

Ordinary Meeting

28 April 2025 at 6.00pm

AGENDA

Notice is hereby given that the Ordinary Meeting of the Hunter's Hill Council will be held in the Council Chambers at 22 Alexandra Street Hunters Hill on

Monday 28 April 2025

Beginning at 6.00pm for the purpose of considering and determining matters included in this agenda.

Nick Tobin
Acting General Manager

Hunter's Hill Council Values

Our values are at the **HEART** of what we do and who we are. As such, we are represented by the following values:

H onesty

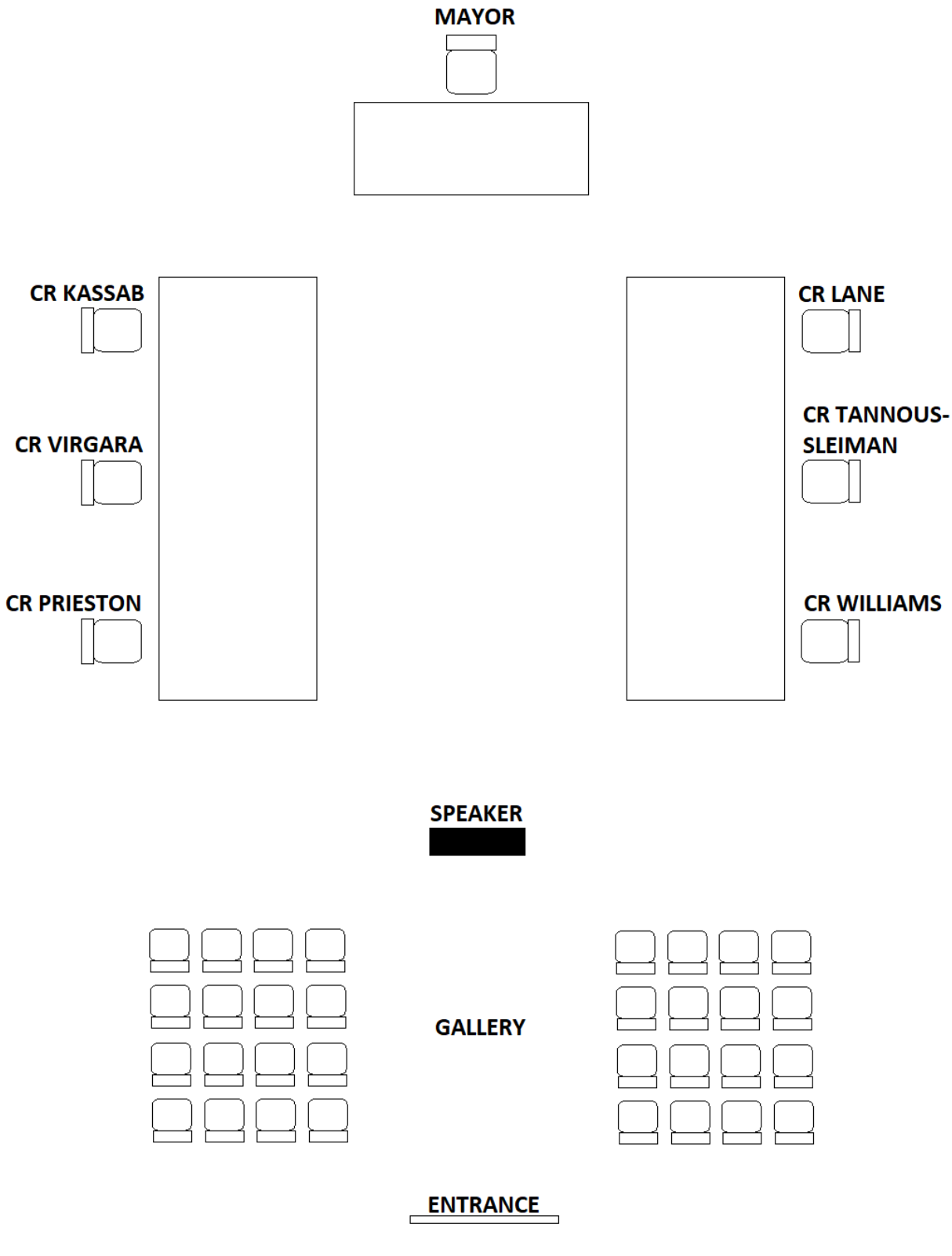
E xcellence

A ccountability

R espect

T eamwork

HUNTER'S HILL COUNCIL
COUNCIL CHAMBERS SEATING PLAN



ORDER OF BUSINESS

Prayer by Pastor Grancha

Attendance, Apologies

Declarations of Interests

1 Confirmation of Minutes

2 Business Arising

3 Reports

4 Other Business

Charter of Respectful Behaviour

1. *Comments to be "task" focused + Focus on the issue*
2. *Actively listen + be attentive*
3. *Allow others to finish their point*
4. *Deliver solutions based comments*
5. *Develop your resilience*
6. *Be informed + ask questions*
7. *Seek to understand others*
8. *Be on time + use time wisely*
9. *Acknowledge differences or personal circumstances*
10. *Value each other's contributions*

HUNTER'S HILL COUNCIL
ORDINARY MEETING OF COUNCIL
28 April 2025

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5 - CORRESPONDENCE

Nil

6 - GENERAL BUSINESS

Nil

7 - QUESTIONS WITH NOTICE

Nil

COMMENCEMENT

The meeting opened with Acknowledgement of Country and Prayer at 6pm.

IN ATTENDANCE

The Mayor Zac Miles, Deputy Mayor Julia Prieston (via Zoom for Item 4.1), Councillors Carla Kassab, Marc Lane, Carol Tannous Sleiman, Tatyana Virgara and Ross Williams.

ALSO PRESENT

Acting General Manager Nick Tobin (via Zoom), Director Community and Customer Services Annie Goodman, Director Infrastructure and Environmental Sustainability Samantha Urquhart, Director Town Planning Steve Kourepis, Manager Communications and Events Shery Demian, Recording Jade Reed and Minute-taker Sarah Valentine.

APOLOGIES

No apologies were received.

DECLARATIONS OF INTEREST

The Mayor called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

033/25 RESOLVED on the MOTION of Councillor Williams, seconded Councillor Tannous Sleiman

That the Minutes of Ordinary Meeting No. 4541, 24 February 2025 (with incorporated administrative amendments that did not affect the resolutions of Council) be confirmed.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	Councillor Tatyana Virgara
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Ross Williams	

The MOTION was CARRIED.

TABLING OF PETITIONS

PROCEEDINGS IN BRIEF

Nil

ADDRESSES FROM THE PUBLIC

PROCEEDINGS IN BRIEF

Refer to Items 4.2 and 4.9.

COUNCIL REPORTS

4.1 FINAL NET ZERO IMPLEMENTATION PLAN AND ENVIRONMENTAL SUSTAINABILITY POLICY

PROCEEDINGS IN BRIEF

MOVED on the MOTION of Councillor Williams, seconded Councillor Lane

1. That Council adopt the Environmental Sustainability Policy.
2. That Council adopt the Net Zero Implementation Plan which includes aligning Hunter's Hill Council's net zero targets with the NSW target:
    a. Net zero by 2050
    b. 50% emissions reduction by 2030 based on 2005 levels
    c. 70% emissions reduction by 2035 based on 2005 levels

An AMENDMENT was MOVED by Cr Virgara and seconded by Cr Tannous-Sleiman:

1. That Council adopt the Net Zero Implementation Plan which includes aligning Hunter's Hill Council's net zero targets with the NSW target:
    a. Net zero by 2050
    b. 50% emissions reduction by 2030 based on 2005 levels
    c. 70% emissions reduction by 2035 based on 2005 levels

The AMENDMENT was PUT to the meeting

RECORD OF VOTING	
For	Against
Councillor Carla Kassab	Mayor Zac Miles
Councillor Carol Tannous Sleiman	Deputy Mayor Julia Prieston
Councillor Tatyana Virgara	Councillor Marc Lane
	Councillor Ross Williams

The AMENDMENT was LOST

Deputy Mayor Prieston left the meeting at 06:28 pm.
Deputy Mayor Prieston returned to the meeting at 06:30 pm.

