OF LAND AT 4 PITTWATER ROAD GLADESVILLE

PROCEEDINGS IN BRIEF

- 446/21** RESOLVED on the MOTION of Councillor Miles, seconded Deputy Mayor Sanderson
That Council approve the lodging of a Planning Proposal with Ryde City Council for the reclassification of 4 Pittwater Road Gladesville to Operational land.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

4.10 DEVELOPMENT APPLICATIONS DETERMINED BY THE LOCAL PLANNING PANEL IN AUGUST 2021

PROCEEDINGS IN BRIEF

- 447/21** RESOLVED on the MOTION of Councillor McLaughlin, seconded Deputy Mayor Sanderson

That the report be received and noted.

Minutes of the Ordinary Meeting held on 20 September 2021. This is page 8

ITEM 9 (continued)

ATTACHMENT 9

LEP Practice Note: PN 16-001	
Classification and reclassification of public land through a local environmental plan	
Requirement	Response
<p>A summary of council's interests in the land, including:</p> <ul style="list-style-type: none"> - how and when the land was first acquired (e.g. was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution) 	<p>Property records indicate the site was transferred from Sydney Water (formerly Metropolitan Water Sewerage and Drainage Board) to Hunters Hill Council for the purpose of a baby health centre in 1945 (refer to Memorandum of Transfer at Attachment 11).</p> <p>The nominated easement created by transfer (Dealing No. 394665) relates to the Northern Beaches Ocean Outfall Sewer and imposes a number of restrictions including land use, access and construction requirements. These are stipulated in the Memorandum of Transfer at Attachment 11.</p> <p>On 24 April 2023, Hunters Hill Council Staff consulted with Sydney Water regarding restriction on the future use of the land as noted in "(3)" of the abovementioned Dealing. This restriction is detailed below:</p> <p><i>(3) That the transferee will not at any time use or occupy or cause or permit to be used or occupied the said land hereby transferred or any part thereof otherwise than solely for the erection and conduct of a Baby Health Centre.</i></p> <p>The above interest would restrict the use of the land solely for the use as a "Baby Health Centre" and, as such, this would restrict Hunters Hill Council from selling or developing the land for any other purpose.</p> <p>Given the above, Council's correspondence of 24 April 2023 (refer to Attachment 12) sought to clarify the abovementioned interest in the land to better understand potential future uses of the site or to seek release of the restriction.</p> <p>On 5 June 2023, Sydney Water responded to Council in relation to this matter (refer to Attachment 13). This correspondence included the following statement:</p> <p><i>'Sydney Water does not object to the land being reclassified. However, we note that the proposed site is traversed by the Northern Suburbs Ocean Outfall Sewer (NSOOS) critical trunk sewer main (oviform 2819x2362) as well as a shaft to access the</i></p>

ITEM 9 (continued)

ATTACHMENT 9

LEP Practice Note: PN 16-001 Classification and reclassification of public land through a local environmental plan	
	<p><i>tunnel.</i></p> <p>Given the above, in consideration of the correspondence from Sydney Water to Council dated 5 June 2023, Council is satisfied that Sydney Water does not object to the proposed land reclassification.</p>
- if council does not own the land, the land owner's consent;	Hunters Hill Council is the landowner.
- the nature of any trusts, dedications etc;	Nil.

ITEM 9 (continued)

ATTACHMENT 9



LEP practice note

LOCAL PLANNING

Ref No.	PN 16-001
Issued	5 October 2016
Related	Supersedes PN 09-003

Classification and reclassification of public land through a local environmental plan

The purpose of this practice note is to update guidance on classifying and reclassifying public land through a local environmental plan (LEP). This practice note emphasises the need for councils to demonstrate strategic and site specific merit, includes a comprehensive information checklist and clarifies issues arising for public reserves and interests in land. It should be read in conjunction with *A guide to preparing local environmental plans* and *A guide to preparing planning proposals*.

Classification of public land

Public land is managed under the *Local Government Act 1993* (LG Act) based on its classification. All public land must be classified as either community land or operational land (LG Act ss.25, 26).

- **Community land** – is land council makes available for use by the general public, for example, parks, reserves or sports grounds.
- **Operational land** – is land which facilitates the functions of council, and may not be open to the general public, for example, a works depot or council garage.

What is public land?

Public land is defined in the LG Act as any land (including a *public reserve*) vested in, or under council control. Exceptions include a public road, land to which the *Crown Lands Act 1989* applies, a common, land subject to the *Trustees of Schools of Arts Enabling Act 1902* or a regional park under the *National Parks and Wildlife Act 1974*.

Why classify public land?

The purpose of classification is to identify clearly that land made available for use by the general public (community) and that land which need not (operational). How public land is classified determines the ease or difficulty a council can have dealings in public land, including its sale, leasing or licensing. It also provides for transparency in council's strategic asset management or disposal of public land.

Community land must not be sold, exchanged or otherwise disposed of by a council. It can be leased

but there are restrictions on the grant of leases and licences, and also on the way community land can be used. A plan of management (PoM), adopted by council, is required for all community land, and details the specific uses and management of the land.

There are no special restrictions on council powers to manage, develop, dispose, or change the nature and use of operational land.

How is public land classified or reclassified?

Depending on circumstances, this is undertaken by either:

- council resolution under ss.31, 32, or 33 (through LG Act s.27(2)); or
- an LEP under the *Environmental Planning and Assessment Act* (through LG Act s.27(1)).

Councils are encouraged to classify or reclassify land by council resolution where suitable.

Classification of public land occurs when it is first acquired by a council and classified as either community or operational.

Reclassification of public land occurs when its classification is changed from community to operational, or from operational to community.

ITEM 9 (continued)

ATTACHMENT 9

Reclassification through an LEP

Classification and reclassification of public land through an LEP is subject to both the local plan-making process in the EP&A Act and the public land management requirements of the LG Act.

A planning proposal to classify or reclassify public land, will need to be prepared in accordance with this practice note and the additional matters specified in Attachment 1 to this practice note.

Reclassification through an LEP is the mechanism with which council can remove any public reserve status applying to land, as well as any interests affecting all or part of public land (LG Act s.30).

It is critical that all interests are identified upfront as part of any planning proposal. If public land is reclassified from community to operational, without relevant interests being identified and discharged, then the land will need to be reclassified back to community (usually by council resolution under LG Act s.33¹) before being reclassified in a new planning proposal to operational, to explicitly discharge any interests.

While a reclassification proposal to remove the public reserve status of land and/or discharge interests may not necessarily result in the immediate sale or disposal of the land, the community should be aware the public land in question is no longer protected under the LG Act from potential future sale once it has been reclassified to operational.

Councils should obtain their own advice when proposing to discharge any interests and be aware that this may attract a claim for compensation under the *Land Acquisition (Just Terms Compensation) Act 1991*.

Where land has been dedicated to council by a State agency for a particular purpose and a trust exists, it is advisable for council to seek the views of that agency prior to council commencing any planning proposal affecting the land.

Public reserve is defined in the LG Act and includes a public park and land declared or dedicated as a public reserve.

Land can be dedicated as a public reserve by either:

- registering a deposited plan with a statement creating a lot(s) as 'public reserve', or
- publishing a notification in the Government Gazette for an existing parcel.

¹ Note: Council is required to give public notice of the proposed resolution and provide a period of at least 28 days during which submissions may be made (LG Act s.34).

Interests in land refers to property ownership as well as rights and privileges affecting land, such as leasehold, easements, covenants and mortgages.

For the purpose of reclassification through an LEP, 'interests' means trusts, estates, dedications, conditions, restrictions and covenants affecting the land.

A legal owner of land may not be the only person with an interest in the land. For example, one person may have the benefit of an easement for services, such as water, electricity or sewerage over someone else's land.

Certain interests are registered on title to ensure they are on record and cannot be disregarded if sold to a new owner. An electronic title search is generally conducted to determine the land owner, correct land description and the type of interests which may affect the land.

Standard Instrument LEP requirements

Clause 5.2—Classification and reclassification of public land in Standard Instrument LEPs enables councils to classify or reclassify public land as operational land or community land in accordance with the LG Act. The land to be reclassified or classified is described in Schedule 4 of the LEP.

Schedule 4 is not to refer to any land already classified or reclassified.

Where there is no public land to be classified, or reclassified, through a principal LEP (i.e. the LEP applies to the whole of a local government area), Schedule 4 will appear blank.

Note: At a later stage council may lodge a planning proposal to remove previous listings in Schedule 4. This will not affect the classification status of these parcels of land.

Department assessment

A proposal to classify or reclassify public land through an LEP must have planning merit. The Department will undertake an assessment to determine whether the proposal demonstrates strategic and site specific merit.

Community consultation

Planning proposals to reclassify public land are to be publicly exhibited for at least 28 days.

A copy of this practice note is to be included in the public exhibition materials.

ITEM 9 (continued)

ATTACHMENT 9

Public hearings

Councils must hold a public hearing when reclassifying public land from community to operational (EP&A Act s.57 & LG Act s.29). This gives the community an opportunity to expand on written submissions and discuss issues with an independent person in a public forum.

After the exhibition period has ended, at least 21 days public notice is to be given before the hearing. This allows the person chairing the hearing sufficient time to consider written submissions and all issues raised.

There are specific requirements for the independence of the person chairing the hearing, their preparation of a public hearing report and council making the report publicly available (LG Act s.47G).

Governor's approval

The Governor's approval is required when a reclassification proposal seeks to remove any public reserve status and/or discharge any interests affecting public land (s.30).

When a council reports back to the Department on the community consultation undertaken and requests the Department make the LEP, the Department will arrange legal drafting of the LEP, including recommending the Governor approve the provisions before the LEP can be legally made.

Where the Governor's approval is required, the council's report accompanying the final planning proposal must address:

- council's interests in the land;
- whether the land is a 'public reserve';
- the effect of the reclassification, including loss of open space, any discharge of interests, and/or removal of public reserve status;
- the strategic and site specific merits of the reclassification and evidence to support this;
- any current use of the land, and whether uses are authorised or unauthorised;
- how funds obtained from any future sale of the land will be used;
- the dates the planning proposal was publicly exhibited and when the public hearing was held;
- issues raised in any relevant submissions made by public authorities and the community;
- an explanation of how written and verbal submissions were addressed or resolved; and
- the public hearing report and council resolution.

Authorisation of delegation

Local plan making functions are now largely delegated to councils.

A Written Authorisation to Exercise Delegation is issued to a council as part of the Gateway determination. However, where an LEP requires the Governor's approval, this council delegation cannot be issued. In this instance, the council must request the Department make the LEP.

A decision to classify or reclassify public land cannot be sub-delegated by council to the general manager or any other person or body (LG Act s.377(1)(i)).

Background

On July 1, 1993 when the LG Act commenced, the following land under council ownership or control, was automatically classified as *community* land:

- land comprising a public reserve,
- land subject to a trust for a public purpose,
- land dedicated as a condition of consent under s.94 of the EP&A Act,
- land reserved, zoned or otherwise designated for use under an environmental planning instrument as open space,
- land controlled by council and vested in Corporation Sole - Minister administering the EP&A Act.

Councils must keep a register of land under their ownership or control (LG Act s.53) and anybody can apply to a council to obtain a certificate of classification (LG Act s.54).

Further information

A copy of this practice note, *A guide to preparing planning proposals* and *A guide to preparing local environmental plans* is available at: <http://www.planning.nsw.gov.au>

For further information, please contact the Department of Planning and Environment's Information Centre by one of the following:

Post: GPO Box 39, Sydney NSW 2001.
Tel: 1300 305 695
Email: information@planning.nsw.gov.au

Authorised by:
Carolyn McNally
Secretary

Important note: This practice note does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this practice note.

© State of New South Wales through the Department of Planning and Environment
www.planning.nsw.gov.au

Disclaimer: While every reasonable effort has been made to ensure that this document is correct at the time of publication, the State of New South Wales, its agencies and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance upon the whole or any part of this document.

ITEM 9 (continued)

ATTACHMENT 9

ATTACHMENT 1 – INFORMATION CHECKLIST FOR PROPOSALS TO CLASSIFY OR RECLASSIFY PUBLIC LAND THROUGH AN LEP

The process for plan-making under the EP&A Act is detailed in *A guide to preparing planning proposals* and *A guide to preparing local environmental plans*.

Importantly, *A guide to preparing local environmental plans* contains the Secretary's requirements for matters that must be addressed in the justification of all planning proposals to reclassify public land. Councils must ensure the Secretary's requirements are addressed.

Councils must also comply with any obligations under the LG Act when classifying or reclassifying public land. More information on this can be found in *Practice Note No. 1 - Public Land Management* (Department of Local Government, 2000).

All planning proposals classifying or reclassifying public land must address the following matters for Gateway consideration. These are in addition to the requirements for all planning proposals under section 55(a) – (e) of the EP&A Act (and further explained in *A guide to preparing planning proposals* and *A guide to preparing local environmental plans*).

- the current and proposed classification of the land;
- whether the land is a 'public reserve' (defined in the LG Act);
- the strategic and site specific merits of the reclassification and evidence to support this;
- whether the planning proposal is the result of a strategic study or report;
- whether the planning proposal is consistent with council's community plan or other local strategic plan;
- a summary of council's interests in the land, including:
 - how and when the land was first acquired (e.g. was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution)
 - if council does not own the land, the land owner's consent;
 - the nature of any trusts, dedications etc;
- whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why;
- the effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged);
- evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. electronic title searches, notice in a Government Gazette, trust documents);
- current use(s) of the land, and whether uses are authorised or unauthorised;
- current or proposed lease or agreements applying to the land, together with their duration, terms and controls;
- current or proposed business dealings (e.g. agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time);
- any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy);
- how council may or will benefit financially, and how these funds will be used;
- how council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal;
- a Land Reclassification (part lots) Map, in accordance with any standard technical requirements for spatial datasets and maps, if land to be reclassified does not apply to the whole lot; and
- preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable.

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS 19 April 2021

ITEM NO : 4.3

SUBJECT : DRAFT COMMUNITY INFRASTRUCTURE PLAN
(PROPERTY STRATEGY)

STRATEGIC OUTCOME : COUNCIL IS FINANCIALLY SUSTAINABLE

ACTION : COUNCIL DEVELOPS COMMERCIAL OPPORTUNITIES
THAT GENERATE ALTERNATE SOURCES OF
INCOME/REVENUE (E.G. PROPERTY PORTFOLIO)

REPORTING OFFICER : LISA MISCAMBLE

Ref.493526

PURPOSE

This report provides the outcome of the community consultation process undertaken as part of the exhibition and finalisation of the Community Infrastructure Plan (CIP) and sets out the next steps.

The CIP was prepared to provide Council and the community with a clear picture of Council's property portfolio and provide a cohesive strategy on how it should be managed. The Strategy also outlines the prioritisation of future expenditure regarding our assets in order to provide for existing and future community needs.

RECOMMENDATION

1. That the report be received and noted.
2. That the Community Infrastructure Plan be renamed as the Property Strategy reflecting community feedback and be adopted.
3. That Council commence the next phase of detailed investigations and consultation on the Arts and Cultural Hub (the former depot site) and the Village Green (Gladesville Road and Figtree Park site).
4. That a further report be provided to Council following detailed investigations and associated financial modelling.
5. That Council write to individuals and organisations who provided a response during the public exhibition period to advise of the outcome and next steps.

BACKGROUND

Council's Long Term Financial Plan projects ongoing and increased deficits. This is clearly not sustainable. In order for Council to provide for the needs, wants and aspirations of for our community Council needs to address these projected deficits.

Council's Fit for the Future Improvement Proposal 2015 (p 144 – 145) contained a number of property related initiatives including:

Partial Road Closure and Proposed Subdivision – Serpentine Rd, Hunters Hill: Council is considering a proposal to close part of an unmade road, aggregate the part closed with adjoining Council land and dispose of the resultant lot created by subdivision. Preliminary notification to residents has been undertaken and survey work commenced. The proceeds may be expended on Capital Works such as Roads, Parks and Reserves and Community Facilities and Buildings. Alternatively, Council may decide to retire some or all of the debt raised to fund the Footpath Improvement Program.

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

6 Pittwater Road (Early Childhood Centre): This site is located in the Ryde City Council area and adjoins the Gladesville Library. There is a possibility that the City of Ryde Council (CoR) may seek an opportunity to re-develop their substantial land holdings in this area in conjunction with the Gladesville Masterplan and it would be logical that this site is included in any future proposals. CoR has recently commissioned consultants to consider development options for the site. Proceeds from sales, or revenue earned, could be used for strategic re-investment to fund ongoing initiatives including capital works.

40, 42, 44, 46& 48 Gladesville Road, Hunters Hill: These sites have been re-zoned within the Hunters Hill Village Masterplan for the purpose of using a potential redevelopment opportunity to construct new and significantly improved community facilities and car parking. The LEP for Hunters Hill Village has been gazetted and plan for a potential development strategy is being developed and will be placed on public exhibition in 2012. Proceeds from sales, or revenue earned, could be used for strategic re-investment to fund ongoing initiatives including capital works

To assist in the progression of these initiatives Council at its meeting held on 25 June 2018 resolved:

1. *Hunter's Hill Council re-establish the Committee in order to provide recommendations to Council with regards to:*
 - i. *Evaluating Council's property assets to determine if they are providing community benefit;*
 - ii. *Developing strategies for the future of Council's assets;*
 - iii. *Investigating opportunities to invest/reinvest in property assets.*
2. *The Property Advisory Committee consist of three (3) councillors and three (3) community members;*
3. *Hunter's Hill Council advertise for community members to join the Property Advisory Committee as soon as is practicable;*
4. *The inaugural Property Advisory Committee Meeting for this term of Council be held in early August.*

Due to the retirement of the former General Manager and subsequent appointment of the new General Manager the PAC was not formed until the first quarter of 2019, following an expression of interest process within the local community.

Further to ensure that a strategic view was taken to Council's property holdings it was agreed that a Property Strategy would be developed. This was flagged in late 2018 in the report of the 12 December 2018 where it was again highlighted there was a need to look for additional revenues to supplement rates income. As part of this report it was highlighted:

'...the options presented are only one measure that is required. There is a need to look at both expenditure and revenues over the coming 12 – 18 months. In relation to expenditure this will include reviewing organisational practices to streamline processes and harness technology to drive business improvement and efficiency; developing a property strategy; expansion of shared services as well as actively pursuing grant opportunities'.

In response to this, the Sustainable and Thriving Strategy was developed that brought together these elements into a cohesive framework to guide Council to take actions to be financially sustainable and thrive into the future. Attachment 1 sets out the framework.

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

This Strategy provides for:

- Operational changes that can be incrementally implemented to drive down expenditure and increase revenues. Over the past 2 years this has included:
 - An ongoing review of fees and charges to identify opportunities for new fees and fee increases to equitably recover costs and maintain service standards. For example, a development application compliance levy was introduced in 2019/20, resulting in additional income of \$156,000 in that year.
 - Investment in improved technologies to support more customer-friendly systems and drive organisational change and efficiencies. For example a recently introduced online, paper-light development application assessment system has resulted in improved customer experience and at the same time achieved efficiencies.

- Three big moves that will significantly move the dial on Council's finances and reduce the existing heavy reliance on rates revenue, these are:
 - preparation of the Digital Asset Management Plan (DAMP) to give council a clear picture of asset conditions and costs to bring them up to an acceptable standard. We have implemented an industry-leading asset management system. Completion of the DAMP, last year, now gives Council a more rigorous assessment of the condition of our infrastructure assets than previous systems that relied heavily on desk-top estimates. The system enables more precise modelling of condition outcomes at different investment levels.
 - implementation of shared services, including the move to a shared depot with Lane Cove Council. Shared services have provided opportunities to improve service delivery and reduce costs; a good example is the agreement with Lane Cove Council (LCC) to share library. The shared library service alone has saved Council \$350,000 every year, equivalent to around 3.5% of rate income.
 - the development of the Community Infrastructure Plan (Property Strategy). The development of a Property Strategy (CIP) is aimed at optimising Council-owned properties and land capable of development, sale or lease, for community benefit.

Financial outlook

The Property Strategy is one element of Council's long-term financial plan to reduce the reliance on rates revenue and to reduce Council's ongoing expenditure maintaining ageing and no longer fit for purpose assets.

Council's long-term financial plan projects an ongoing deficit. This is in spite of implementing a range of operational initiatives as outlined above. An updated long-term financial plan will be presented to the May 2021 Council meeting as part of the draft 2021/22 Operational Plan and Budget.

In the 2019 – 2020 financial year Council did return a positive financial result, as a result of operational changes made and the significant boost of a one-off payment of \$1m following the successful contract negotiations in 2019 for the supply of bus shelters and associated advertising.

The development of the new Digital Asset Management Plan (DAMP) has resulted in a clear understanding of the level of investment required to maintain and renew Council's assets.

Further the re-valuation of Council's assets, as reported to Council on 15 March 2021, as part of the end of December 2020 budget review, highlighted that the re-valuation process has resulted in an increase in the value of our asset base resulting in an associated increase of over \$1.1m in depreciation costs. This increase in depreciation costs is now reflected in Council's operating result and must be funded to ensure assets remain at an acceptable standard.

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

Property Advisory Committee

The Property Advisory Committee (PAC) was formed following an EOI process within the local community. The PAC, in concert with the Council, worked over a 12-month period to develop a Community Infrastructure Plan (Property Strategy), through a series of workshops and briefings and drawing on the relevant information from research, studies and other strategic documents developed over the past 15 years.

The result was the draft Plan (CIP) that was placed on public exhibition to seek feedback and specific feedback on the visions for the 3 community hubs, to inform the next phase of detailed planning and consultation.

This Plan will form one of the foundations to support Council to be financially sustainable into the future as well as support broader social outcomes.

At a meeting of the Property Advisory Committee held on 8 April 2021 when considering the CIP (Property Strategy), the PAC, made the following resolution that:

1. *Council develop a policy and a set of principles for the assessment of remnant lands and include a flow chart to set out clearly the process (including associated community consultation); seek legal advice in relation to the protections to be afforded under zoning, easements and covenants. These principles to be referred to the Property Advisory Committee prior to adoption by Council.*
2. *Hubs / Precincts: Following the testing of visions for each precinct through the exhibition of the CIP that Council:*
 - *Building on current feedback and associated reports, move to detailed consultation on each precinct to develop a masterplan for exhibition and feedback.*
 - *Provide a further report on the communication and engagement plans in relation to the Precincts to ensure detailed consultation occurs and all options are considered for each site.*
 - *Refine the financial modelling based on feedback received to inform future consultation.*
 - *Provide a detailed project plan to Council and associated financial modelling for Figtree Park to take into account the \$4.75m in public legacy funding pending the outcome of the grant application. Noting that no detailed plan has been adopted for the park and that the following principles have been put forward to the Department of Planning to guide the expenditure of the grant if successful:*
 - *Improving linkages to the park*
 - *Expansion of open space*
 - *Improved playground facilities*
 - *Provision of toilet facilities*
 - *Creation of a public plaza*
 - *Proposed works to align with future options for the site*
 - *A detailed community engagement program will be undertaken prior to adoption of any plan*
3. *For each hub / precinct, develop a flow chart and timeline for each phase of the project.*

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

REPORT

Feedback from the public exhibition period October – November 2020

At the conclusion of the exhibition period the following responses and website views were recorded:

- 311 people filled in the People and Places Survey
- 255 people commented and responded to the interactive People and Places maps
- 327 people filled in the CIP survey
- 42 people wrote individual submissions
- 9 submissions were made by organisations including:
 - Hunters Hill Trust
 - Hunters Hill Croquet Club
 - Hunters Hill Bridge Club
 - Hunters Hill High School P&C
 - Anglican Parish of Hunters Hill
 - Holy name of Mary Parish
 - Hunters Hill Sailing Club
 - Hunters Hill Public P&C
 - Villa Maria PS

There were 1,325 webpage views.

The Consultation Report, contained in the **Attachments**, provides a summary of the feedback from the exhibition period and responses for each component of the Plan. These responses will be incorporated into future analysis of individual sites and form the basis of future community engagement. Where appropriate the Property Strategy has incorporated community feedback, but in general the Consultation Report should be read in conjunction with, the now named Property Strategy as actions are implemented.

General Feedback Themes

The table below provides the general themes and response to these:

<i>Feedback</i>	<i>Response</i>
<p><i>Confusion over the purpose of the draft Plan</i></p> <p>There was concern that if the Plan was to reflect all community facilities, then other non-Council facilities should be included.</p>	<p>The Plan has been renamed to the Property Strategy to more clearly identify the Plan as relating solely to the range of property Council has and simplified to only reflect Council owned properties and refer to other planning document which support broader community facilities and groups who own and / or manage these.</p>
<p><i>Concern that Council would be raising rates to pay for the hubs</i></p>	<p>The Hub proposals are intended to contribute to the financial sustainability of Council by providing revenue generating opportunities and / or achieving operational efficiencies.</p> <p>The exhibition of the draft CIP, in particular in relation to the Hubs was to seek feedback on the draft visions in terms of opportunities and</p>

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS	19 April 2021
	<p>concerns to assist in the next phase of detailed planning.</p> <p>In response, the Plan has been amended to highlight the financial imperatives and links to Council's overall financial sustainability objectives.</p>
<p><i>Lack of understanding of the process</i></p> <p>There was concern that what was provided was fait accompli. This was particularly in relation to the 2 Hubs, now referred to as Precinct at Figtree Park / Gladesville Road and the Heritage / Cultural Hub / Precinct on the corner of Alexandra St and D'Aram St.</p>	<p>The public exhibition of the Plan was to seek initial community feedback, as part of a phased approach.</p> <p>The Plan set out to define a vision for these precincts, which will now be further tested and refined through further community engagement, financial modelling and reported back to Council.</p>
<p><i>Request for more detail around the 3 hubs</i></p>	<p>It is an iterative process.</p> <p>Phase 1 was to seek broad community feedback on the concepts.</p> <p>In the short term, feedback on the hubs in Alexandra Street and Figtree Park / Gladesville Road Hunters Hill will be used to inform detailed master plans, which will be the subject to an extensive community consultation and engagement program.</p>
<p><i>Existing community groups and churches concerned that Council's properties would compete with their facilities and confusion around the scope of the Community Infrastructure Plan</i></p>	<p>The Plan has been simplified to solely focus on Council owned properties and buildings and referring to the other relevant documents for broader facility and social planning. These facilities are captured in the 2009 Community Facilities Strategy and associated actions incorporated into Council's Delivery Plan and annual Operational Plan.</p> <p>In addition, during the exhibition period some church based and community groups sought financial assistance from Council to assist them in the maintenance and renovation of their facilities. In response to this Council has:</p> <ul style="list-style-type: none"> • Sought information from the groups about the facilities available and launched these on the Venu App to assist in promoting their facilities for greater hire and as a consequence revenue generation • Propose to implement a schedule of shining a spot light on these facilities through the e-news and monthly paper newsletter.

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

	<ul style="list-style-type: none"> • Provided information to these groups of appropriate funding sources, including Council's annual community grants program as well as relevant State and Federal Government funding programs.
--	---

Specific elements of the Property Strategy

The Property Strategy has 4 elements:

1. 3 Precincts:
 - a. Village Green (Gladesville Road/Figtree Park, Hunters Hill)
 - b. Arts, Cultural and Heritage, (Town Hall, Administration Centre, Museum, Depot and Council Chambers, Hunters Hill)
 - c. Lifestyle and Wellbeing (Former Henley Bowling Club)
2. Council owned properties in Gladesville:
 - a. 4 Pittwater Road, Gladesville
 - b. Cowell St Carpark, Gladesville
3. Leases and licenses
4. Remnant lands

The Strategy provides a broad overview, which is broken up into short (1-3 years), medium (3-5 years) and long term (5 years+) goals. However, as project plans for each Precinct are developed and/or additional opportunities arise, Council may be in a position to deliver additional projects identified through the development of the Community Strategic Plan and associated strategies.

1. Precincts

a) Village Green (Gladesville Road/Figtree Park, Hunters Hill)

Vision

The Village Green will be a place where community facilities and services will be centralised and will provide a renewed focus on activity. This will be a place for all ages, attracting students from nearby schools, older residents from nearby seniors housing and residents generally from across Hunters Hill.

Residents and visitors will regularly visit the new contemporary library and council administration centre. The Park will be activated and in use across the day from early morning to evening. The Precinct will be a vibrant place that contributes to the life of the Hunters Hill community and lifestyle.

The creation of the Precinct will strengthen local economic development.

Opportunities

- Improving and activating Figtree Park
- Providing quality accommodation for community service organisations
- Accommodating Council's Administration
- Accommodating a contemporary library
- Allowing for income producing commercial space
- Accommodating community meeting space/s
- Resolving access and safety issues along Gladesville Road by reducing the number of driveways
- Accommodating flexible working spaces

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

- Activating/opening up Figtree Park to encourage greater use and longer stays
- Accommodating a residential component (for downsizing)
- Energising Hunters Hill Village through activation and public art
- Supporting local business activities

Community Feedback

The general community feedback on the Village Green was centred on:

- More detail required on proposal: *This will be supplied during Phase 2 of community consultation*
- Built form, traffic and parking raised as issues to be addressed: *These matters will be addressed during the master planning of the site and placed on public exhibition*
- Open and green space and trees should be retained and expanded: *Agreed, there will be no loss of public open space*
- Relocation of library and Administration Centre received mixed responses: *These concepts will be further tested during Phase 2 community consultation*

Some of the ideas raised during consultation included the following:

- Provide bicycle parking
- Include edible gardens
- Have a youth focus
- Aboriginal Cultural Walk near Clarkes Point
- Provide connective pathways to access hubs across the municipality
- Encourage growth of the tree canopy to reduce urban heat
- Look at grant opportunities
- Ensure there are accessible amenities / facilities for people with disability, parents, children and the elderly
- Provide flexible workspaces and spaces for community groups to rent
- Drop in centre for young people
- Council to partner with other organisations in the hosting of musical events, noting that spaces such as All Saints Church were designed for such purposes

b) Arts, Cultural and Heritage, (Town Hall, Administration Centre, Museum, Depot Hunters Hill)

Vision

The vision for this site is to celebrate the culture and heritage.