034/25 RESOLVED on the MOTION of Councillor Williams, seconded Councillor Lane

1. That Council adopt the Environmental Sustainability Policy.
2. That Council adopt the Net Zero Implementation Plan which includes aligning Hunter's Hill Council's net zero targets with the NSW target:
    a. Net zero by 2050
    b. 50% emissions reduction by 2030 based on 2005 levels
    c. 70% emissions reduction by 2035 based on 2005 levels

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously.

4.2 URBAN FOREST MANAGEMENT STRATEGY

PROCEEDINGS IN BRIEF

Mr Jim Sanderson addressed the meeting.

An extension of time was moved by Cr Williams, seconded by Cr Lane and carried by majority.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	Councillor Carla Kassab
Deputy Mayor Julia Prieston	Councillor Carol Tannous Sleiman
Councillor Marc Lane	Councillor Tatyana Virgara
Councillor Ross Williams	

RECOMMENDATION

1. That Council adopt the Urban Forest Management Strategy which includes the proposal to:

    a. Increase Hunter's Hill tree canopy cover to 40% by 2045.
    b. Ensuring tighter controls around tree protection on development sites.
    c. Strategic plantings to lower urban heat temperatures.
    d. Proactive monitoring.

MOVED on the MOTION of Councillor Lane, seconded Councillor Williams that:

1. That Council adopt the Urban Forest Management Strategy which includes the proposal to:

    a. Increase Hunter's Hill tree canopy cover to 40% by 2045.
    b. Ensuring tighter controls around tree protection on development sites.
    c. Strategic plantings to lower urban heat temperatures.
    d. Proactive monitoring.

2. That a priority list of specific, short-term actions derived from section 5 is brought to the next council meeting.

Deputy Mayor Prieston foreshadowed the original recommendation in the paper.

035/25 RESOLVED on the MOTION of Councillor Lane, seconded Councillor Williams

1. That Council adopt the Urban Forest Management Strategy which includes the proposal to:

    a. Increase Hunter's Hill tree canopy cover to 40% by 2045.
    b. Ensuring tighter controls around tree protection on development sites.
    c. Strategic plantings to lower urban heat temperatures.
    d. Proactive monitoring.

2. That a priority list of specific, short-term actions derived from section 5 is brought to the next council meeting.

RECORD OF VOTING	
For	Against
Councillor Carla Kassab	Mayor Zac Miles
Councillor Marc Lane	Deputy Mayor Julia Prieston
Councillor Tatyana Virgara	Councillor Carol Tannous Sleiman
Councillor Ross Williams	

The MOTION was CARRIED

4.3 BOAT TRAILER PARKING POLICY

PROCEEDINGS IN BRIEF

036/25 RESOLVED on the MOTION of Councillor Virgara, seconded Councillor Williams

1. That the report be received and noted; and
2. That the current Boat Trailer Parking Policy be repealed; and
3. That the Fact Sheet, shown at Attachment 1 be included on Councils website

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously.

CARRIED MOTION

037/25 RESOLVED on the MOTION of Deputy Mayor Prieston, seconded Councillor Tannous Sleiman to MOVE Items 4.4, 4.5, 4.6, 4.8, 4.9, 4.10, 4.11, 4.12, 5.1 and 5.2 in block.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

4.4 SUMMARY OF COUNCIL INVESTMENTS AS AT 28 FEBRUARY 2025

PROCEEDINGS IN BRIEF

038/25 RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Tannous Sleiman

1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

4.5 EVENTS FOR 2025

PROCEEDINGS IN BRIEF

039/25 RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Tannous Sleiman

1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

4.6 MINUTES OF THE SUSTAINABILITY ADVISORY COMMITTEE HELD ON 27 FEBRUARY 2025

PROCEEDINGS IN BRIEF

040/25 RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Tannous Sleiman

That the Minutes be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

4.7 MINUTES OF THE CULTURAL AND EVENTS ADVISORY COMMITTEE HELD ON 26 FEBRUARY 2025

PROCEEDINGS IN BRIEF

041/25 RESOLVED on the MOTION of Deputy Mayor Prieston, seconded Councillor Tannous Sleiman

That the Minutes be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously.

4.8 MINUTES OF THE ARTS ADVISORY COMMITTEE HELD ON 5 MARCH 2025

PROCEEDINGS IN BRIEF

042/25 RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Tannous Sleiman

That the Minutes be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

4.9 MINUTES OF THE HUNTERS HILL LOCAL AREA TRAFFIC COMMITTEE HELD ON 27 FEBRUARY 2025

PROCEEDINGS IN BRIEF

Director Urquhart read a statement on behalf of Shannon Kenneth.

043/25 RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Tannous Sleiman

That the Minutes be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

4.10 DEVELOPMENT APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY IN MARCH 2025

PROCEEDINGS IN BRIEF

044/25 RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Tannous Sleiman

1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

4.11 REPORT OF LEGAL MATTERS - FEBRUARY 2025

PROCEEDINGS IN BRIEF

045/25 RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Tannous Sleiman

1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

4.12 COUNCILLOR BRIEFINGS AND WORKSHOPS

PROCEEDINGS IN BRIEF

046/25 RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Tannous Sleiman

1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

CORRESPONDENCE

5.1 CORRESPONDENCE RE: FINES AMENDMENT (PARKING FINES) REGULATIONS 2025

PROCEEDINGS IN BRIEF

047/25 RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Tannous Sleiman

1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

5.2 CORRESPONDENCE RE: STATEMENT OF EXPECTATIONS ON DA ASSESSMENTS

PROCEEDINGS IN BRIEF

048/25 RESOLVED on the MOTION of Councillor Kassab, seconded Councillor Tannous Sleiman

1. That the report be received and noted.

RECORD OF VOTING	
For	Against
Mayor Zac Miles	
Deputy Mayor Julia Prieston	
Councillor Carla Kassab	
Councillor Marc Lane	
Councillor Carol Tannous Sleiman	
Councillor Tatyana Virgara	
Councillor Ross Williams	

The MOTION was CARRIED unanimously

QUESTIONS WITH OR WITHOUT NOTICE

7.1 CR ROSS WILLIAMS (SUBJECT: TRAFFIC COUNTERS IN WOOLWICH)

PROCEEDINGS IN BRIEF

QUESTION FROM CR WILLIAMS:

1. SUBJECT: TRAFFIC COUNTERS IN WOOLWICH

Background

In recent days at least four traffic counters have been installed in Woolwich. Two are located in Woolwich Road, one immediately to the west of Margaret Street and the other to the east of Franki Avenue. One is located in Clarke Road to the east of

Franki Avenue and Edgecliff Road and one is located in Margaret Street to the south of Alfred Street.



Traffic Counter in Woolwich Road to East of Franki Avenue

The locations of these counters suggests that data from these counts will be used for a traffic study related to the proposed extension of Woolwich Marina.

It is noted that the counter located in Margaret Street to the south of Alfred Street will only count vehicles accessing some street parking, the Harbour Trust car park, the Margaret Street boat ramp, the Marina street entrance or the driveway to two or three residences. As many vehicles associated with the Marina park in the surrounding streets, this counter will underestimate traffic flows associated with the Marina.

Question/s or service/s requested:

Related questions and requests:

1. Was Council or contractors of Council responsible for the placement of these traffic counters?
2. If not, who was responsible for the placement of these counters?
3. If other parties were responsible for the placement of these counters, were all relevant notifications and/or applications and fees paid for placement of these counters?
4. Can the results of these counts be made publicly available and when?
5. If Council is responsible for placement of these traffic counters, why were no counters placed in Margaret Street to the north of Alfred Street or in Alfred Street to the east of Margaret Street to better understand traffic flows associated with the Marina?

RESPONSE:

1. Was Council or contractors of Council responsible for the placement of these traffic counters?

   Response: No
2. If not, who was responsible for the placement of these counters?

   Response: Council has been working with the Harbour Trust on its management plan for Clarkes Point and Morts Reserve. As part of this strategic work a traffic management plan is required. These counters are part of this work.
3. If other parties were responsible for the placement of these counters, were all relevant notifications and/or applications and fees paid for placement of these counters?