The site is already home to Hunters Hill Music Club, art gallery and an expanded Hunters Hill Museum, which will celebrate our heritage.

The performance space will be contemporary and offer a unique experience. The Town Hall already hosts the annual Hunters Hill Art Exhibition and Young in Art, with improved facilities there is an opportunity to expand this offering increasing the utilisation of the Town Hall.

Opportunities

- Improving the amenity to adjoining owners
- Improving amenity and facilities for community groups, e.g. Hunters Hill Music Club
- Retaining the cultural hub of the Town Hall, Council Chambers and Museum while relocating the administration functions of Council to Hunters Hill Village to boost local economic development and achieve operational efficiencies, in particular in relation to Library operations

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

- Using the administration section of the building for commercial leasing/offices
- Developing an arts and cultural precinct which includes an art gallery, museum, offices or commercial leasing
- Determining whether the existing office accommodation can be retrofitted for future use or does there need to be consideration of a 'new' build?
- Working with other organisations and businesses within the vicinity with an arts and cultural focus
- Accommodating a residential component for downsizing or retirement living that is in keeping with the surrounding character

Community Feedback

The general community feedback on the Heritage and Cultural Precinct was centred on:

- Impact on adjoining properties: *This will be addressed in any future master plan for the precinct.*
- Relocation of the Administration Centre and questioned whether this was necessary: *This concept will be further tested during Phase 2 community consultation.*

Some of the ideas raised during consultation included the following:

- Ensure the restoration of heritage sites to promote a sense of community and attachment to place
- Continue to lease community venues to not-for-profit groups at an affordable price and sharing spaces
- Collaborate with the local public school to help design this space to encourage community ownership among younger people
- Utilise the theatre, music club and art gallery to host community events
- Investigate traffic and parking solutions

c) Lifestyle and Wellbeing (Former Henley Bowling Club)

Vision

The vision for the Henley Precinct will grow organically. Initially, Council will undertake an EOI to determine a variety of short-term mixed uses.

Over the longer term it is anticipated that the precinct will lend itself to services and facilities that support health and lifestyle, such as:

- Increased and improved access to open space
- Improved community and recreational facilities offering contemporary multipurpose spaces.
- New facilities, which will incorporate commercial aspects that will enable revenue raised to be rolled back into the asset maintenance and renewal of the buildings as well as the broader precinct of Gladesville Reserve, Betts Park and Henley Community Centre.

Opportunities

- Constructing a synthetic field with a shared sports and community facility
- Improving amenities for sporting activities including storage, change rooms, etc.
- Considering gym/café to service users and local sporting clubs as part of the new amenities
- Relocating the current cricket pitch either elsewhere on the site or subject to agreement relocate to another site
- Providing a café / restaurant to service visitors to the reserve

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

- Providing meeting rooms to cater for community groups with associated back of house facilities such as kitchen and amenities
- Staging produce / craft markets
- Continuing to host a community garden
- Providing infrastructure to enable the staging of outdoor music / cultural events
- Delivering a community playground
- Continuing to lease buildings to the preschool and child care with a potential for increased child care
- Upgrading public amenities
- Increasing access to the waterfront
- Considering potential for residential development with a sustainable focus

Community Feedback

The general community feedback on the Lifestyle and Wellbeing Precinct was centred on:

- The concept of an urban farm supported: *Agreed.*
- Support from some sections of the community for synthetic field: *This is a separate matter is contained in a further report on this Council business paper.*

Some of the ideas raised during consultation included the following:

- Minimise one of the three carparks to increase active transport options, e.g., bike racks and shared paths
- Carpark under synthetic turf
- Engage with the local community and schools to test future ideas for the site such as outdoor movies
- Install outdoor gym equipment for all ages, including signage and shade
- Encourage yoga classes and tai chi in outdoor shaded areas
- Improve connections to the Wharf and throughout the reserve by expanding the existing tracks
- Installation of nature-based play equipment
- Move the Hunters Hill Croquet Club to Henley
- Upgrade cricket nets

Next steps for Precincts

Following the testing of visions for each precinct through the exhibition of the CIP (Property Strategy), Council is now able to:

1. Move to detailed consultation on each precinct to develop a masterplan for exhibition and feedback, taking into consideration current feedback
2. Provide a further report on the communication and engagement plans in relation to the Precincts to ensure detailed consultation occurs and all option considered for each site
3. Refine the financial modelling based on feedback received to inform future consultation

It should be noted that Council has applied for a \$4.75m grant through the NSW Governments Public Legacy Fund for the Village Green (Gladesville Road/Figtree Park Hunters Hill) Precinct. As part of the ongoing planning for this site a detailed project plan will be presented to Council with associated financial modelling, if and when Council is successful with this application.

It should also be noted that no detailed plan has been adopted for the Village Green Precinct and that the following principles have been put forward to the Department of Planning to guide the expenditure of the grant, if successful:

Item 4.3

Page 262

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

- Improving linkages to the park
- Expansion of open space
- Improved playground facilities
- Provision of toilet facilities
- Proposed grant funded works to align with future options for the site.

Once the outcome of the grant application is known, and if successful a detailed community engagement program will be undertaken prior to adoption of any plan and the staging of any work.

2. Council owned properties in Gladesville

Vision

The Council owned sites of 6 Pittwater Road Gladesville and the Cowell St Carpark will contribute to and act as a catalyst to the reactivation of the Gladesville Commercial Centre.

The Gladesville Commercial Centre will be renewed and revitalised, with a mixed-use urban centre. It will be the primary centre and commercial hub for the wider area, providing a full range of retail services and entertainment to the community. The Town Centre will offer a modern, convenient environment that respects the past and where people will love to be. It will have high quality mid-rise apartment living, meeting a range of housing needs. It will be a desirable and sustainable place to live.

The focal point of the Centre will be a renewed Gladesville Shopping Centre and public spaces between Massey Street and Cowell Street.

The redevelopment of the shopping centre with increased commercial space and residential apartments in well - designed buildings, will be the catalyst for renewal, place-making and urban design outcomes throughout the broader Gladesville Centre. (Hunters Hill LSPS)

Opportunities

- Developing a hub specifically to meet the needs of children and families; occasional care and long day care.
- Investigating commercial lease areas, outdoor areas, etc. Partnering with the City of Ryde and tapping into their property opportunities.
- Supporting the Gladesville Masterplan.
- Improving traffic and parking in and around the commercial centre.
- Linking open spaces and improving pedestrian access.
- Supporting the community by offering a range of social opportunities via the provision public spaces with adequate seating and public art.
- Supporting commercial entities via a range of business and employment opportunities.

Community Feedback

There were not a lot of responses in relation to the Gladesville sites, however of the responses that related to Gladesville there was a clear and strong desire for Council to expedite the master planning for the Gladesville area.

Some of the ideas raised during consultation included the following:

- Provide green space
- Provide open space
- Connect spaces and make sure access meets the needs of people with disability
- Make sure the developer includes community places and spaces

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

- Install public art
- Include community seating and meeting places
- Partner with the City of Ryde Council to ensure the commercial area is consistent in both LGAs

Next steps for Council owned Properties

Council is currently preparing a masterplan for the Gladesville Commercial Centre and the Cowell St Carpark is an integral component in the plan to ensure appropriate open space and public domain are created through any redevelopment. As part of the ongoing planning for the area, any reduction of parking on the Cowell St Carpark will need to be provided within any new development.

6 Pittwater Road is located within the City of Ryde. Services provided from the site are valuable and will be relocated to any new development within the Hunters Hill Council area with appropriate planning and negotiation. Council will continue to work with the City of Ryde to look at options to achieve the highest value for the site.

3. Leases and Licences

Council has leases and licences for a range of facilities. Some are leased or licenced to private for-profit operators and others to community-based organisations. These include leases with groups for use of the Hunters Hill Sailing Club, child care services, general community use, Council properties (residential house) and Community centre.

Next steps for Leases and Licences

It is important that all leases and licences are reviewed and kept up to date. As part of the ongoing leasing and licencing of buildings, a review of outgoing and maintenance costs will be undertaken to ensure that as a minimum these costs are recouped ensuring that the capacity of community groups to pay is taken into consideration.

4. Remnant Land

Council holds many small parcels of land such as unformed roads, road reserves and drainage easements. These parcels are often not required by Council but can have significant value to an adjoining owner. An up to date list of these sites is required.

It would then be possible to have a systematic approach to the assessment of each site where surplus sites sell at fair market value. Disposal will need to be treated sensitively to protect community rights such as view corridors or access to the water.

Next steps for Remnant Lands

Prior to any possible sale Council will adopt a policy and set of principles for the assessment of remnant land and include a flowchart to set out clearly the process (including associated community consultation), seek legal advice in relation to protections to be afforded under zoning, easements and covenants and will be referred back to the Property Advisory Committee for review prior to formal adoption by Council.

CONCLUSION

Council has a responsibility in the provision of use of its buildings to ensure that it achieves best value for the community both in terms of social and financial outcomes. As highlighted in Councils Fit for the

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

Future Improvement Proposal submitted in 2015, management of Council's property portfolio will be a key element in supporting the future financial sustainability of the Council.

Council has undertaken many studies over many years on specific sites and properties. This Property Strategy consolidates these studies, ideas and aspirations and sets out a vision, principles and strategic approach to the management Council's properties.

FINANCIAL IMPACT ASSESSMENT

There is no direct financial impact on Council's adopted budget as a result of this report.

ENVIRONMENTAL IMPACT ASSESSMENT

There is no direct environmental impact on Council arising from Council consideration of this matter.

SOCIAL IMPACT ASSESSMENT

There is no direct social impact on Council arising from Council consideration of this matter.

RISK ASSESSMENT

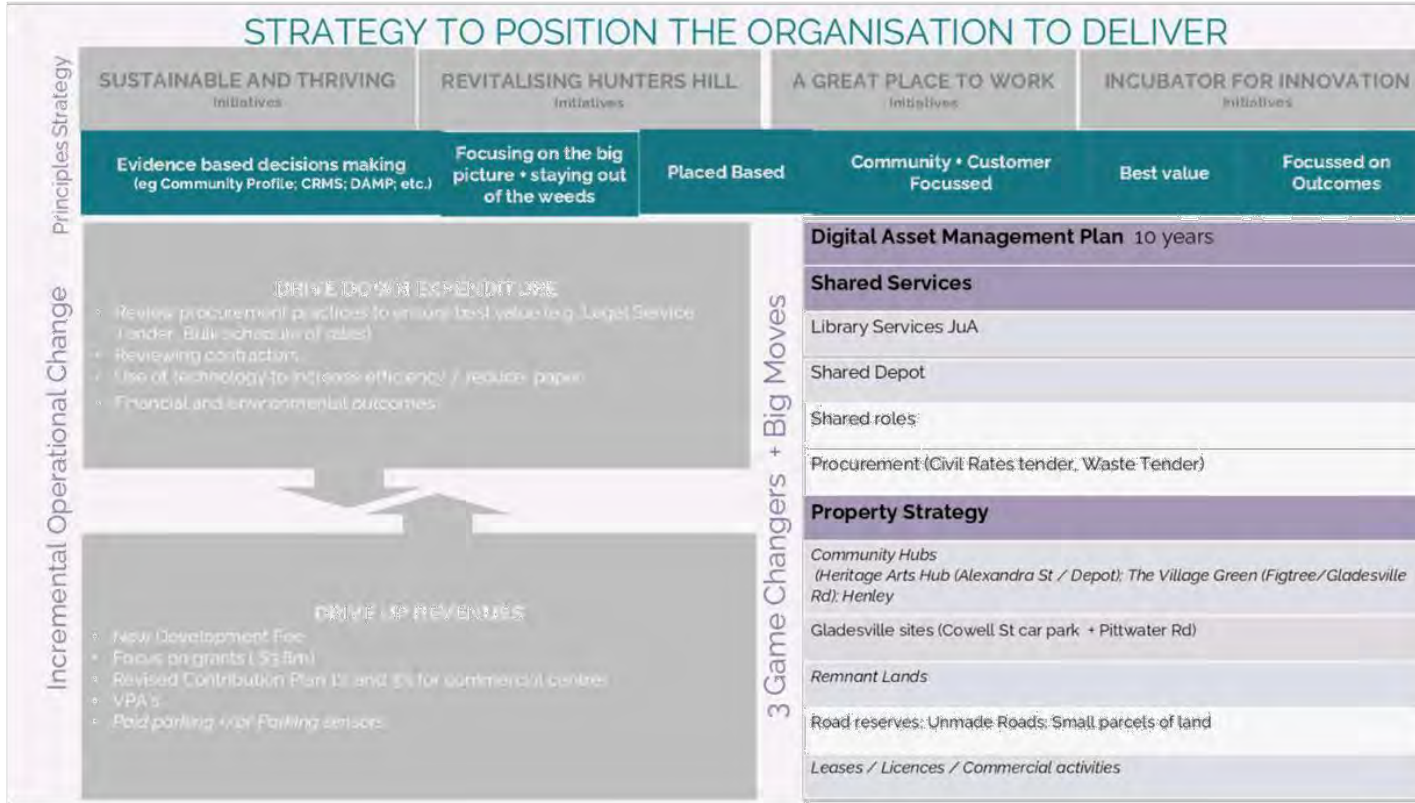
There are no direct or indirect risks impacting on Council arising from consideration of this matter.

ATTACHMENTS

1. Sustainable and Thriving Strategy [↓](#)
2. Hunters Hill Property Strategy 2021 [↓](#)
3. Consultation Outcomes Report [↓](#) - *Under Separate Cover*
4. Survey and community submissions on the draft Community Infrastructure Plan - *Under Separate Cover*
5. Survey People and Place results - *Under Separate Cover*

ITEM 9 (continued)

ATTACHMENT 10

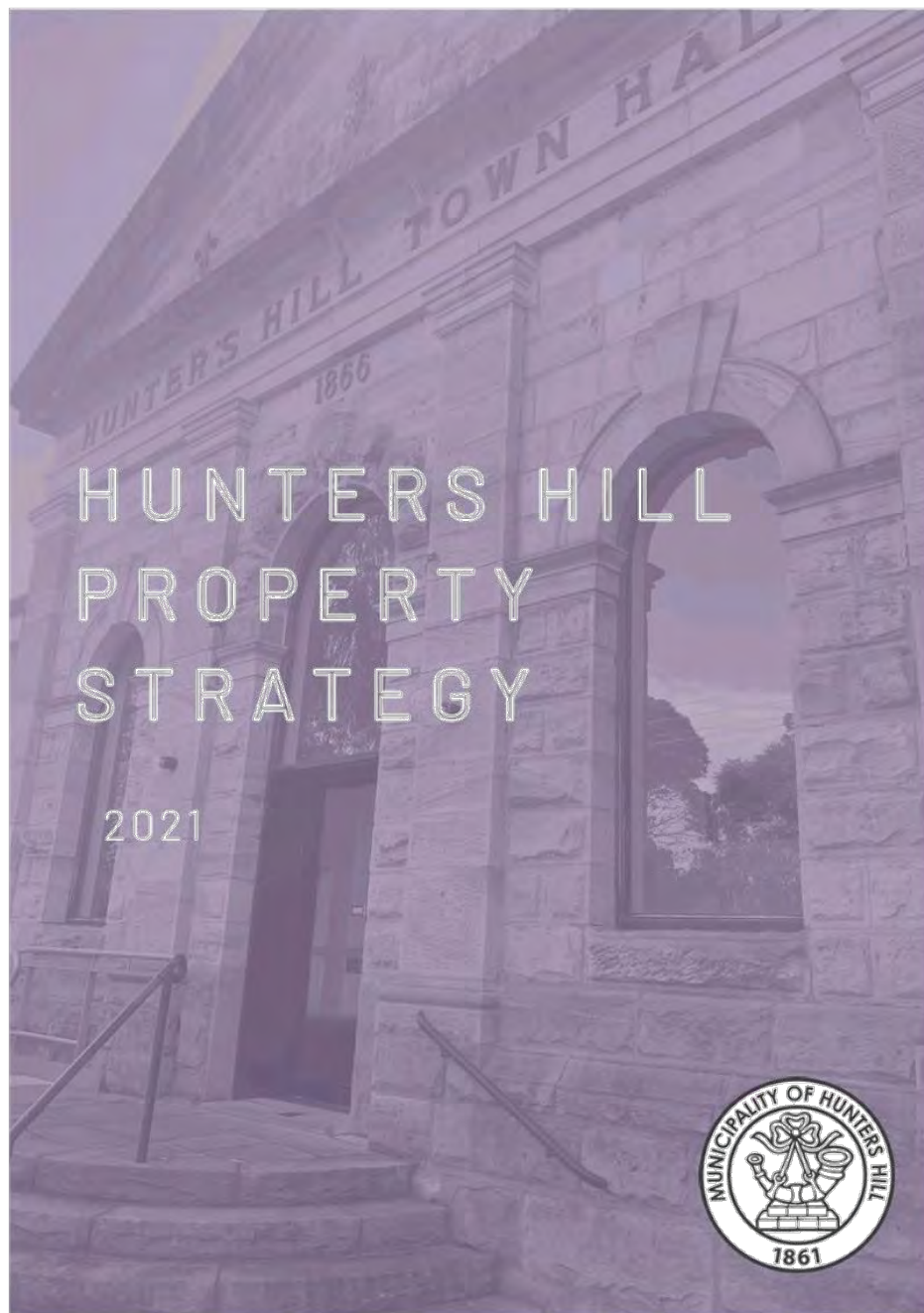


ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021



ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021




ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021



CONTENTS	
1. EXECUTIVE SUMMARY	1
2. THE CASE FOR CHANGE	2
2.1 Need to diversify Council's revenue base to be sustainable into the future	3
2.2 Respond to changing demographics and Community needs	4
2.3 Reflect contemporary practice and provide fit for purpose facilities	5
3. BACKGROUND	8
3.1 Strategic and Context Research	8
3.2 Properties	10
4. KEY ELEMENTS	12
4.1 Three Community Precincts	13
4.2 Council owned properties in Gladesville	23
4.3 Leases and Licenses	25
4.4 Remnant Land	25
5. NEXT STEPS	26
5.1 Principles	26
5.2 Operational Matters	26
5.3 Community Consultation	28

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

PAGE 1

1. EXECUTIVE SUMMARY

Council is faced with a number of issues requiring capital expenditure in the near future. This includes expenditure on community assets, such as roads and footpaths, as well as providing better accommodation for its community service organisations.

At the same time, Council's financial options are limited. Revenue comes primarily from rates, which, because of rate capping has little opportunity for growth. An option for Council is to use its property portfolio more commercially, whilst still balancing community needs.

This Strategy advocates such an approach and aims to give both Council and the community confidence that property dealings, will be both well intended and well managed and respectful of the Hunter's Hill heritage.

This Strategy highlights some opportunities, which will allow Council to leave a legacy of valuable community assets. It also sets out some principles to guide the Strategy and proposes initial steps forward in terms of the Precinct projects.

Council has a small but important property portfolio which can be categorised as:

1. Three Precinct projects
2. Council owned properties in Gladesville
3. Leased or licenced properties
4. Remnant lands

This Strategy does not include facilities provided by others. Planning for the overall provision of community and recreation facilities is contained in other Council strategies. Implementation of these strategies is undertaken through Council's Delivery Plan and annual Operational Plan.

These strategies include the 2009 Community Facilities Strategy and the 2013 Hunters Hill Recreation Strategy.

The Property Strategy is a key initiative to assist Hunter's Hill Council to be sustainable and thrive into the future.

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021



HUNTERS HILL

2.

THE CASE FOR CHANGE

Our facilities are ageing and in many cases no longer fit for purpose.

Our Council buildings were constructed between 1866 and 2003. There has been minimal renovation and upgrade undertaken over the years. Facilities are generally underutilised due to either their condition and/or location. These facilities no longer suit the communities vast needs and need to be brought into the 21st Century to support the evolving needs of our community.

Over time, service delivery models have changed, as have community needs and expectations. There has been a shift to multipurpose facilities that are co-located, providing economies of scale and form places where people can meet and enjoy a range of activities and services.

We need to be able to provide improved community infrastructure to meet and satisfy the needs of our current residents, as well as provide for the future generations of Hunters Hill in a sustainable manner.

This means that the delivery of new community infrastructure needs to be funded, as well as ensuring that there are ongoing revenues for the maintenance and renewal of these assets over time.

The 3 key drivers for the Strategy are the need to:

1. Diversify Council's revenue base to support financial sustainability into the future
2. Respond to changing demographics and community needs
3. Reflect contemporary practice and provide fit for purpose facilities



PAGE 2

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

2.1

NEED TO DIVERSIFY COUNCIL'S REVENUE BASE TO BE SUSTAINABLE INTO THE FUTURE



The NSW rate peg determines the maximum percentage amount by which a council may increase its general income for the year. Approximately 68% of Hunter's Hill Council's revenue comes from rates and annual charges, compared to the NSW State average of approximately 45%.

The long-standing rate pegging regime in NSW means that the opportunity for Council to substantially increase its income is limited. Council needs alternative funding to be sustainable and reduce reliance on rate increases.

Council's Long Term Financial Plan forecasts ongoing and growing deficits.

Council's management of its small but valuable property portfolio will be an important component of the overall financial strategy, for example, where Council can keep the proceeds from the sale of surplus roads, rather than return them to the Crown, it must spend this money on roads. This could therefore reduce the impact on general revenue for increased road renewal expenditure.

Funds could be directed to one-off projects that upgrade assets that have higher than normal public use, such as a footpath outside a school which contribute to an overall improved asset condition rating.

While there may be exceptions, the overall suggested strategic approach is to reinvest sale proceeds, other than from roads, into income-producing assets that inject on-going annual revenue into the budget and support the provision of community buildings that are fit for future purpose.

It is prudent for Council to diversify its sources of revenue, with one option to invest in income producing property.

PAGE 3

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021



RESPOND TO CHANGING DEMOGRAPHICS AND COMMUNITY NEEDS

Community buildings must be designed and managed to ensure they effectively support changing community needs and priorities. There is a significant and growing number of young families (48%) as well as an increasing number of elderly people residing in Hunters Hill.

The age structure of Hunter's Hill Council residents provides key insights into the level of demand for age based services and facilities, such as childcare, over 60 year olds housing, a library, sporting and recreational facilities.

There is an opportunity through the Property Strategy to address the need for more appropriate community spaces, and at the same time delivering on financial imperatives.

There is already a shift from traditionally passive lifestyle choices for the over 60 year olds, to what is now considered active lifestyle choices. There is a growing trend across NSW for downsizing into accommodation that is centralized and convenient to community facilities and services, but still provides for independent living.

There is an opportunity to respond to needs identified in housing strategies for greater diversity of dwelling types, particularly for people seeking to down size or seeking smaller quality dwellings on sites such as the former Council depot site (corner of Alexandra St and D'Aram St Hunters Hill) and in the Village Green/Gladesville Road site in Hunters Hill Village.

This is not only reflective for the ageing, but is also a growing move for younger people and families seeking a more simplistic lifestyle. The popularity of urban developments, such as Harold Park in Glebe, which provide the fusion of independent living, active and passive recreation coupled with amenities within a short stroll, are meeting a growing need.

The trends in housing for young professionals and those entering the property market for the first time revolve around affordability, sustainability, livability and simplicity. Young people are looking for better design through a balance of indoor and outdoor living, such as apartments connected by green space and restaurants and cafes.

PAGE 4

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021



'Purpose-built homes in retirement communities that are well located and designed to enable older Australians to be happy, independent and socially engaged is an important goal – but not one that our planning systems are well placed to achieve.'

(Property Council of Australia – The PA's of retirement living – towards proactive planning policy)

It is not only housing trends that are changing. There has also been a distinct shift in how people work. There is a greater emphasis on work life balance, more collaboration and flexible workspaces. There has recently been a dramatic increase in remote working and working from home, which is set to continue.

This coupled with technological improvements and a new focus on wellness means that more people are either working from home or wanting to work in flexible office spaces, such as being able to hire an office or desk space for a day or a week, or going to shared spaces such as libraries, which are now offering areas for collaboration and contemplation.

The rise in more liveable homes and workspaces and the need for sporting and recreational facilities that are better designed and more energy efficient will become the norm throughout NSW. At a local level, councils such as Hunter's Hill will need to ensure that planning and building regulations enable this push for appropriate and sensitive infrastructure for all age groups.

It is anticipated that the Hunters Hill local government area will continue to grow at a similar rate in the next five years, with continued infill medium density developments along Victoria Road and in other retail centres such as the Hunters Hill Village and Boronia Park Village Centre.

PAGE 4

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021



2.3 REFLECT CONTEMPORARY PRACTICE AND PROVIDE FIT FOR PURPOSE FACILITIES

Legislative Changes

The legislative requirements governing delivery of asset based building services are extensive and continually evolving. This is particularly so in the areas of Disability Access, Health and Safety.

Stage One of the Town Hall renovation has been undertaken to address WH&S and accessibility matters, as well as major repairs to the roof and air conditioning. Further upgrades are still required to deliver contemporary catering facilities and performance spaces.

Sydney Community Services delivers a comprehensive range of services from four modest cottages on Gladesville Road. A community centre, used by a number of organisations, is also located within these premises. These are much needed valuable community services and should be accommodated in fit for purpose buildings.

Connected to Public Space, Pedestrian and Cycleways and Public Transport

Current best practice requires community facilities that are accessible to the entire community by being centrally located and linked to the public domain.

Connections to transport links, pedestrian and cycleways also support community access across all age groups and abilities and a sustainable and healthy community.

Best practice is that facilities should be located in activity nodes and on main streets, providing good access to residential populations, and contributing to a vibrant and safe street life.

PAGE 5

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

PAGE 6

Move to Multi-Purpose and Flexible Spaces

There is an increasing expectation that assets will be available for multiple purposes and uses. This supports a focus on maximising utilization and developing a more sustainable asset base. This is a shift away from single use, single user buildings, which Council has historically constructed.

Single purpose or standalone facilities are defined as being designed and built for one particular purpose or function, and to be used by one specific target group or service only. Single purpose facilities can be costly to maintain and are often underutilized and under-activated.

Spaces are now being designed to be flexible and adaptable depending on the program or activity. This is important given the ongoing cyclical nature of communities (particularly in relation to changes in demographic mix).

Current best practice in designing community facilities is to provide a range of different functions, in the one building by co-locating services as part of an overall Hub or Precinct.

Co-locating services within one facility involves shared or joint use of facilities and often the integrated delivery of some services.

Co-location enables:

- pooling of resources to provide better facilities
- concentration of compatible services and facilities to create a community focal point
- improved access and safety for users who can access a range of services at a single location
- integrated and innovative delivery of services
- efficient use of land, for instance through shared, rather than separate, parking areas

The benefit of co-locating facilities and services within community hubs is that it supports the integrated, efficient use of facilities, builds social networks, encourages service users to use other facilities and services co-located on site, and reduces the number of private vehicle trips made to enhance sustainability.

Community hubs or precincts can include a range of community, commercial, and retail functions. Facilities that support community functions, events and gatherings, such as kitchen facilities, storage facilities, indoor and outdoor space are usually part of community hubs / precincts.

The Hub model will demonstrate that maintaining and operating a multipurpose facility is more financially viable over the long term than other more separate and divergent models of facility provision.

Place making and Community Identity

Successful community facilities provide important gathering places for people and are focal points for community activity and catalysts for social interaction.

They contribute to the creation of active public spaces that support a sense of belonging and identity.

Community hubs create places for people to gather and interact with each other. When located in or with retail and commercial uses they also serve to promote local economic development in village centres by acting as an attractor for people.

It is important that community facilities have a civic quality, sense of stability and level of amenity that marks them as an important place in the community.



Image: Coal Loader - Waverton

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021



Economic, Social and Environmental Sustainability

Image: Oran Park Library

Sustainable community facilities are increasingly being used to showcase sustainable building methods and design. Sustainable design of community facilities include newly constructed facilities or those that can be incorporated into building upgrades and renovations.

An example of this is the newly constructed Oran Park Library in the Camden LGA, which is in the heart of the Oran Park Civic Precinct and provides a place of community development and information, education, and recreation. The library has been described as a 'community living room: where people of all ages, abilities and interest come for relaxation and entertainment, to experience history and culture, to play and create, to connect and communicate'. The exterior and interior are unique to the area and include: a new high-tech open library, a sessional services office for community support and a community centre to foster art, culture, and community activities. Externally, there is an outdoor landscaped area that is used for library activities and a civic plaza in front of the building for outdoor public events. This facility was delivered through a voluntary planning agreement (VPA).

Another example of sustainability is adaptive reuse. The principle of adaptive reuse relates to not building something new unless there are no suitable options within the existing asset base that can be adapted or rejuvenated to meet the identified community needs for space. These projects can be on a grand scale, such as the use of historic buildings for galleries and museums, or simple and low key.

Co-location of services through the community hub model reduces asset and service costs as organisations and community groups can have their own space in a wider complex; they may share a foyer, meeting rooms and amenities with other tenants, therefore significantly reducing lease and operating costs.

As part of any new project Council may wish to deliver, it is essential that operational efficiency is examined together with options to derive recurrent income to offset annual maintenance/running costs.