   Response: Council and the Trust have been working together on this project and we were adequately notified.
4. Can the results of these counts be made publicly available and when?

   Response: Council will receive the results of this survey.
5. If Council is responsible for placement of these traffic counters, why were no counters placed in Margaret Street to the north of Alfred Street or in Alfred Street to the east of Margaret Street to better understand traffic flows associated with the Marina?

   Response: NA

CONCLUSION

The meeting concluded at 7.23pm.

I confirm that these Minutes are a true and accurate record of Ordinary Meeting No. 4542 held on 24 March 2025.

....

Councillor Zac Miles Nick Tobin

MAYOR ACTING GENERAL MANAGER

ITEM NO	:	2.1
SUBJECT	:	MAYORAL MINUTE: VALE GEOFFREY SQUIRES
STRATEGIC OUTCOME	:	THE COMMUNITY IS WELL INFORMED
ACTION	:	TO ACKNOWLEDGE THE PASSING OF AN INDIVIDUAL WHO HAS MADE A VALUABLE CONTRIBUTION TO THE HUNTERS HILL COMMUNITY AND SOCIETY
REPORTING OFFICER	:	MAYOR ZAC MILES

Ref:756326

PURPOSE

The purpose of this report is to acknowledge the contribution and achievements of the late Geoffrey Squires.

RECOMMENDATION

1. That the report be received and noted.
2. That a letter of condolence be forwarded to the family of the late Dr Geoffrey Squires.

REPORT

The Hunters Hill community has tragically lost a remarkable individual with the passing of long-time resident and local orthodontic specialist Dr Geoffrey Squires on Tuesday 11 March.

Born on 24 March 1957, Dr Squires grew up in Sydney. He spent 65 of his 67 years in Hunters Hill and attended the local primary and high schools – Boronia Park Public School and Hunters Hill High School and was a proud lifetime Balmain Tigers supporter. Dr Squires was a dedicated family man, he was married to his wife Skye for more than 31 years and they raised three wonderful children George, Kate and Henry.

After graduating from The University of Sydney in 1979 with an undergraduate dentistry degree, Dr Squires joined the Royal Australian Air Force (RAAF) as a dental officer. Within a year, he was promoted to Aide-de-camp to the Governor General of the Commonwealth, the Right Honourable Sir Zelman Cowen AK, where he learnt much of his statecraft. He was fascinated by Australian Government and process, and had a keen interest (and a wonderful eye and ear) for complex policy matters and public debate.

He was a huge aviation and car enthusiast and continued to serve as a senior officer in the RAAF Specialist Reserve following his appointment. He finished off his career as Group Captain and Director of Specialist Health Reserves for the RAAF in NSW.

Dr Squires found time to undertake his postgraduate studies and graduated with specialist orthodontics training in 1991.

He also completed an Advanced Education in Orthodontics group course at the University of Detroit/Mercy School of Dentistry, USA, focusing on *Goal Directed Orthodontic Philosophy*. He was the first Australian orthodontist to have undertaken the course.

Dr Squires became an Honorary Associate Lecturer at The University of Sydney in the Discipline of Orthodontics, teaching functional occlusion-based orthodontics in the post-graduate program, as well as being an international speaker. He was the deputy president of both the Faculty of Dentistry Foundation and Dental Alumni Foundation.

Dr Squires was the type of person who encouraged you to smile bigger every time you visited him. A dedicated and compassionate doctor, he devoted so much of his time caring for the Hunters Hill community. He has improved the lives of many individuals at his clinic, Smile and Function Orthodontics in Gladesville, the first dental surgery he opened. Offering more than expert dental care, Dr Squires provided a comforting presence to all who walked through his doors. He also had dental surgeries in Muswellbrook, Tuggerah, Forster, Taree and Burnie (in Tasmania).

His legacy is reflected in the countless lives he has touched, leaving behind a community of grateful patients who will remember his unwavering commitment to patient care, close friends and compatriots in the Armed Forces, confidants and those who sought his counsel in politics and those who enjoyed the fruits of his labours here in the Hunters Hill community.

Dr Squires's contributions and leadership in the orthodontic community were formally recognised when he was awarded fellowship in the prestigious International College of Dentists and the Pierre Fauchard Academy.

His funeral service was held on 25 March at All Saints Anglican Church where he was a devoted parishioner and servant, being a man of strong Christian faith.

His family, colleagues and friends paid tribute to his well-lived life. His wife Skye said he was a man who made and kept many friends from all the areas of his life. At the funeral, his wife Skye noted he was a man who made and kept many friends from all the areas of his life, and that the size of the congregation at his service was rightly reflective of this.

Our thoughts are with his wife Skye, their children George, Kate and Henry, his beloved mother Betty, and his sister Robyn all of whom will miss him dearly- as will many others, myself included, within the Hunters Hill community.

There was also a befitting quote made at his funeral that I think reflects his life poignantly – The *effect of treating others with love, kindness and respect brings a lovely and kind fate.*

May he rest in peace.

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 were no attachments to this report.

ITEM NO	:	2.2
SUBJECT	:	MAYORAL MINUTE: RECOGNITION OF LOCAL RESIDENT PAMELA ALVAREZ BOOK LAUNCH.
STRATEGIC OUTCOME	:	THE COMMUNITY IS AWARE OF COUNCIL DECISIONS THROUGH A TRANSPARENT AND DEMOCRATIC ENGAGEMENT PROCESS
ACTION	:	DELIVER A DIVERSE ENGAGEMENT PROGRAM TO ENHANCE COMMUNITY AWARENESS AND PARTICIPATION
REPORTING OFFICER	:	MAYOR ZAC MILES

Ref:761810

PURPOSE

To acknowledge local resident Pamela Alvarez and the launch of her new book *Never Alone: A Memoir*.

RECOMMENDATION

1. That the report be received and noted.
2. That a letter of congratulations be forwarded to Mrs Pamela Alvarez.

REPORT

Local Hunters Hill resident Pamela Alvarez has launched her new book, *Never Alone: A Memoir,* earlier this month at Ironwood Café.

Her book is a biography of her fascinating life and determination through adversity. Pamela has been a long-time Hunters Hill resident, having moved here from Queensland after marrying her husband Gavin, who was already a long term local. After her two children, Christina and John were born, the family moved to Gloucester for a short period.

When Pamela returned to Hunters Hill with her children, it was sadly without her husband who had passed away prematurely. At the time, Pamela completed a Nursing refresher course (having completed her studies previously in Brisbane), and returned to full-time work, all while completing a law degree at Macquarie University.

She was admitted as a solicitor following her studies and spent a decade as a prosecution lawyer in the Office of the Director of Public Prosecutions. During this time, she worked on several high-profile cases including the Milperra Massacre.

After retiring from Law in 1999, like many other grandmothers, she took care of her grandson while her daughter worked, and she started a “Grannys group” at St Marks Anglican Parish. She organised outings across Sydney for Grandparents in the local area, taking care of many little ones within our community. This concept grew into a playgroup where hundreds of local

families have been able to connect and grow together. It was wonderful to see so many of these former playgroup members in attendance at the launch, some now in their mid-20's.

Pamela has always been a fierce believer in community. She's an active supporter of many local community groups including the Anglican Parish, Hunters Hill RSL Sub-Branch and the Rotary Club of Hunters Hill. She was the individual most responsible for the re-introduction of the annual Hunters Hill Spring Garden Competition which is now entering its third year.

This year Pamela was also recognised in the NSW Women of the Year Awards on International Women's Day. She was nominated by Local State MP Anthony Roberts as the recipient for the Lane Cove electorate.

I'd like to congratulate Pamela and reiterate that it was a pleasure to officially launch her new book which is an amazing story about a life of community impact and accomplishment. I would recommend it to any local in Hunters Hill to read about Pamela's fascinating life.

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 were no attachments to this report.