PAGE 7

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

PAGE 8

3. BACKGROUND

3.1 STRATEGIC CONTEXT AND RESEARCH

Council's Community Infrastructure has evolved over many decades and has not always been guided by a strategic approach.

Council's property portfolio includes land and buildings that are used for direct service delivery by Council, delivery of community based services by not-for-profit organisations, recreational and sporting pursuits, commercial activity and car parking.

Improved facilities present an opportunity to improve the public value derived from these assets. This can be achieved through improved utilisation and financial performance.

The following diagram illustrates the various studies and plans that have been developed by Hunter's Hill Council over the past 15 years.

The Property Strategy draws on the relevant elements of this work.



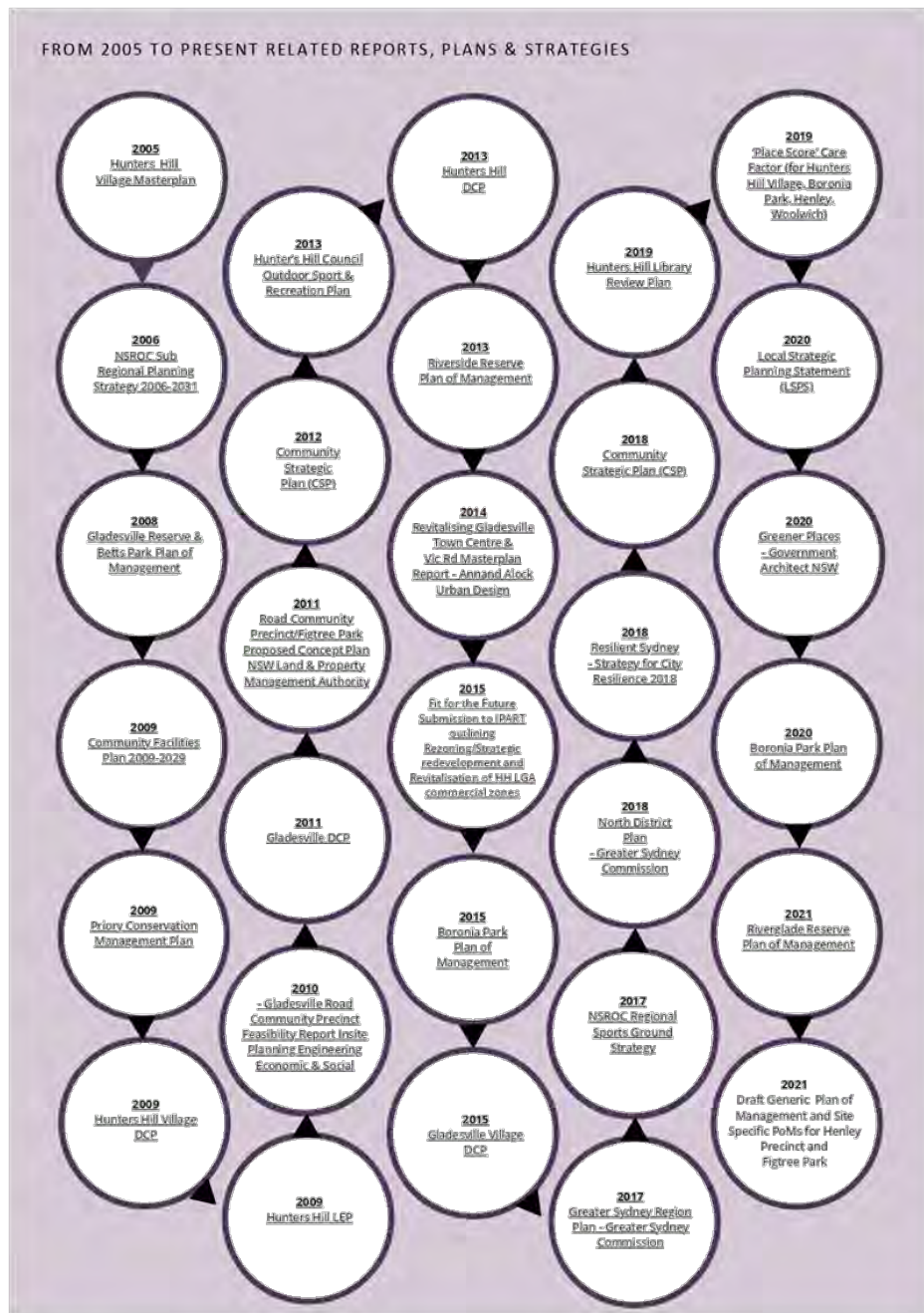
Image: Gladesville Commercial Centre

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021



ITEM 9 (continued)

ATTACHMENT 10

3.2 PROPERTIES

Hunter's Hill Council owns a small but valuable property and community buildings portfolio.

Council's Property Portfolio consists of:

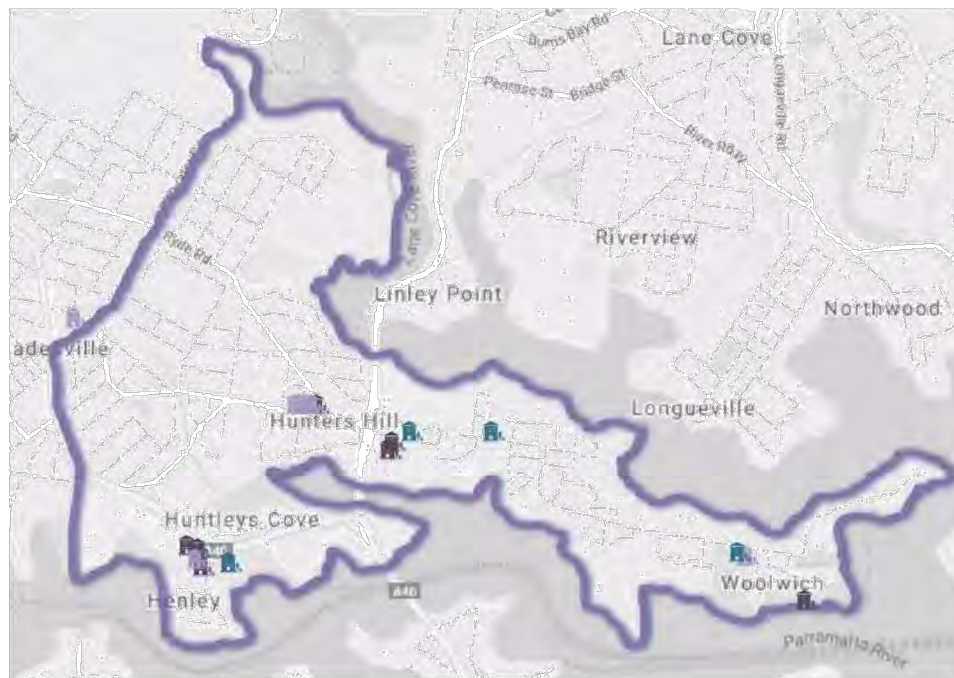
- Council's Administration Centre and Council Chambers and associated facilities, together with the former Council Depot
- Childcare buildings
- Community buildings
- Heritage listed buildings on Crown land, for example, The Priory
- Council carparks

However, there are also some small remnant sites consisting of former road reserves and unmade roads.

To support financial, social and environmental sustainability it is essential that Council's property portfolio is structured to maximise operational effectiveness, efficiency, financial performance and community benefit, and that Council maximises the value of appropriate properties.

Council's properties are managed in accordance with relevant legislation including:

- Local Government Act
- Crown Land Act
- Roads Act
- Real Property Act
- Retail Leases Act



ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

PAGE 11



To support Council's long term financial sustainability, Council needs to generate additional funds and diversify its revenue base to reduce the reliance on rate income.

Balanced with this is the challenge for Council to raise sufficient funds to deliver improved facilities to service the community.

One opportunity is to release the value and potential of its property portfolio to meet the needs of the Hunters Hill community.

This involves:

- Identifying non-ownership alternatives to property solutions.
- Owning property – knowing what property is owned and why it is owned by Council.
- Managing property – knowing that the property is fulfilling its purpose.
- Investing in property – capturing the benefits of growth for the community.
- Releasing property – making informed choices about when and why to dispose of property for which Council and the community has no further purpose.
- Buying property – identifying what property is needed so that the right purchase decisions are made at the right time, and the necessary resources (including lifecycle costs) can be planned in advance.

Recommendations will consider the appropriate and equitable consolidation, rationalisation, construction, disposal, upgrade, reconfiguration and acquisition of property and social infrastructure to meet the existing and projected needs of the community.

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

PAGE 12

4.

KEY ELEMENTS

1 3 Precincts

- Village Green Precinct (Gladesville Road/Figtree Park, Hunters Hill)
- Arts, Cultural and Heritage Precinct (Town Hall, Administration Centre, former Council Depot Hunters Hill)
- Lifestyle and Wellbeing Precinct (Henley)

2 Council owned properties in Gladesville

- 4 Pittwater Road, Gladesville
- Cowell St Carpark, Gladesville

3 Leases and Licenses

- Leased properties
- Licensed properties

4 Remnant Land

- Road reserves, Drainage easements, Air space

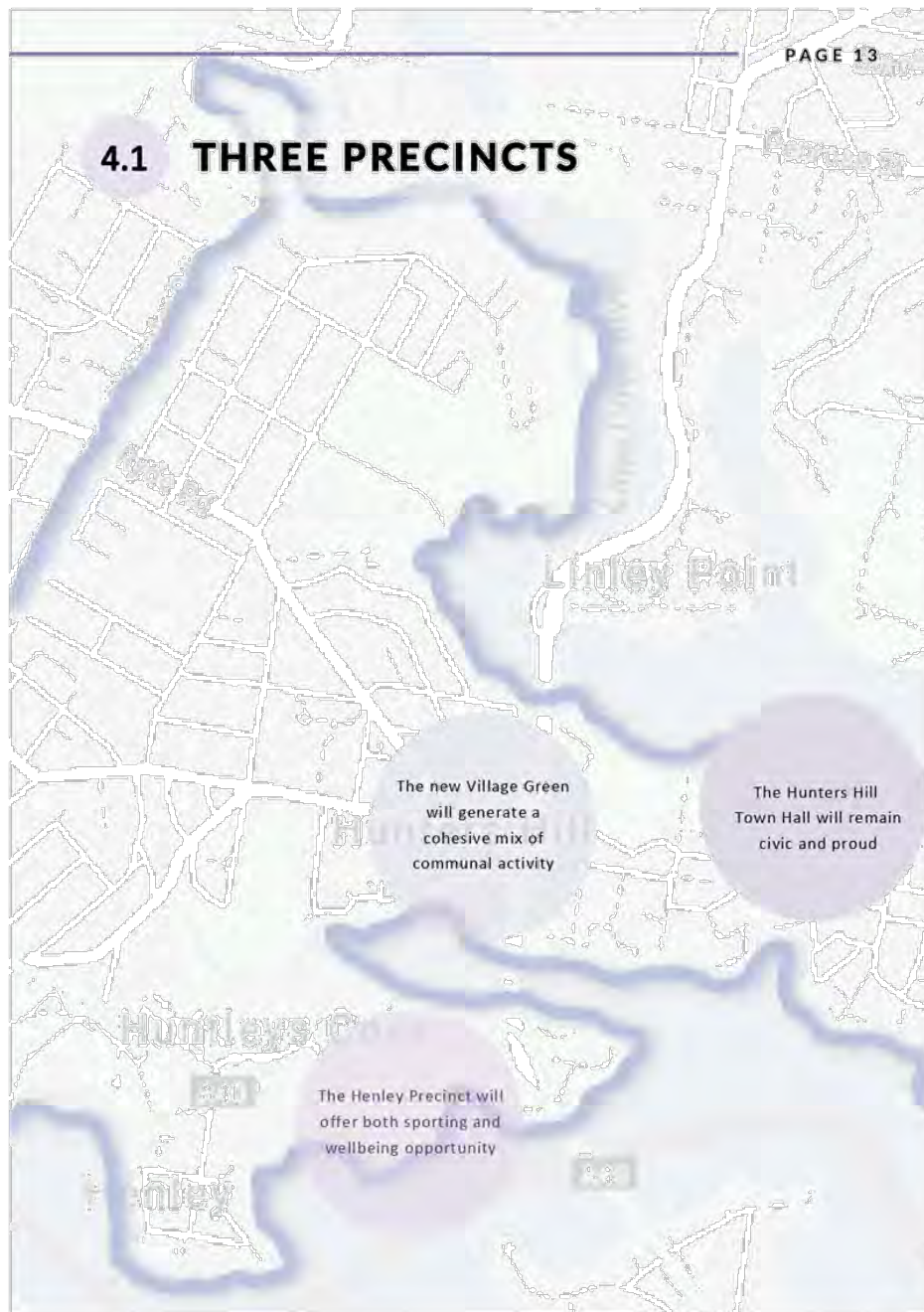


ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021



ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021



The Precincts are places that provide a range of services, activities and programs that are integrated.

It is through the creation of the 3 Precincts that Council intends to generate positive financial and social outcomes. This can be achieved by integrating services, programs and activities within a multipurpose community facility or an integration of a range of activity generating uses, including: community and cultural facilities, shops, transport, and public parks.

The Precincts support service delivery opportunities, place making, community capacity building and financial sustainability.

Each Precinct will have its own personality that builds on existing uses and strengths and provides a unique offering but at the same time still fits within the urban character of Hunters Hill.

This Strategy provides a broad overview, which is broken up into short (1-3 years), medium (3-5 years) and long term (5 years+) goals. However, as project plans for each Precinct are developed and/or additional opportunities arise, Council may be in a position to deliver additional projects identified through the development of the Community Strategic Plan and associated strategies.

Outcomes to be delivered

This Strategy aligns with, and responds to the Community Strategic Plan, Council's 2009 Community Facilities Plan, 2019 Library Services Review recommendations and the Local Strategic Planning Statements, all of which outline key community and social outcomes, including:

- 1 Supporting the financial sustainability of Council and sustainable models of asset delivery
- 2 Innovative services and assets that meet current and future community needs
- 3 A sustainable built environment that accommodates a growing population
- 4 Well-used community and civic facilities
- 5 Improved community service delivery

PAGE 14

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021



- For the development
- For the future of Council



- Promoting health and wellbeing (Physical and mental health)



- Applying Ecologically Sustainable Design Principles
- Promoting resilience



- Connecting the community
- Inclusive for all



- Year round lively experience
- Activities surrounding spaces



- Respecting the past
- Celebrating the future

PAGE 15

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021



**VILLAGE
GREEN PRECINCT**

(COMMUNITY AND CIVIC FOCUS - GLADESVILLE ROAD/FIGTREE PARK, HUNTERS HILL)

Site

The Village Green is located within the boundary of Matthew Street, Gladesville Road and Ryde Road.

This site has a mix use of green space, community service buildings, businesses, shops and limited parking. Council also has care, control and management of Figtree Park.

Timeframe

Short

The need to plan for a new Library, accommodate Community Services, activate Figtree Park and provide opportunities for business, prioritises this key project for commencement within the next 1-3 years.

History

Figtree Park was transferred to Council in an exchange by the Department of Education for an equivalent area of Boronia Park at the corner of Park Road and High Street in 1954. The site had previously been known as Figtree Playground because a playground had been located on the site.



image: Marrickville Library



46 Gladesville Rd is a weatherboard cottage built by Council in 1956 to house Overseer David Dorn and his family. The family vacated the property in 1981 and another Council staff member took up residence for several years. It was then adapted and upgraded by Council to provide office space for Gladesville Community Aid.

The Gladesville Rd Community Centre, 44 Gladesville Rd was built in 1965 and was originally used as the Hunters Hill Senior Citizens Hall. A games room was added to the building in 1973.

The brick cottage of 42 Gladesville Rd came under the control of Council, which was already tenanted when Figtree Park was created.

The Hunters Hill Women's Bowling Club held a lease of about 2575sq.m of Figtree Park from 1959. The bowling green and clubhouse were located along Matthew Street.

Hunter's Hill Council owns 48 Gladesville Road, which is privately tenanted.

PAGE 16

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

Vision

The Village Green will be a place where community facilities and services will be centralised and will provide a renewed focus on activity. This will be a place for all ages, attracting students from nearby schools, older residents from nearby seniors housing and residents generally from across Hunters Hill.

Residents and visitors will regularly visit the new contemporary library and council administration centre. The Park will be activated and in use across the day from early morning to evening. The Precinct will be a vibrant place that contributes to the life of the Hunters Hill community and lifestyle.

The creation of the Precinct will strengthen local economic development.

Precinct Images



Image: Kiora Place - Double Bay



Image: Marrickville Library



Image: Coal Loader - Waverton

Opportunities

- Improving and activating Figtree Park.
- Providing quality accommodation for community service organisations.
- Accommodating Council's Administration.
- Accommodating a contemporary library.
- Allowing for income producing commercial space.
- Accommodating community meeting space/s.
- Resolving access and safety issues along Gladesville Road by reducing the number of driveways.
- Accommodating flexible working spaces.
- Activating/opening up Figtree Park to encourage greater use and longer stays.
- Accommodating a residential component (for downsizing).
- Energising Hunters Hill Village through activation and public art.
- Supporting local business activities.

Considerations

- Ensuring Crown Land support.
- Ensuring provisions for Sydney Community Service and seeking their feedback/support.
- Ensuring that there is no net loss of public open space.
- Effective traffic management and parking provisions.
- Incorporating accommodation, commercial or residential components.
- Demonstrating financial sustainability.
- Accommodating existing services, such as Meals on Wheels.
- Incorporating future uses and enabling evolution.

Imagine this...

- Kiora Place – Double Bay
- Fred Kelly Place – Five Dock
- Harbord Diggers
- Marrickville Library
- The Coal Loader - Waverton
- Green Square Library

PAGE 17

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021



**HERITAGE AND CULTURAL
PRECINCT**

(HUNTERS HILL TOWN HALL, COUNCIL'S
ADMINISTRATION CENTRE AND DEPOT)

Site

The Hunters Hill Town Hall and Council Administration is located on the corner of Alexandra and D'Aram Streets, Hunters Hill.

Hunter's Hill and Lane Cove Council's have entered an agreement to share Depot services from a site in Lane Cove. The former Hunters Hill Depot site in D'Aram St is now vacant.

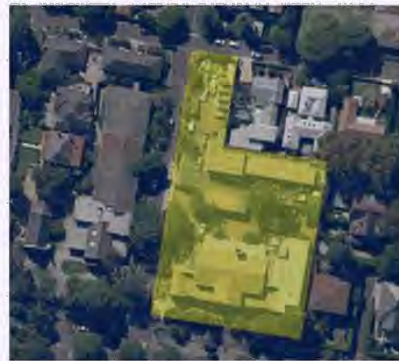
Timeframe

Medium

The prioritisation of the Village Green Precinct will trigger planning for the Heritage and Cultural Facilities Precinct. It is anticipated that this key project will commence within the next 3 years.

History

The original Hunters Hill Town Hall was completed in 1866 and was significantly enlarged and improved in 1902. The building was further adapted in 1938 when the Council Chamber was added, and again in 1967 with the addition of the Hunters Hill Museum. The Town Hall was used for congregational church services from 1868 until the Congregational Church was built in 1878. And, for seven years between 1890 and 1897 the Town Hall was used as a Ladies Grammar School.



The infamous Town Hall fire of 1978 was thought to have been caused by possums eating through wiring. The damage was so severe that \$1.2 million was spent on rebuilding the Town Hall and its offices. Fortunately, much of the front facade of the Town Hall was saved, but little else remained. In 1988 there were further additions to the administrative centre.

Behind the Town Hall and Administration Centre was Council's Depot. The Depot garage was built in 1982. The corner lot of 9 Madeline Street was purchased by Council in 1954 and included as part of the Depot. The construction of the garage and store required the acquisition of part of the rear yards of No. 11 and No. 15 Madeline Street, which occurred in 1980.

On the corner of Alexandra and D'Aram Streets is the War Memorial and WW1 restored Howitzer cannon. The site pays homage to those who have lived in Hunters Hill and fought in the wars.

PAGE 18

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

Vision

The vision for this site is to celebrate the culture and heritage of Hunters Hill.

The site is already home to the Hunters Hill Music Club, art gallery and an expanded Hunters Hill Museum, which will celebrate our heritage.

The performance space will be contemporary and offer a unique experience. The Town Hall already hosts the annual Hunters Hill Art Exhibition and Young in Art, with improved facilities there is an opportunity to expand this offering increasing the utilisation of the Town Hall.



Image: Hunters Hill Museum



Image: Camden Museum

Opportunities

- Improving the amenity to adjoining owners.
- Improving amenity and facilities for community groups, e.g. Hunters Hill Music Club.
- Retaining and strengthening the cultural hub of the Town Hall, Council Chambers and Museum while relocating the administration functions of Council to Hunters Hill Village to boost local economic development and achieve operational efficiencies, in particular in relation to Library operations.
- Using the administration section of the building for commercial leasing/offices.
- Developing an art and cultural precinct, which includes an art gallery, museum, offices or commercial leasing.
- Determining whether the existing office accommodation can be retrofitted for future use or does there need to be consideration of a 'new' build?
- Working with other organisations and businesses within the vicinity to support the arts and cultural focus.
- Accommodating a residential component for downsizing or retirement living that is in keeping with the surrounding character.

Considerations/ Influences

- Redeveloping parcels of the site, eg the former depot site whilst remaining sympathetic to the Town Hall heritage.
- Incorporating a sustainable financial return.
- Determining the feasibility of a 99 year lease.
- Ensuring that any developments on the site are compatible and complimentary to surrounding uses

Imagine this...

- Camden Library and Museum
- North Parramatta Heritage Precinct
- Arthur Boyd Centre



Image: North Parramatta Heritage Precinct

PAGE 19

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021



Image: Camperdown Commons

**LIFESTYLE AND WELLBEING
PRECINCT**

(HENLEY)

The site is approximately 8.45 Ha and includes:

- Former Bowling Club constructed in the early 1960's
- Amenities Building constructed in the early 1970's
- Riverside Pre-School constructed in 2001
- Cricket/Soccer Field
- Remnant bushland and harbour foreshore
- Netball/Basketball Court
- 3 onsite Carparks
- Green Waste Centre
- Community Garden
- Reverse vending machine
- Accessible ferry wharf and associated covered walkway
- Skatepark

Timeframe

Short

Test ideas from the consultation period and use these to enable a vision to evolve organically with an Expression Of Interest for an operator to activate the site - taking a place and curatorial approach, which includes existing site partners and attracting new partners.

It is anticipated that this key project will commence within the next year

Medium

It is anticipated that this key project will commence within the next 5 years with review of the site and engagement of an urban designer or architect to bring the community vision to life.



Image: The Greens - North Sydney



Image: The Canopy - Lane Cove

PAGE 20

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

History

Originally known as Blandville, Henley now rests in a quiet enclave on the Parramatta River. Henley has a mix of schools, sandstone homes, sports fields and community buildings, including:

- Henley Community Centre (previously Henley Bowling Club)
- Henley Cottage
- Riverside Pre School
- Henley Long Day Care Centre
- Gladesville Reserve
- Skate park and basketball courts
- Community Garden

Huntleys Point is a small suburb adjacent to Henley and facing the Parramatta River. Huntleys Point is characterised by sandstone residential properties, Riverside Girls High School and the Huntleys Point Wharf, which ferries passengers up and down the Parramatta River to the Sydney CBD.

Gladesville Reserve was dedicated for public recreation in 1920. It is approximately 8.5 hectares of which 3 hectares is bushland. It was originally in two lots. The northern lot, closest to Victoria Rd (DP 100085940) was dedicated as a Hospital for the Insane in 1895. Council became trustee in July 1960.

The remaining lot (DP 1017546903) was vested in seven (7) trustees until November 1958 when trusteeship was transferred to Council. The Henley Community Centre (previously the Henley Bowling Club) is located on this part of the Reserve. The Bowling Club suffered from declining membership and bowling ceased on the site in 1999. The land and improvements were the subject of a 20 year lease with Henley Bowling and Recreation Club Co-operative Limited. The lease expired in November 1996.

Council undertook an Expression of Interest process for a new leasee for the building. However, Henley Bowling and Recreation Club Co-operative Limited continued in the building until July 2008 when Council took possession of the building following their liquidation. Since this time the building has been upgraded and managed by Council as the Henley Community Centre.

In May 1996 a small section of the Reserve (which was a disused green of the Henley Bowling Club) was separately gazetted as a preschool site. Council then constructed Riverside Preschool on the site following an extensive community fundraising campaign.

Hunter's Hill Council was appointed Trustee of Henley Cottage in 1983. The Cottage was originally part of the Hospital for the Insane. Following significant restoration as a Bicentennial project the Cottage was leased.



Image: Brewery Craft Markets

As required, Council completed Plans of Management for the Reserve in July 1998, September 2004 and has recently prepared a revised draft Plan of Management, which is intended to be exhibited in the first half of 2021.

Vision

The vision for the Henley Precinct will grow organically. Initially, Council will undertake an EOI to determine a variety of short-term mixed uses.

Over the longer term it is anticipated that the Precinct will lend itself to services and facilities that support health and lifestyle, such as:

- Increased and improved access to open space.
- Improved community and recreational facilities offering contemporary multipurpose spaces.
- New facilities, which will incorporate commercial aspects that will enable revenue raised to be rolled back into the asset maintenance and renewal of the buildings as well as the broader precinct of Gladesville Reserve, Betts Park and Henley Community Centre.



Image: Catalyx



Image: Camperdown Commons

PAGE 21

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

Opportunities

Facilities and associated uses:

- Constructing a synthetic field with a shared Sports and Community Facility.
- Improving amenities for sporting activities including storage, changerooms, etc.
- Considering a gym/café to service users and local sporting clubs as part of the new amenities.
- Relocating the current cricket pitch either elsewhere on the site or subject to agreement relocate to another site.
- Providing a cafe/restaurant to service visitors to the reserve.
- Providing meeting rooms to cater for community groups with associated back of house facilities such as kitchen and amenities.
- Staging produce/craft markets.
- Hosting a community garden.
- Providing infrastructure to enable the staging of outdoor music/cultural events.
- Delivering a community playground.
- Continuing to lease buildings to the Preschool and child care with a potential for increased child care.
- Upgrading public amenities.
- Increasing access to the waterfront.
- Considering potential for residential development with a sustainable focus.

Considerations/ Influences

- Activating the site to meet the needs of a broader cross section of the community.
- Determining the most appropriate adaptive reuse for the Henley Community Centre (Bowling Club building) to enable the site to develop organically.
- Creating connectivity through the entire site for active and passives paces.
- Ensuring cohesion through a mix of commercial and community spaces.
- Challenging topography constraints, particularly at the back of the site. However, there may be opportunities to include a residential or similar development.

Imagine this...

- The Greens at North Sydney
- Calabria Bowling Club Manlyvale (bowling, Futsal, pizza, salsa)
- Camperdown Commons



Image: The Grounds - Alexandria



Image: Calabria Bowling Club



Image: The Canopy - Lane Cove



Image: The Canopy - Lane Cove

PAGE 22

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021



4.2 COUNCIL OWNED SITES IN THE GLADESVILLE COMMERCIAL CENTRE

Sites

The Gladesville Commercial Centre incorporates the area from Pittwater Road to Cowell Street, incorporating 4 Pittwater Road (Gladesville Occasional Care) and the Signal Hill Carpark. It is located on the western edge of the Hunters Hill municipality and is made up of two commercial areas, being; Victoria Road shopping strip, and Gladesville Shopping Village. The Victoria Road Commercial Centre is a mix of one and two storey buildings that present to Victoria Road and are used for shops and commercial purpose like retail, restaurant/café, office-based business and health/wellness businesses.

The Gladesville Shopping Village is accessed along Massey Lane and Flagstaff Street and is a one-roof shopping centre characterised by a supermarket as an anchor tenant with variety shops and commercial spaces used for retail, restaurant/café and health/wellness businesses. The two commercial areas each operate as standalone shopping areas with little integration between the two areas or contribution to the public domain or sense of place.

Gladesville Shopping Village is located behind the Victoria Road shopping strip. Council provides a public car park to provide access to shops and businesses (Cowell Street) and there is public parking provided in the shopping centre.

The Gladesville Commercial Centre is currently subject to a Masterplan.

Vision

Council owned sites will contribute to and act as a catalyst to the reactivation of the Gladesville Commercial Centre.

The Gladesville Commercial Centre will be renewed and revitalised, with a mixed-use urban centre. It will be the primary centre and commercial hub for the wider area, providing a full range of retail services and entertainment to the community. The Town Centre will offer a modern, convenient environment that respects the past and where people will love to be. It will have high quality mid-rise apartment living, meeting a range of housing needs. It will be a desirable and sustainable place to live.

The focal point of the Centre will be a renewed Gladesville Shopping Centre and public spaces between Massey Street and Cowell Street.

The redevelopment of the shopping centre with increased commercial space and residential apartments in well - designed buildings, will be the catalyst for renewal, place-making and urban design outcomes throughout the broader Gladesville centre (Hunters Hill LSPS).

PAGE 29

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

History

1 Cowell Street was purchased by Council in 1974. At that time, the adjoining property, known as Seymour's Yard was leased by Council with the option to purchase. In 1978, the purchase was completed and the carpark constructed.

Council also purchased lots in Flagstaff Street in 1958, 1960 and 1967 with all 3 lots being used as a carpark. Over the years there has been changes to rights of way and the development of the Gladesville Shopping Centre.

10 Cowell Street was purchased by Council in 1973 to house Gladesville Community Aid (who had previously occupied 6 Pittwater Road), but by the early 1990's the building could no longer meet the need of residents and Gladesville Community Aid moved to Gladesville Road, Hunters Hill.