ITEM NO	:	3.1
SUBJECT	:	TREE PRUNING
STRATEGIC OUTCOME	:	THE COMMUNITY IS AWARE OF COUNCIL DECISIONS THROUGH A TRANSPARENT AND DEMOCRATIC ENGAGEMENT PROCESS
ACTION	:	DELIVER A DIVERSE ENGAGEMENT PROGRAM TO ENHANCE COMMUNITY AWARENESS AND PARTICIPATION
REPORTING OFFICER	:	CR MARC LANE

Ref:756528

I, the undersigned Councillor wish to move the following Notice of Motion at Ordinary Meeting 4543 on 28 April 2025:

Cr Cr Marc Lane

RECOMMENDATION

1. That Council investigate improved tree management practices, in line with the adopted Urban Forest Strategy and considering appropriate amendments to the Development Control Plan 2013 (DCP) and other matters referenced in the body of this report; and

2. That a further report be brought back to Council outlining the improved tree management pathway proposed.

CSP Direction 2022-2032: Protect and sustain our environment so people can enjoy our outdoor spaces and places.

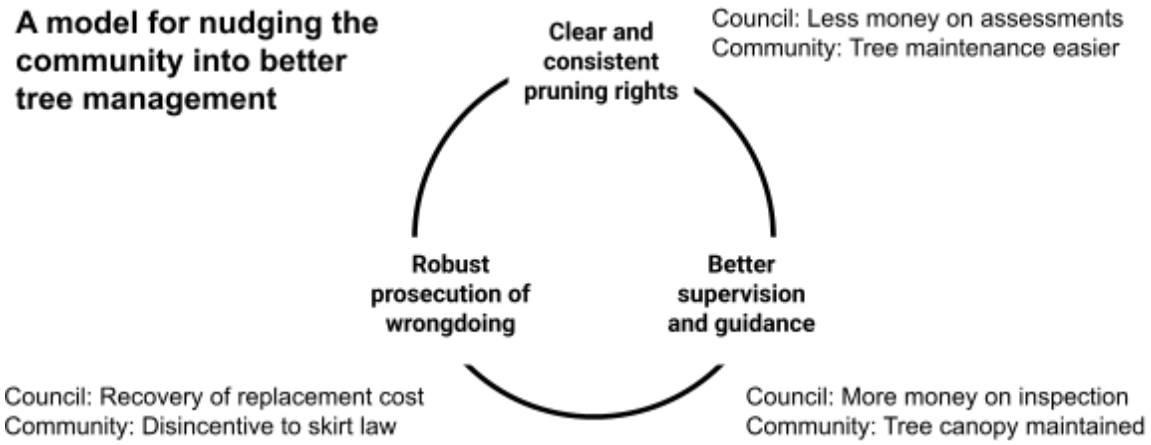
BACKGROUND

Tree pruning is a known issue in the community and one on which councillors, including myself, ran on in the 2024 election. The issue was raised in submissions in the last council meeting held on 24 February 2025 in relation to the Significant Tree Register, including the presence of conflicting advice on council's website. I have also queried flaws in the forms.

In recent years, particularly January 2025, there has been a spate of tree poisonings on both private and public property, including centennial fig trees and other native vegetation. Residents also complained of irregular pruning without notice and no evidence of approval beyond the claim of the owner, which had to be challenged 'live' as it happens.

The two issues may relate - the illegal loss of trees makes the community hyper- vigilant about trees, conversely perceived difficulty obtaining pruning permits can lead to people preferring 'begging for forgiveness' (i.e. extrajudicial solutions).

We need to bring people back into the system by making 'good' easy, and getting better at monitoring trees through improved tree management practices, including adequate resourcing, an updated Development Control Plan (DCP) that references relevant legislation, clearer approval pathways for tree pruning, ie. exploring the need for a development application for tree pruning within a heritage conservation area and vigorously pursuing and subsequent prosecution of tree vandalism.



I propose Council investigate best practice in tree management, considering:

- the Urban Forest Strategy and associated action plan
- whether any pruning can be made easier such as removal of deadwood, consistent with AS5373,
- If there is scope for Urban Forester or similar role to support the Strategy
- if pruning (whether exempt work or by approval of council) should be accompanied by a notice placed on the property (say 5 days prior), and
- other matters outlined within the body of this report.

I propose that the improved tree management pathway is reported back to Council.

ATTACHMENTS

There are no attachments to this report.

ITEM NO	:	4.1
SUBJECT	:	COUNCILLOR BRIEFING AND WORKSHOPS
STRATEGIC OUTCOME	:	THE COMMUNITY IS AWARE OF COUNCIL DECISIONS THROUGH A TRANSPARENT AND DEMOCRATIC ENGAGEMENT PROCESS
ACTION	:	DELIVER A DIVERSE ENGAGEMENT PROGRAM TO ENHANCE COMMUNITY AWARENESS AND PARTICIPATION
REPORTING OFFICER	:	NICK TOBIN

Ref:762095

PURPOSE

The purpose of this report is to provide an update about the most recent Councillor Briefing held on 22 April 2025.

RECOMMENDATION

1. That the report be received and noted.

BACKGROUND

At the Ordinary Council Meeting held on 9th March 2015, on the motion of Clr Bird and seconded by Clr McLaughlin, it was resolved (058/15) unanimously that:

1. *The agenda for Councillor Workshops and Briefings conducted prior to an Ordinary Meeting to be published and made available to the public along with the Business paper.*
2. *Members of the public be allowed to speak at Ordinary Meetings on topics that have been discussed prior to the meeting during Councillor Workshops and Briefings.*
3. *The PROCEDURE IN WORKSHOPS' section of The Hunters Hill Code of Meeting Practice should state:*
    a. *'there should be no opinion and debate on issues and projects.'*
    b. *'Questions should aim to clarify facts and not elicit opinion.'*

4. *A brief summary of issues discussed by included in a formal report to council* report.

REPORT

Agenda for Councillor briefing session held on Tuesday, 22 April 2025:

Topic	Speaker/s	Notes
Presentation/briefing: 2025/26 Budget and associated plans	Nick Tobin Acting General Manager	The General Manager briefed the committee on the draft documents prepared for public exhibition, including the Community Strategic Plan, the 12 months Operational Plan, 4-year Delivery Program, Work Force Strategy, adopted Asset Management Strategy and updated long term financial plan.
Presentation/briefing: S7.11/7.12 Update	Sam Urquhart Director Infrastructure and Environmental Sustainability Nick Tobin Acting General Manager	The General Manager and Director Infrastructure and Environmental Sustainability updated councilors on options for levying for S7.11 and 7.12 contributions. Adoption of the upgraded S7.12 plan is recommended with further work to be undertaken on the need for a S7.11 Contributions Plan based on current planning proposals and recent State Government legislation.
Presentation/briefing: Library Information Session Summary	Nick Tobin Acting General Manager	Approximately 70 community members attended the Library Information Session. DunnHillam presented zoning details, site analysis (including heritage items and trees), and concepted ideas for site configuration. Attendees participated in an engagement exercise to prioritise programs and design elements. A Q&A followed, covering timeline, height limits, funding and accommodation of existing users during construction.
Briefing: Gladesville Shopping Village	Steve Kourepis Director of Town Planning Nick Tobin Acting General Manager	The Director of Town Planning provided an updated on the results of the Planning Panels consideration of the Draft Planning Proposal.

Presentation/briefing: Flood Study update	Sam Urquhart Director Infrastructure and Environmental Sustainability	In line with the NSW Government requirements, all councils must undertake flood studies to identify land potentially affected by flooding. The final Flood Study, covering Stages 1 and 2 of the Floodplain Risk Management Program, will be presented to Council for adoption. Stage 3 of the Floodplain Risk Management Study and plan will be undertaken at a later stage.
Presentation/briefing: Footpaths Sherwin and Salter	Sam Urquhart Director Infrastructure and Environmental Sustainability	
Overview: Business Papers Council Meeting (28 April 2025)	Executive Leadership Team (ELT)	Councillors were advised of key business papers that would be on the agenda, re: Council Meeting on April 28.