Since 1999 the Gladesville area has been targeted as an area needing revitalization by both Hunter's Hill Council and the City of Ryde, in addition to the State Government's strong push to see housing increased along major transport routes.

Description

There are two sites that Council owns within the Gladesville Commercial Centre:



- Cowell St Car Park: This site provides parking for local retail at present, but following the Gladesville Master Plan exercise, may have potential for redevelopment in association with adjacent land holdings.
- 4 Pittwater Road Gladesville: This site is in the City of Ryde and adjoins land owned by the City of Ryde. The Centre currently accommodates a community based occasional care centre. The centre is in need of updating. It is surplus to Hunter's Hill Council requirements and options to realise its value will be investigated, whilst still retain occ in the area.

These two sites offer an opportunity to be considered with the overall master planning work that is under way in Gladesville.

The site at 4 Pittwater Road will need to be considered in partnership with the City of Ryde.

Opportunities

- Developing a hub specifically to meet the needs of children and families, occasional care and long day care.
- Investigating commercial lease areas, outdoor areas, etc.
- Partnering with the City of Ryde and tapping into their property opportunities.
- Supporting the Gladesville Masterplan.
- Improving traffic and parking in and around the commercial centre.
- Linking open spaces and improving pedestrian access.
- Supporting the community by offering a range of social opportunities via the provision public spaces with adequate seating and public art.
- Supporting commercial entities via a range of business and employment opportunities.

Considerations/Influences

- Partnering with the City of Ryde to determine an outcome for 4 Pittwater Road, Gladesville.
- Partnering with the adjoining land owners to champion a sustainable vision for Gladesville.
- Supporting the community through the provision of improved open space, transport, access, heritage and social infrastructure.

Imagine this, ...

- Merrifield, Victoria
- Surry Hills Village
- Stockland, Balgowlah



Image: Parramatta Civic Centre

PAGE 24

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

4.3

LEASING AND LICENSING OF COUNCIL OWNED PROPERTIES

Council provides use of its building under leases, licences and casual and regular hire:

- Leases involve exclusive use of a property.
- Licences involved shared use of facility, where groups have access at certain times.
- Casual and regular hire arrangements are in place for use of community facilities and halls.

Council has several properties where community and recreational facilities are provided or could be provided.

Each of these properties have opportunities to expand the recreational opportunities available through improved facilities, such as expanded club houses, which can be used by a variety of community groups.

With minor leases and licenses, it is proposed to develop a policy to recoup outgoings and maintenance where practicable. This would need to be handled sensitively, recognising the community benefit of these leases and taking into account the capacity of community groups to pay.



Image: The Priory - Gladesville



Image: Hunters Hill Sailing Club

4.4

REMNANT LAND

Council holds many small parcels of land such as unformed roads, road reserves and drainage easements. These parcels are often not required by Council, but can have significant value to an adjoining owner.

Through an updated remnant land site list it will then be possible to have a systematic approach to the assessment of each site where surplus sites sell at fair market value. Disposal will need to be treated sensitively to protect community rights such as view corridors or access to the water.

In such circumstances it may be necessary to impose covenants on title.

Following assessment of a parcel of remnant land a report will be presented to Council outlining the assessment and recommended way forward. This report will address, where required and appropriate, registering of easement and right of way and other encumbrances that will protect community interest.

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

5. NEXT STEPS

5.1

PRINCIPLES

Hunter's Hill Council has a small, but valuable, property portfolio, capable of making a significant financial contribution to improved services for our residents.

Understandably, communities are generally concerned when governments dispose of, or develop their property. These concerns relate to "why" the organisation is developing its property, the outcomes of development and how the funds raised will be used.

It is therefore important to set out some ground rules to guide the implementation of the Strategy.

Key Principles

Before any financial benefits are achieved, projects that involve the development or sale of Council-owned property must:

- Prove they will deliver a net community benefit.
- Abide by probity principles to ensure procedural fairness and value for money.
- Demonstrate best practice in sustainability and urban design, where it is a development project.
- Ensure there has been effective community engagement.

5.2

OPERATIONAL MATTERS

Contractual arrangements shall ensure that the Key Principles outlined in this strategy as well as the particular vision and objectives for the project are delivered to the extent practicable.

A detailed budget for each Precinct Project is not possible at this stage. It requires a set of concept plans for each project, building costs, site valuations and ongoing running costs. Some initial high level work indicates that this program is achievable.

Feedback from the first phase of consultation on the draft Community Infrastructure Plan, now referred to as the Property Strategy, will inform the concept plans for each Project.

Council has a high dependence on land rates as a source of income and property activity is seen as a way of helping to reduce this, as well as providing funding for projects and programs that might otherwise fail to make it through the budget process.

PAGE 26

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021

It's important that the funding released through property activity is used sustainably, providing benefits for many years beyond the projects that generated the funds.

To achieve this, certain principles need to apply:

- All revenue and expenditure relating to property development activities are channeled through Council's Property Development Reserve (PDR).
- The allocation of funds from the PDR is in accordance with Council Long-term Financial Plan and ratified as part of the annual budget setting process, or at other times as opportunities arise.
- One-off revenue from property sales should not be allocated to operational expenditure unless that expenditure is also of a one-off nature.
- Opportunities to produce on-going, annual revenue from property development projects should be explored and taken up where appropriate to help reduce Council's reliance on land rates for maintaining and improving service levels.

Determining Sustainable Funding Options

As each project identified in this Strategy is progressed, a comprehensive funding plan will be produced, which will be presented to Council for consideration.

Given the dual financial impact of rate capping and asset renewal, Council will need to deal with the increasing expectations of the community for the assets they use, private benefit versus community benefit for users, level of subsidy or equitable sharing of costs for provision of assets and the need to rationalise both facilities and levels of support provided.

The following funding options can be assessed against each project:

<p>Sale or Long-Term Lease</p> <p>Sale or long-term leasing of land will only be considered in special circumstances and after public consultation. Assessment of land for sale or lease will consider the current state and use of the land, the services under the land and the possible future uses for the land including green corridors, open space, car parking, pedestrian ways, etc.</p>	<p>Continued Maintenance</p> <p>Ongoing funding must be made available to maintain Council's current and future property portfolio (industry standard would be an annual allocation in the order of 1.5-2% of the portfolio's value, excluding land value). Property maintenance is cyclical, and it is recommended that a Property Maintenance Reserve be established, and an annual allocation be made from Council's budget to enable maintenance to be planned and the need for large irregular funding requests eliminated.</p>
--	---

PAGE 27

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

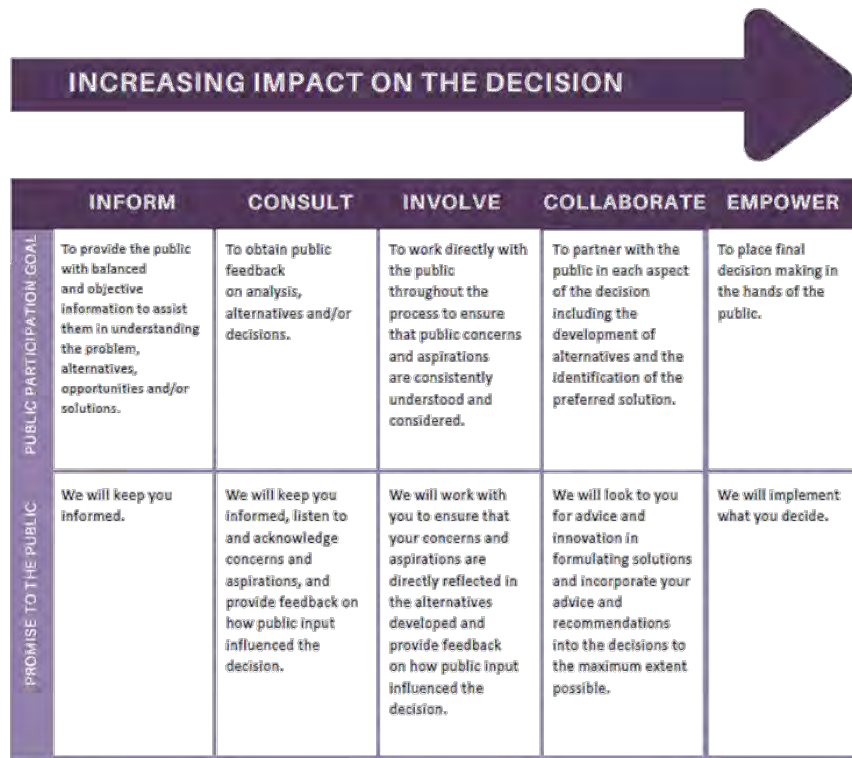
19 April 2021

5.3 COMMUNITY ENGAGEMENT

The Property Strategy is a living document that will be reviewed to ensure it meets objectives in a changing environment.

As the various elements of the Strategy are implemented there will be clear and consistent communication to ensure that the community and key stakeholders are aware of and are appropriately consulted.

Council will develop a plan for each project which will have applied its Communication and Engagement Policy which is based on the IAP2 international framework.



PAGE 28

ITEM 9 (continued)

ATTACHMENT 10

COUNCIL REPORTS

19 April 2021



ITEM 9 (continued)

ATTACHMENT 11



4 Pittwater Road, Gladesville

Prepared by: SJB Planning
 Date prepared: March 2023
 SJB Reference: 9354

4 Pittwater Road, Gladesville
 Response to Council Pre-Lodgement Meeting

Item #	Council Comment	Comments
1	A completed City of Ryde application form for a Minor Planning Proposal, which is available on Council's website via this link: https://www.ryde.nsw.gov.au/files/assets/public/forms-and-documents/2022-07-planning-proposal-form.pdf	A completed application form is provided with the amended planning proposal.
2	Payment for a Minor Planning Proposal as per City of Ryde's fees and charges (currently \$30,750, noting this will increase as of July 2023) to assess and process the application. Information relating to payment methods can be sought from Council's customer service staff on 9952 8222.	Payment will be undertaken by Hunters Hill Council upon submission of the amended planning proposal and invoicing by City of Ryde Council.
3	The Planning Proposal needs to be updated as per the following:	
	To address the NSW Government's LEP Practice Note PN 16-00 by providing information relating to Council's interests in the land, i.e., how and when the land was first acquired. If the acquisition circumstances and details are not able to be provided, a brief summary of research undertaken and the information to hand should be provided.	Property records indicate the site was transferred from Sydney Water (formerly Metropolitan Water Sewerage and Drainage Board) to Hunters Hills Council for the purpose of a baby health centre in 1945 (refer to Memorandum of Transfer at Attachment 11). The Planning Proposal report and Attachment 9 has been updated accordingly.
	To confirm the easement details for Deposited Plan 390503, i.e., why was an easement created by transfer (D394665), what is the purpose of the easement and who benefits.	The nominated easement created by transfer (D394665) relates to the Northern Beaches Ocean Outfall Sewer and imposes a number of restrictions including land use, access and construction requirements. These are stipulated in the Memorandum of Transfer at Attachment 11. Further, Attachment 9 has been updated accordingly.
	To replace references to "Council" in order to clarify as to when the document is referring to Hunters Hill Council and/or the landowner and City of Ryde Council.	Noted. The planning proposal has been amended accordingly.
	To remove references to Willoughby Council.	Noted. The planning proposal has been amended accordingly.
	To ensure references to future development are worded in a manner consistent with the proposed outcomes noting the potential community interest in the proposal.	Noted. The planning proposal has been amended accordingly.
4	As a guide, please note that timeframes for assessing and processing the Planning Proposal will be in accordance with the timeframes for a Basic Planning Proposal as outlined in the NSW Government's LEP Plan Making Guidelines that can be viewed via this link: https://www.planning.nsw.gov.au/-/media/Files/DPF/2/Guidelines/LEP-Modeling-Guideline.pdf	Noted. The planning proposal has been amended accordingly.

ITEM 9 (continued)

ATTACHMENT 11



Mr Kieran Metcalfe
Strategic Planner
Hunter's Hill Council
22 Alexander Street
Hunters Hill NSW 2110

Email: kieran.metcalfe@pmhc.nsw.gov.au

27 February 2023

Our Ref: LEP2022/14/3

Dear Kieran,

Planning Proposal for the Reclassification of 4 Pittwater Road, Gladesville from Community to Operational

I refer to Hunter's Hill Council's draft Planning Proposal that was uploaded to the NSW Planning Portal to amend Schedule 4 of Ryde Local Environmental Plan 2014 to include reclassification of 4 Pittwater Road, Gladesville from Community to Operational.

Thank you for attending the pre-lodgement meeting for the proposal held on 23 February 2023 with City of Ryde staff. The purpose of this letter is to provide feedback on the application and to request additional information so that the proposal can be considered to be complete for the purposes of assessment.

As discussed at the meeting, the following is required:

- A completed City of Ryde application form for a Minor Planning Proposal, which is available on Council's website via this [link](https://www.ryde.nsw.gov.au/files/assets/public/forms-and-documents/2022-07-planning-proposal-form.pdf): <<https://www.ryde.nsw.gov.au/files/assets/public/forms-and-documents/2022-07-planning-proposal-form.pdf>>
- Payment for a Minor Planning Proposal as per City of Ryde's fees and charges (currently \$30,750, noting this will increase as of July 2023) to assess and process the application. Information relating to payment methods can be sought from Council's customer service staff on 9952 8222.
- The Planning Proposal needs to be updated as per the following:
 - To address the NSW Government's LEP Practice Note PN 16-00 by providing information relating to Council's interests in the land, i.e., how and when the land was first acquired. If the acquisition circumstances and details are not able to be provided, a brief summary of research undertaken and the information to hand should be provided.
 - To confirm the easement details for Deposited Plan 390503, i.e., why was an easement created by transfer (D394665), what is the purpose of the easement and who benefits.
 - To replace references to "Council" in order to clarify as to when the document is referring to Hunters Hill Council and/or the landowner and City of Ryde Council.
 - To remove references to Willoughby Council.

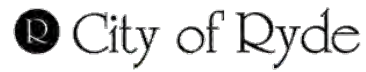
Customer Service Centre
1 Pope Street, Ryde NSW 2112
(Within Top Ryde City shopping centre)

North Ryde Office
Level 1, Building O, Riverview Business Park,
3 Richardson Place, North Ryde NSW 2113

Phone (02) 9952 8222
Email: cityofryde@ryde.nsw.gov.au
Post Locked Bag 2069, North Ryde NSW 1670
www.ryde.nsw.gov.au
ABN 81 621 292 610

ITEM 9 (continued)

ATTACHMENT 11



Lifestyle and opportunity at your doorstep

- To ensure references to future development are worded in a manner consistent with the proposed outcomes noting the potential community interest in the proposal.

As a guide, please note that timeframes for assessing and processing the Planning Proposal will be in accordance with the timeframes for a Basic Planning Proposal as outlined in the NSW Government's LEP Plan Making Guidelines that can be viewed via this [link](https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/LEP-Making-Guideline.pdf): <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/LEP-Making-Guideline.pdf>

If you have any further questions regarding the above matters, please contact Matthew Owens on 9952 6204.

Yours sincerely,



Dyalan Govender
Executive Officer City Places

Customer Service Centre
1 Pope Street, Ryde NSW 2112
(Within Top Ryde City shopping centre)

North Ryde Office
Level 1, Building O, Riverview Business Park,
3 Richardson Place, North Ryde NSW 2113

Phone (02) 9952 8222
Email cityofryde@ryde.nsw.gov.au
Post Locked Bag 2069, North Ryde NSW 1670
www.ryde.nsw.gov.au
ABN 81 621 292 610

ITEM 9 (continued)

ATTACHMENT 12



08/03/2023 02:27 PM

© Office of the Registrar-General 2023

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

ITEM 9 (continued)

ATTACHMENT 12

Req:R230816 /Doc:DL D394665 /Rev:18-Mar-1997 /NSW LRS /Pgs:ALL /Prt:08-Mar-2023 14:26 /Seq:1 of 3
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-559354

Asst. Commr. Stamp Duties
NEW SOUTH WALES

MEMORANDUM OF TRANSFER
(Real Property Act, 1900)

D394665

Stamp: 5/-
DULY STAMPED
1/12/64
18.743

THE METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD (herein called transferor) being registered as the proprietor of an estate in fee simple in the land hereinafter described, subject however, to such encumbrances, liens and interests as are notified hereunder in consideration of ONE THOUSAND POUNDS (£1000.0.0) (the receipt whereof is hereby acknowledged) paid to it by THE COUNCIL OF THE MUNICIPALITY OF HUNTER'S HILL (herein called transferee) do hereby transfer to the said transferee ALL SUCH its Estate and Interest in ALL the land mentioned in the schedule following:-

County	Parish	Reference to Title			Description of Land (if part only)
		Whole or Part	Vol.	Fol.	
Cumberland	Hunter's Hill	The Whole	5478	124	---

RESERVING nevertheless to the transferor full and free right and liberty from time to time and at all times hereafter at its will and pleasure and with or without horses carts waggons motor vehicles machines plant tools and other apparatus and things which the transferor may consider expedient to enter along over and upon any part or parts of the land hereby transferred for the purpose of constructing in order to provide alternative means of ventilating the Northern Suburbs Ocean Outfall Sewer of the transferor as the transferor in its discretion may decide to do a ventilating shaft or a small vent or an induct point at or near the manhole on the said sewer as shown on the said plan marked "A" annexed hereto bearing 273 degrees 9 minutes 45 seconds and distant 39 feet 5 inches from the frontage of the land to Pittwater Road AND the transferor HEREBY COVENANTS with the transferee that the transferor will before entering upon the said land in pursuance of the reservation hereinbefore contained give to the transferee except in cases of emergency reasonable notice of its intention so to do AND in relation to the easement hereinbefore reserved to the transferor the transferee doth hereby covenant with the transferor:-

(i) That the transferee shall not have or at any time prefer any claim of any kind against the transferor in relation to any

E. M. W. Weil
Mayor

PLAN REFILED IN
PLAN ROOM AS F.P.
431927

ITEM 9 (continued)

ATTACHMENT 12

Req:R230816 /Doc:DL D394665 /Rev:18-Mar-1997 /NSW LRS /Pgs:ALL /Prt:08-Mar-2023 14:26 /Seq:2 of 3
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-559354

2.

to any property of the transferee occasioned by or in consequence of any act or default of the transferor or any of its servants or agents in connection with the exercise or intended exercise of any of the rights hereinbefore reserved to the transferor, and :

(2) That the transferee will not at any time hereafter erect or construct any building or structure whatsoever upon that part of the land hereby transferred which is situated within a radius of 10 feet from the centre of the manhole aforesaid, and :

(3) That the transferee will not at any time use or occupy or cause or permit to be used or occupied the said land hereby transferred or any part thereof otherwise than solely for the erection and conduct of a Baby Health Centre.

ENCUMBRANCES, &c. REFERRED TO

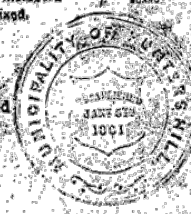
N I L.

SIGNED at *Sydney* the 30th day of *May* 1945.

The Common Seal of THE METROPOLITAN WATER, SEWERAGE AND DRAINAGE BOARD was affixed hereto in the presence of a quorum of the Board on the *thirtieth* day of *May* 1945. AS

WITNESS the hands of.....
Andrew John Campbell
and *Robert Charles Langford*

.....two of the members in whose presence this seal was so affixed. The Common Seal of the Municipality of Hunter's Hill has been hereto affixed in pursuance of a resolution duly carried at a meeting held on 4th April, 1945.



[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

.....
Transferor.

Accepted, and I hereby certify this transfer to be correct for the purposes of the Real Property Act.

[Handwritten signature]
.....
Transferee.
Mayor.

ITEM 9 (continued)

ATTACHMENT 12

Req:R230816 /Doc:DL D394665 /Rev:18-Mar-1997 /NSW LRS /Pgs:ALL /Prt:08-Mar-2023 14:26 /Seq:3 of 3
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-559354

Memorandum of transfer of
Part of lots 415 in plan annexed
to M.P. No. 855680
(Pittwater Rd.)
Municipality of Ryde
(Reserving easement)
The Council of the Municipality
of Hunters Hill

Lodged by WINDEYER & CO.,
 SOLICITORS,
 25 O'CONNELL ST., SYDNEY.

Particulars entered in Register Book
 Vol. 5478, Folio 111

The 7th June 1946 at
 12 o'clock noon

J. Kelly
 Registrar-General

C13
Document of Transfer
1946

INDEXED
 5 JUN 1946
 BY [Signature]

copy of [unclear]
2/1/46
[unclear]

ITEM 9 (continued)

ATTACHMENT 13



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
EMAIL: council@huntershillnsw.gov.au
WEB: www.huntershillnsw.gov.au

24 April 2023

Sydney Water
PO Box 399
Parramatta NSW 2124

RE: Proposed Land Reclasification - 4 Pittwater Rd, Gladesville

I write with regard to a Hunters Hill Council (Council) proposal to seek reclassification of land at 4 Pittwater Rd, Gladesville (Lot 1 DP 816692) (the site) from 'Community' to Operational' land. The site is owned by Council and is within the Ryde City Council Local Government Area. This process would be undertaken through a Planning Proposal, with Council as the applicant, Ryde City Council as the Planning Proposal Authority (PPA) and the Department of Planning and Environment as the likely determining authority. Planning proposal documentation in relation to this matter is attached for review and consideration by Sydney Water.

The subject reclassification is being sought as the site has been identified by Council through Council's 'Fit for Future Improvement Proposal 2015' as a potential asset for future redevelopment in conjunction with the Gladesville Master Plan. It can be noted that the reclassification does not include a proposal to develop or sell the land, which would need to be pursued as a separate process.

As part of the Planning Proposal process, Council is required to deal with interests in the land as required by the Department of Planning and Environment's LEP Practice Note: PN 16-001. In this instance, a specific interest which applies to the site is as follows:

- Dealing No. 394665 is a memorandum of Transfer of the land from the Metropolitan Water Sewerage and Drainage Board (MWS&DB) to Hunters Hill Council. This Dealing, amongst other matters, created an easement and also a restriction on the future use of the land as noted in "(3)" of the Dealing as stated below;

(3) That the transferee will not at any time use or occupy or cause or permit to be used or occupied the said land hereby transferred or any part thereof otherwise than solely for the erection and conduct of a Baby Health Centre.

The abovementioned interest may restrict the use of the land solely for the use as a "Baby Health Centre" and, as such, this would restrict Hunters Hill Council from selling or developing the land for any other purpose.

As this restriction is an agreement between Council and the MWS&DB (now Sydney Water) it is considered appropriate that Council consult with Sydney Water regarding this restriction.

If Sydney Water seeks to maintain this restriction on the site, Council would seek to work with Sydney Water to better understand potential future uses of the site and mechanisms to achieve this in consideration of Sydney Water and Council strategic plans and strategies. If Sydney Water would

ITEM 9 (continued)

ATTACHMENT 13



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
EMAIL: council@huntershill.nsw.gov.au
WEB: www.huntershillnsw.gov.au

be satisfied to release the restriction, confirmation to this effect in writing to allow Council to progress with the proposed reclassification would be greatly appreciated. Such correspondence would be submitted to the PPA to assist with consideration of the merits of the proposal as part of the planning proposal process.

Should you require any additional information in relation to this matter, please don't hesitate to contact me on 0439 621 925 or MetcalfeK@huntershill.nsw.gov.au.

Yours Sincerely



Kieran Metcalfe
Strategic Planner

Enc. 4 Pittwater Road Gladesville Planning Proposal Documentation

ITEM 9 (continued)

ATTACHMENT 14



5 June 2023

Our Ref: 207262

Kieran Metcalfe
Strategic Planner
Hunters Hill Council
council@huntershill.nsw.gov.au

RE: Reclassification of land at 4 Pittwater Road, Gladesville.

Thank you for notifying Sydney Water at 4 Pittwater Road, Gladesville, which proposes the reclassification of residential land from 'Community' to 'Operational'. This land will be included within the future redevelopment in conjunction with the Gladesville Master Plan.

Sydney Water has reviewed the application based on the information supplied and provides the following comments.

Sydney Water does not object to the land being reclassified. However, we note that the proposed site is traversed by the Northern Suburbs Ocean Outfall Sewer (NSOOS) critical trunk sewer main (oviform 2819x2362) as well as a shaft to access the tunnel.

Approval from Sydney Water will be required if any planned works are to be built or constructed near or over the Sydney Water assets mentioned above. The following conditions will apply:

- 24/7 unrestricted safe access to the shaft and a maintenance zone is required around the shaft access hatch.
- If Sydney Water determines that this asset is within the building works zone of influence, given that the assets mentioned above are critical, a SEA submission will be required to assess the impact of ultimate state of development.

If The Hunters Hill Council require any further information, please contact the Growth Planning Team at urbangrowth@sydneywater.com.au.

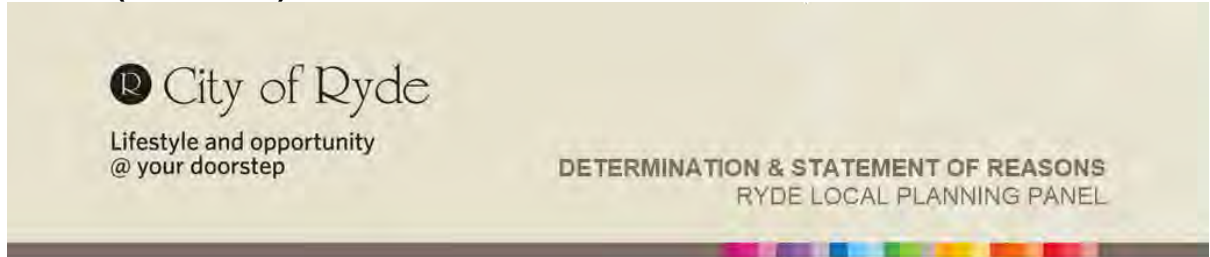
Yours sincerely,



Faith Tid-ang
Acting Commercial Growth manager
City Growth and Development, Business Development Group
Sydney Water, 1 Smith Street, Parramatta NSW 2150

ITEM 9 (continued)

ATTACHMENT 15



Date of Advice	14/12/2023
Panel Members	Marcia Doheny (Chair) Vanessa Holtham (Independent Expert) Trevor Bly (Independent Expert) Donna Gaskill (Community Representative)
Apologies	NIL
Declarations of Interest	NIL

Meeting held on 14 December 2023. Papers circulated electronically on 7 December 2023.

MATTER DETERMINED

LEP2022/14

Address: 4 Pittwater Road, Gladesville





Proposal: Reclassification of land at 4 Pittwater Road, Gladesville from community to operational land

The following people addressed the meeting:

1. Steve Kourepis (On behalf of the applicant)

PANEL Advice to Council

The Panel considered the planning proposal report and agreed that the proposal should proceed to a gateway determination for the purpose of seeking a reclassification from community land to operational.

PANEL MEMBERS	
Marcia Doheny (Chair)	
Vanessa Holtham (Independent Expert)	
Trevor Bly (Independent Expert)	
Donna Gaskill (Community Representative)	

ITEM 9 (continued)

ATTACHMENT 15

SCHEDULE 1		
1	Planning Proposal No.	LEP2022/14/4
2	Proposal	Reclassification of land at 4 Pittwater Road, Gladesville from community to operational land.
3	Street Address	4 Pittwater Road, Gladesville
4	Applicant / Owner	Hunter Hill Council (Applicant/Owner)
5	Reason for referral to RLPP	Required by Ministerial Direction made under Section 9.1 of the Environmental Planning and Assessment Act 1979 dated 27 September 2018
6	Relevant mandatory considerations	<ul style="list-style-type: none"> Not Applicable
7	Material considered by the Panel	<ul style="list-style-type: none"> Council assessment report and below attachments: <ul style="list-style-type: none"> Attachment 1 – Planning Proposal Attachment 2 – RLEP 2014 Maps Attachment 3 – Consistency of Planning Proposal with State Environmental Planning Policies Attachment 4 – Consistency of Planning Proposal with Section 9.1 Directions Attachment 5 – Certificate of Title for Lot 1 in DP 816692 Attachment 6 – Deposited Plan 816692 Attachment 7 – Requirements of LEP Practice Note PLN 16-001 Attachment 8 – Hunter’s Hill Council – Council Meeting Report and Minutes – 20 September 2021 Attachment 9 – Summary of Council’s interest in the land – Lot 1 DP 816692 Attachment 10 – Hunter’s Hill Council – Council Meeting Report – 19 April 2021 Attachment 11 – Response to Pre-Lodgment Meeting prepared by SJB Planning Attachment 12 – Dealing – D394665 – Memorandum of Transfer dated 30 May 1945 Attachment 13 – Correspondence from Hunter’s Hill Council to Sydney Water 24 April 2023 Attachment 14 – Correspondence from Sydney Water to Hunter’s Hill Council 5 June 2023
8	Meetings, briefings and site inspections by the Panel	<ul style="list-style-type: none"> Site inspection: NA Papers were circulated electronically on 7 December 2023 Briefing: 14 December 2023 Attendees: Panel members: Marcia Doheny (Chair), Vanessa Holtham (Independent Expert), Trevor Bly (Independent Expert), Donna Gaskill (Community Representative) Council assessment staff: Carine Elias, Sandra Bailey, Bekim Haliti
9	Council Recommendation	That the Ryde Local Planning Panel recommend to Council that the Planning Proposal to reclassify land at 4 Pittwater Road, Gladesville, being Lot 1 DP 816692 from Community to Operational land be submitted for Gateway Determination under s3.34 of the Environmental Planning and Assessment Act 1979.
10	Draft Conditions	Not Applicable