CONCLUSION

A 'brief' summary of issues discussed at a Councillor Workshop or Briefing be included as a report to 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 NO	:	4.2
SUBJECT	:	GLADESVILLE MASTERPLAN PLANNING PROPOSAL
STRATEGIC OUTCOME	:	NEIGHBOURHOODS REFLECT LOCAL CHARACTER, HERITAGE AND CREATE A SENSE OF BELONGING
ACTION	:	IMPLEMENT RECOMMENDATIONS FROM THE LOCAL STRATEGIC PLANNING STATEMENT (LSPS)
REPORTING OFFICER	:	KIERAN METCALFE

Ref:760425

PURPOSE

The purpose of this report is to seek Council's consideration of the merits of a Council initiated Planning Proposal (PP) relating to the implementation of the Gladesville Masterplan project.

The PP seeks to deliver on the objectives of the Gladesville Masterplan project through amendment of the Hunters Hill Local Environmental Plan 2012 (LEP) in accordance with the Hunters Hill Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS).

This report provides a recommendation to Council to forward the attached PP to the Minister for Planning and Public Spaces (through the Department of Planning, Housing and Infrastructure) seeking a Gateway Determination in accordance with 3.34(1) of the *Environmental Planning and Assessment Act 1979*. A subsequent Gateway Determination would facilitate future stages of planning, assessment and consultation associated with the PP, including formal community consultation.

RECOMMENDATION

1. That Council supports the recommendations set out below:

(A) Forward the Planning Proposal included as Attachment 1 to this report to the Department of Planning, Housing and Infrastructure seeking a Gateway Determination in accordance with section 3.34 of the *Environmental Planning and Assessment Act 1979*.

(B) Subject to (A) above, Council endorse for public exhibition the Planning Proposal as outlined in (A).

(C) Note that following public exhibition, the Planning Proposal would be reported back to Council detailing the outcome of the public exhibition period at which time Council may resolve:

(1) To proceed as recommended in this report.
(2) To proceed with amended controls in the Planning Proposal to that exhibited.
(3) To not proceed with the Planning Proposal.

(D) Delegate authority to the General Manager to make amendments to the Planning Proposal that:

(1) Are minor and do not alter the intent; or
(2) Are required in order to comply with the Gateway Determination.

BACKGROUND

Location and Property Description

The Gladesville Masterplan Planning Proposal site is located within the Gladesville Town Centre. The locality of the site is illustrated within Figure 1 below.

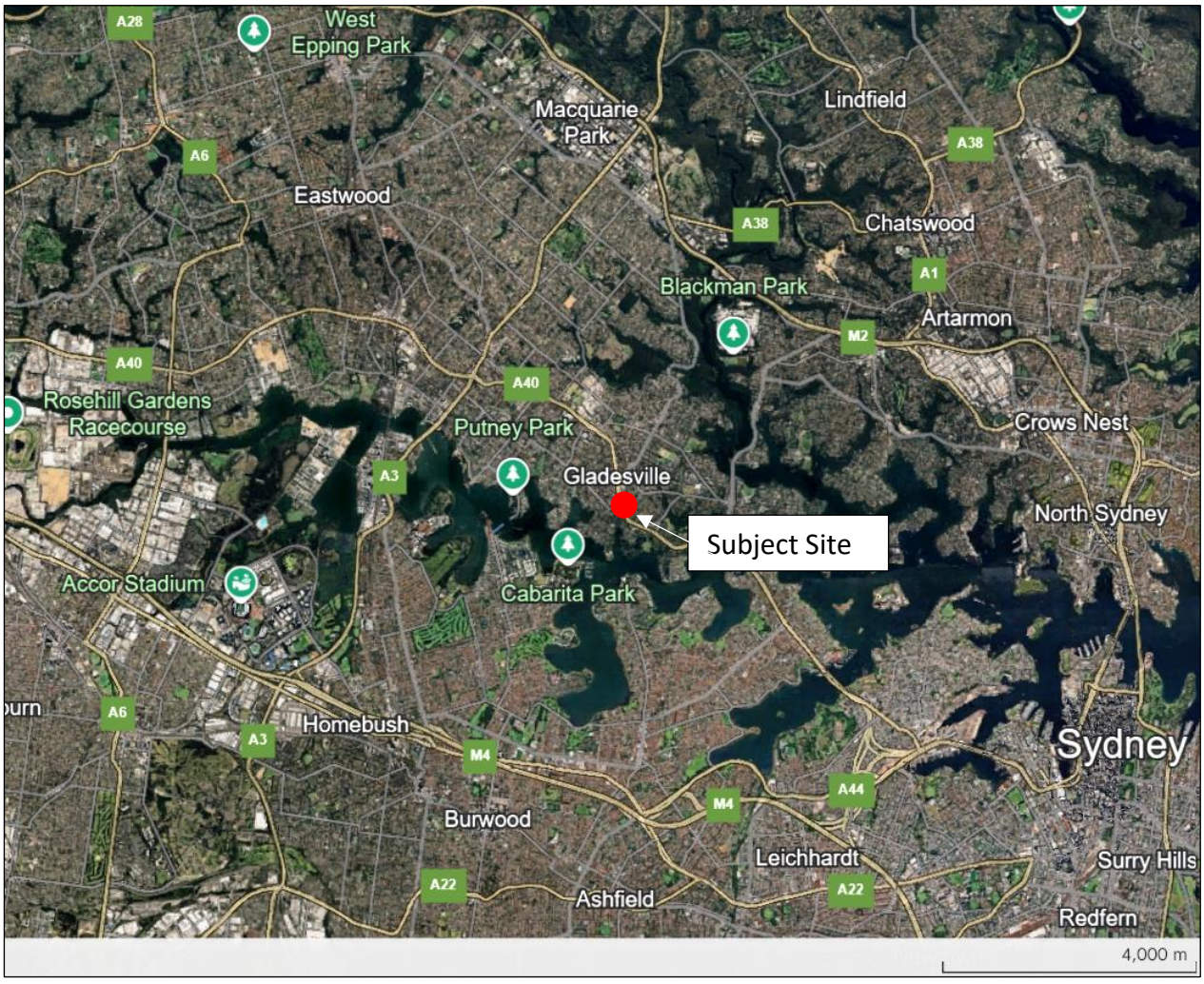


Figure 1 – Site Locality *(source: adapted from Google Earth, 2025)*

The Gladesville Masterplan planning proposal investigation area initially included 4 separate blocks (referred to as Blocks 1 - 4) fronting Victoria Road in Gladesville as illustrated within Figure 2 below. However, in consideration of factors such as economic feasibility, heritage, lot

configuration and existing local environmental plan (LEP) provisions applying the area (as discussed within this document) the investigation area considered within this Planning Proposal was refined to include only Block 4.

Block 4 (the Planning Proposal Site or Site) has an area of approximately 13,850 square metres and incorporates the Gladesville Shopping Village and several nearby properties. The Site adjoins Victoria Road to the west, Massey Street to the north, Flagstaff Street to the east and Cowell Street to the south. The Planning Proposal Site (outlined and shaded in red and labelled 'Block 4') is illustrated within Figure 2 below.



Figure 2 – Planning Proposal Site (outlined and shaded in red and labelled 'Block 4')

History of the Gladesville Masterplan Project

As noted above, the Gladesville Masterplan planning proposal investigation area initially included 4 separate blocks. Council has previously prepared development plans for these 4 blocks to inform the Gladesville Masterplan Project (the Project). The block plans were not fully worked up architectural/urban design plans and adjustments to the block options and further refinement of the building envelopes has been required. In addition to urban design work, initial economic feasibility analysis was undertaken and a traffic study prepared.

The approach taken by Council, including initial economic, traffic and urban design investigations, provided the foundations for driving change and market interest in re-developing and updating the Gladesville Town Centre for the public benefit, rather than development interest alone. This was in response to community sentiment about the poor presentation of the town centre, variable trading performance and delayed renewal of properties, following consultation with land and business owners, as well as interested stakeholders.

On 19 July 2021, Council Resolved to place draft plans and studies for Blocks 1, 2 and 3 and draft Concept Block Plans for Block 4 on public exhibition for a period of 28 days. Council also Resolved that a report be prepared for Council with an assessment of any submissions received and recommendations for the finalisation of the Gladesville Masterplan. The draft Block Studies were subsequently placed on public exhibition from 5 August until 17 September 2021.

It was clear from the feedback from the consultation process that the renewal of the Gladesville Town Centre is important for local residents. The feedback indicated that the community would like to see well designed buildings, increased public open space and a new supermarket with associated retail. The community is also keen to see a vibrant night-economy, improved pedestrian connectivity and increased community facilities.

Whilst initial technical plans and studies were prepared to inform the previous block studies and to facilitate initial community consultation, in order to achieve the outcomes of the Project, changes to planning controls under the LEP are required. These changes are required as planning controls currently in place prohibit many of the envisaged outcomes of the Project, such as increased height of buildings and increased development floor space. These planning controls are proposed to be amended through a Planning Proposal applying to Block 4 (the Proposal). This Planning Proposal has been sought to meet the requirements to amend an LEP under Part 3 of *the Environmental Planning and Assessment Act 1979* and the NSW Government's LEP Making Guideline. This more detailed assessment and planning has built upon and not superseded previous work undertaken to inform the Project.

This matter was most recently reported to Council's Ordinary Meeting of 27 November 2023, where an indicative program and resourcing structure to deliver the Project was considered. At this meeting Council unanimously Resolved:

…2. That Council endorses the implementation of the Council led planning proposal investigations to facilitate the implementation of the Gladesville Masterplan project...

This Planning Proposal has been prepared as a result of the above Resolution of Council, and builds upon previous work undertaken in relation to the Gladesville Masterplan Project.

REPORT

Project Scope

Subsequent to the abovementioned Resolution of 27 November 2023, Council Staff confirmed the scope of the Planning Proposal (including required specialist studies) through the development of a Scoping Proposal in consultation with the NSW Governments Department of Planning, Housing and Infrastructure (DPHI).

Summary of Planning Proposal Investigations

In total, five specialist studies were identified through the Scoping Proposal and subsequent guidance from DPHI as being required in order to inform the Planning Proposal. These incorporated:

- Preliminary site investigation (contaminated land assessment).
- Heritage impact assessment.
- Transport impact assessment.
- Economic and feasibility assessment.
- Masterplan.

A summary of the findings of the specialist investigations used to inform the Planning Proposal are presented under the headings below.

Preliminary site investigation (contaminated land assessment)

The preliminary site investigation (PSI) assessment sought to identify contaminated land constraints within the wider Project area. The PSI made the following conclusions:

- Historical land titles have indicated that the site has been owned by a number of private individuals and companies between 1890 and 2024 for Strata Plan No. 60993. It is considered that there is a low to moderate potential for land contaminating activities to have occurred within the Strata Plan that required further investigation.
- Review of historical aerial imagery has indicated that majority of the site has undergone minimal changes since 1943. The major changes have been observed to Block 4, whereby the current Gladesville Shopping Village was constructed between 1994 and 2004. Some demolition and extensions have been observed within majority of the block or surrounding lots. Based on review of historical aerial imagery at the site, further investigation is warranted.
- A review of publicly available contaminated land databases indicated that the site is not the subject of any licenses, applications, notices under Section 308 of the *Protection of the Environment Operations Act 1997*. The site is not notified under Section 60 of the *Contaminated Land Management Act 1997*. The site is not the subject of any notifications under Section 58 of the *Contaminated Land Management Act 1997*.
- Review of council certification has indicated that the site is not registered as:
  - Significantly contaminated land;
  - Subject to a management order;
  - The subject of an approved voluntary management proposal;
  - Subject to an ongoing maintenance order; or
  - The subject of a site audit statement.
- Based on the desktop review and site walkover, four (4) potential areas of environmental concern were identified within the site ranging moderate to high risk.
- Based on the assessments undertaken as part of this investigation, the PSI has concluded that the site is suitable for the proposed rezoning outlined within the Gladesville Master Plan, with the future associated redevelopment suitable subject to a Stage 2 Detailed Site Investigation that is required to address the four (4) potential areas of environmental concern (PAEC) prior to redevelopment works commencing.

Based on the conclusions stated above and the background data gathered during the course of this investigation, the PSI recommends the following:

- Undertake a Stage 2 Detailed Site Investigation within the identified potential areas of environmental concern to further characterise potential contamination, and inform whether further management or remediation is required prior to redevelopment works commencing on-site.
- Undertake a hazardous building material survey of the structures present on-site prior to demolition.
- Following removal of hazardous building materials (if identified), a clearance inspection must be undertaken by an appropriately qualified occupational hygienist / SafeWork NSW Licenced Asbestos Assessor.
- A waste classification assessment should be carried out on any soil materials proposed for disposal offsite as per the NSW Environment Protection Authority Waste Classification Guidelines (2014).
- Records of the transport and disposal of any materials off-site should be maintained.

This preliminary site investigation is included as Attachment 5 of the Planning Proposal.

Heritage impact assessment

The initial planning proposal investigation area (inclusive of Blocks 1- 4) contains five heritage items. An additional heritage item also adjoins the site to the north of Massey Street. These heritage items are listed below:

- I480 – 2 Massey Street, Gladesville - “Dunham House”.
- I487 – 263 Victoria Road, Gladesville - former Butcher shop.
- I488 – 219 Victoria Road, Gladesville -former Commonwealth Bank.
- I489 – 197-199 Victoria Road, Gladesville – Shops / Hotel.
- I490 – 173-183 Victoria Road, Gladesville – Shops.
- I514 – 10 Cowell Street, Gladesville – House.

In addition to the above heritage items, the planning proposal investigation area also contains part of a heritage conservation area (Hunters Hill Conservation Area No. 3 – Gladesville Village). Block 4, which is subject to this Planning Proposal, contains two heritage items (Item 1514 ‘House on 10 Cowell Street’ and Item I499 ‘Former Bank Building 219 Victoria Road’) and part of the heritage conservation area. These heritage items and conservation area are illustrated within Figure 3 below.

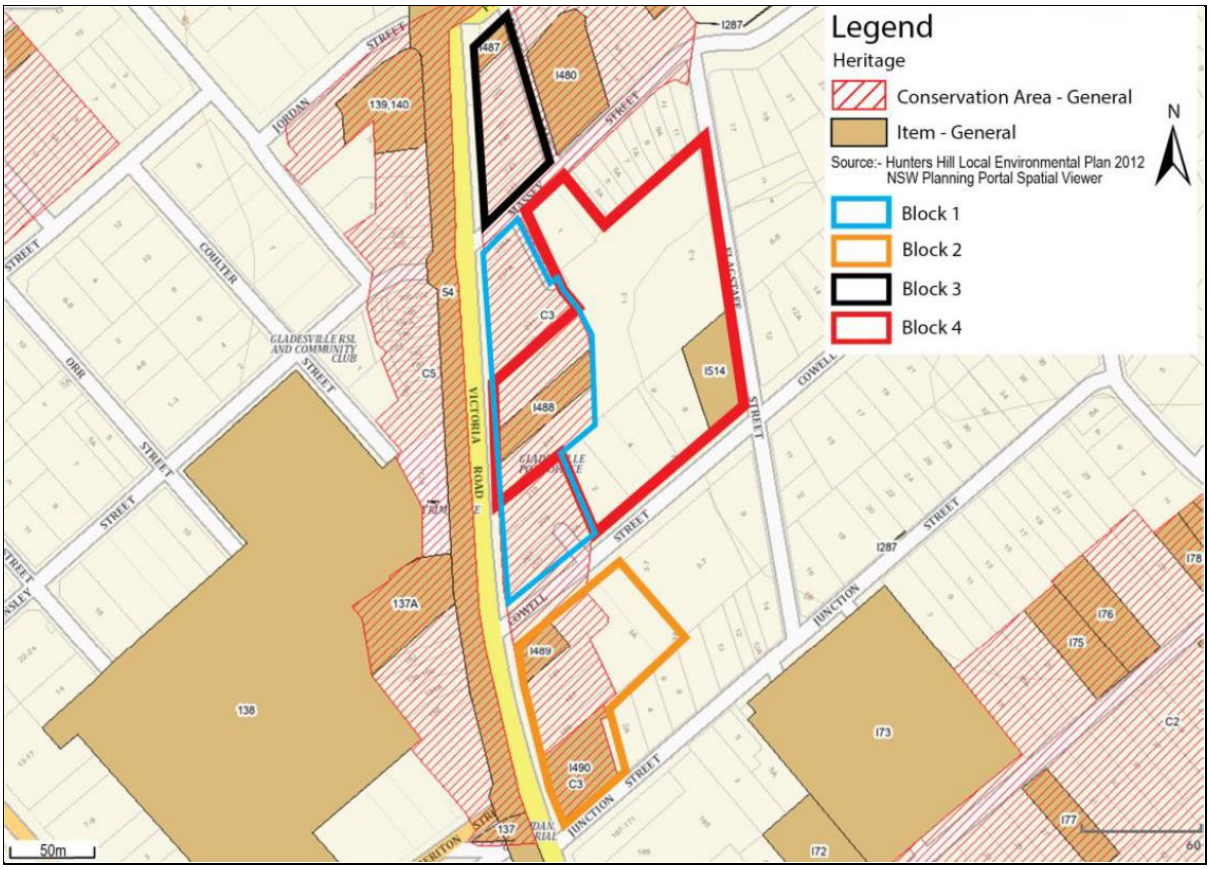


Figure 3 – Heritage Sites within the Project Area

A heritage impact assessment was subsequently undertaken to assess the significance of these sites and to provide recommendations for the management of historic heritage associated with the Proposal.

Recommendations from the heritage impact assessment have been considered in the development of the masterplan included as Attachment 1 to the Planning Proposal and the proposed LEP provisions outlined within Part 2 of the document. Information and recommendations sourced from the heritage impact assessment that are specifically relevant to the Planning Proposal are also summarised under the headings below. Recommendations within the heritage impact assessment that are not specifically relevant to this Proposal will be captured in future reviews of Council's LEP and Development Control Plan (DCP). The heritage impact assessment is included as Attachment 4 of the Planning Proposal.

<u>Hunters Hill Conservation Area No. 3 – Gladesville Village</u>

Discussion:

It is essential to create a strong differentiation between Block 4, and the properties along Victoria Road. The draft urban design strategy provides a high quality urban space, expanding the existing service lane in places and separating the Victoria Road development from development in Block 4, on the Coles site. The final urban design strategy that accompanies the planning proposal should acknowledge the constraints set by the character and from of the heritage conservation area and the heritage items facing Victoria Road.

Recommendations:

- Retain the consistent parapet line throughout HCA3, including infill development. New development is to be set back a minimum 5 metres from the street frontage to retain parapet lines.

- Encourage site consolidations where possible to achieve better heritage outcomes and quality shop top residential amenity.

Item I488 Former Commonwealth Bank – 219 Victoria Road, Gladesville

Discussion:

There is an opportunity to retain the part of the building that has heritage significance in a development that consolidates sites and places height and density uplifts on parts that are not of heritage significance, provided the impact on the building's visual curtilage is carefully handled.

Recommendations:

Retain the part of the former bank building that has heritage significance. In any future development the corresponding site area of the retained building should be excluded from height and density standards that would raise development expectations for this item. Inclusion in a larger consolidated site should be actively encouraged.

Item I514 House, including pressed metal linings on walls and ceiling but excluding the curtilage – 10 Cowell Street, Gladesville

Discussion:

It is understood that Council has accepted the approach of demolition and interpretation of the significance of the heritage item. Retention of heritage item I514 would severely inhibit good planning and urban design outcomes on Block 4.

Recommendations:

Archivally record the item by measured drawings and photography in accordance with NSW Heritage Guidelines and to use this information to interpret its significance in a publicly accessible location within the future development.

Transport impact assessment

A Transport Impact Assessment (TIA) has been prepared to inform this Planning Proposal, and to provide further information to stakeholders in relation to the transport constraints and opportunities associated with the masterplan.

This assessment considers all modes of transport to, from and through the precinct area, including

how alternative transport modes can be catered and encouraged. In addition to consideration for private vehicle, bus, taxi / rideshare, walking and cycling, the provision of parking is a key consideration to ensure parking demand does not spill into nearby residential streets.

The key findings and recommendations of the TIA, which have been considered as part of the development of the Planning Proposal and the associated masterplan, are summarised below:

- The future Gladesville Development has been defined for this assessment by The *Gladesville Masterplan: Economic and Feasibility Assessment* was prepared by HillPDA and includes:
  - 5,000m2 GLFA Retail
  - 522 apartments
- Encouraging a mode shift within the future Gladesville Development is critical to ensure both increasing quality of life for existing and future local residents and the economic viability of future development.
- It is recommended that the carparking rates in Council's DCP are adopted for future Gladesville Development, with the following changes:
  - The residential visitors parking rates within mixed-use developments is reduced to 1 per 10 units, as demand can be accommodated within the retail parking supply.
  - Up to 5% of the required parking supply can be provided as motorcycle parking, with two motorcycle spaces offsetting one car space.
  - 20% of residential parking within the development can be provided as unbundled car parking (purchased or rented separately to units) to provide a 20% car parking reduction.
  - Each carshare parking space provided offsets 5 residential parking spaces.
  - Bicycle parking is provided at the rates identified by Austroads and is in accordance with AS2890.3 and Austroads Guidelines.
  - Unrestricted off-street parking on Flagstaff Street and Junction Street are restricted to 1hr parking to ensure parking remains available.
- It is anticipated that the future Gladesville Development would generate a total of 565 tips in the AM peak and 829 trips in the PM peak. This is expected to have impacts on the Victoria Road / Cowell Street intersection, particularly the right turn into Cowell Street. However, any impact mitigation measures, such as turn pocket extensions or lane reallocations would be subject to further investigation.
- It is recommended that the planning proposal is accompanied by provision of existing bus stop location upgrades to include tactile ground surface indicators (TGSI) in accordance with *The Disability Standards for Accessible Public Transport* (DSAPT) and TfNSW's *Bus Stop Urban Design Guideline.*
- It is recommended that for the laneway internal to the existing Gladesville Shopping Village from Cowell Street to Massey Street, that service vehicle access is restricted to 6am-10am only, with hours outside of this time for exclusively pedestrians and bicycle users. The laneway should be provided with attractive features such as landscaping, street furniture and embellishments to support a vibrant public domain.
- Based on the above, there are no transport related matters to preclude the approval of the Gladesville Masterplan planning proposal subject to reasonable and relevant provisions to accommodate the proposed increased transport demand resulting from the development.

This transport impact assessment is included as Attachment 3 of the Planning Proposal.

Economic and feasibility assessment

As a result of economic and feasibility investigations used to inform the Planning Proposal, it has been identified that since the earlier feasibilities prepared in 2020, project costs have increased considerably. Construction costs have increased 30% or more, and development charges, land acquisition and holding costs have all increased. End sale values of apartments have been relatively flat, and pre-sales have slowed considerably largely as a result of rising interest rates amongst other factors. This feasibility testing shows that development under the masterplan is not currently viable, particularly with the application of a 3:1 floor space ratio. However, increase in floor space ratio to 4:1 subject to a satisfactory urban design outcome may be feasible in the short to medium term.

For the above reasons, floor space ratio and subsequent height of buildings provisions are proposed to be amended through the Planning Proposal for the key site (Block 4).

Blocks 1, 2 and 3 have been identified as not being feasible for redevelopment, even with the application of significantly higher floor space ratio provision of up to 5:1, which would inevitably also result in poor urban design outcomes. It can also be noted that existing LEP provisions already facilitate most development outcomes envisaged through the initial Gladesville Block Studies, if they were to be feasible. For these reasons, and in consideration of heritage values, fragmented land ownership and complex lot configuration, LEP amendments are not proposed by this Planning Proposal in relation to Blocks 1, 2 and 3.

This economic and feasibility assessment is included as Attachment 2 of the Planning Proposal and has been used to inform the objectives and intended outcomes as detailed within Part 1 of the Planning Proposal.

Masterplan

An urban design tested masterplan has been prepared confirm the proposed urban form and proposed planning controls (to ensure intended urban form is achieved). This has included consideration of the above specialist studies, the potential development mix, location (what type of development in which location) and yield (total amount of each type of development. This masterplan is included as Attachment 1 of the Planning Proposal and has been used to inform the objectives and intended outcomes as detailed within Part 1 of the Planning Proposal.

Planning Proposal Scope

As outlined above, the focus of the project scope has changed in response to the findings of specialist investigations used to inform the development of the Planning Proposal, and in particular economic and feasibility investigations.

The options considered in relation to the progression of the Planning Proposal following assessment to inform this process are outlined below.

Option 1 - Do nothing

The economic and feasibility assessment prepared to inform the Proposal, as requested by DPHI, found that the existing development proposal was not economically feasible. Given this finding, the option of doing nothing was considered. This option would acknowledge that the previous development options could not be achieved and would minimise Council resources being required for the Project.

This option was ultimately considered unsuitable as it would not:

- Facilitate renewal of the Gladesville Town Centre as strongly requested by the community during initial Project consultation, in response to community sentiment about the poor presentation of the town centre, variable trading performance and delayed renewal of properties.
- Deliver on Council's commitments relating to renewal of the Gladesville Town Centre as detailed within Council's LSPS and LHS.
- Facilitate additional housing to align with Council's housing targets, as administered by the NSW Government and as outlined within Council's LSPS and LHS.

It can be noted that the 'do nothing' option may facilitate private sector interest in pursuing a planning proposal for the Site. However, the approach taken by Council seeks to facilitate change and market interest in re-developing and updating the Gladesville Town Centre for the public benefit, rather than development interest alone. It also ensures that the Project is not subject to future delays which could result from changing private sector interest to initiate change for the Site.

Option 2 - Pursue previously proposed development outcomes

Pursuance of the previously proposed development outcomes for the Site were initially sought for the Planning Proposal. However, economic and feasibility assessment prepared to inform the Proposal, as requested by DPHI, found that the existing development proposal was not economically feasible. Despite this, Council could proceed with a Proposal to deliver a Planning Proposal that would not result in a viable development outcome. This option would have the following benefits:

- It would align exactly with the previous preferred development option for the site.
- It would deliver on Council's commitments relating to investigation of renewal of the Gladesville Town Centre as detailed within Council's LSPS and LHS, irrespective of any physical outcomes.

However, it was also noted that this option would:

- Not result in renewal of the Site in the short to medium term, and potentially in perpetuity, as renewal of the Site is not economically feasible.
- Would not deliver physical housing, as required by Council's housing targets.
- May not be issued a Gateway Determination by DPHI, as Council would be seeking NSW Government approval of an unviable proposal. Ultimately, if a Gateway Determination is not issued, the Proposal will not progress. This may result in:
  - Poor use of Council resources in pursuance of an unviable proposal.

- Erosion of community and key stakeholder (such as the NSW Government) confidence in Council's capabilities to deliver on its commitments for renewal of the Gladesville Town Centre.

Option 3 - Adopt much higher development densities to ensure the Proposal is viable

The economic and feasibility assessment included as Attachment 2 to the Planning Proposal notes that increasing development density, through increasing floor space ratio provision for the Site under the LEP to 4.75:1, would likely further increase development feasibility within the short term.

However, a key objective of this Project is to facilitate change and market interest in re-developing and updating the Gladesville Town Centre for the public benefit, rather than development interest alone. This Planning Proposal has sought to balance development feasibility with high quality urban design outcomes in consideration of initial community feedback in relation to the Proposal. Increasing the floor space ratio (FSR) provision for the Site under the LEP to 4:1 is considered a suitable compromise in ensuring a feasible development outcome in the medium term whilst also remaining aligned with the urban design principles sought by the community. It is considered that increase in development density to FSR 4.75:1 would unreasonably compromise the urban design outcomes sought for the Project through:

- Unacceptable loss of functional public opens space.
- Unacceptable overshadowing impacts, including unacceptable impacts to public open space within the Site and impacts to Gladesville Public School.
- Non-conformance with the apartment design guidelines, resulting in erosion of living standards for future residents or refusal of future development applications for the Site which are unable to comply with minimum design standards.

Option 4 - Adopt higher density outcomes to promote feasibility, whilst adhering to previous urban design principles and best practice design standards

Attachment 2 to the Planning Proposal notes that at FSR 4:1 project feasibility improves showing both the development margin and project IRR achieving 9.5% to 10%. These levels remain a little below target. However, sensitivity testing shows that with an improvement in end sale values of around 5% the development margin increases to 15% and the project internal rate of return to 13% which begins to look possible. Subsequent to the above, the report recommends increasing the height and FSR to around 4:1 subject to a satisfactory urban design outcome. As such, FSR of 4:1 was identified by the Project team as the minimum acceptable development density that could be pursued for the Site in consideration of economic and feasibility factors.

In order to achieve an outcome that may be economically feasible whilst also remaining aligned to Project principles and objectives, the Project team tested various options of increasing development density to promote development feasibility, whilst also adhering to previous urban design principles and achieving best practice design standards. The options tested involved distribution of project massing to various locations within the Site as presented in Attachment 1 to this Planning Proposal.

Ultimately, the preferred strategy incorporated strategic distribution of massing throughout the site which would seek to:

- Minimise the height of buildings as far as practicable.
- Where overall building height is required to be increased, the Project team sought distribution throughout the site rather than 'loading up' the tallest buildings, which may cause unacceptable overshadowing impacts, including unacceptable impacts to Gladesville Public School.
- Increasing massing on building podiums, where it does not unacceptably impact solar access to open space areas or result in potential non-compliance with the apartment design guidelines.
- Increasing massing on more marginal public open space, where the location of such massing would not compromise connectivity or the functionality of public open space within the Site.

In consideration of the above, it can be noted that the preferred design strategy (Option 4) seeks to promote the development feasibility of the Site following consideration of feedback from DPHI, whilst also ensuring the fundamental urban design principles of the Project (established as a result of significant initial community consultation) can be realised.

Planning Proposal Objectives and Intended Outcomes

The planning proposal seeks to amend the Hunters Hill LEP 2012 (LEP) in order to:

- Achieve renewal of the Gladesville Town Centre, incorporating:
    - Well designed buildings,
    - Increased public open space,
    - A new supermarket with associated retail services,
    - A vibrant night-economy,
    - Improved pedestrian connectivity; and
    - Increased community facilities.
- Deliver new and well-located housing opportunities within the Gladesville Town Centre.

These objectives and the associated intended outcomes are captured within the masterplan included within Attachment 1 to the Planning Proposal. Proposed amendments to the LEP are described in detail within Part 2 of the Planning Proposal. This Proposal will deliver on the vision for the Site as set out in Council's adopted LSPS and LHS.

Explanation of Provisions

As outlined previously within this report, amendments will be required to the LEP to realise the outcomes of the Gladesville Masterplan.

In order to achieve the objectives of the masterplan and to encourage the delivery of the identified public benefits, it is proposed to incentivise development via amendments to height

and floorspace ratio using a key site map and supporting provisions under Part 6 of the LEP to facilitate the following outcomes via the development application process:

- Amalgamation of a single feasible land parcel that is suitably sized and configured to achieve the intended development forms to overcome fragmented land ownership.
- Implementation of new public domain elements and retail floorspace proposed by the masterplan.
- Optimised solar access to public open space to ensure amenity particular during mid-winter lunchtime hours.
- Limiting potential for 'one off' speculative smaller scale development which would comprise the delivery of the overall master plan vision.

Relevant principle LEP provisions are discussed in further detail under the headings below.

Land Zoning

The existing MU1 Mixed Use zone provides suitable land use permissibility to deliver the intended outcomes of the master plan. No amendment to the existing land use zoning under the LEP is required.

While permissible under the LEP, particular land uses recommended by the masterplan including public open space (i.e. recreation areas) and the area of retail floorspace will require additional local provisions under Part 6 of the LEP. The aim is to support the delivery of public benefits and the quantum of retail floorspace intended by the masterplan.

Height of Buildings

It is proposed to retain existing height of building controls set out under the LEP for the Site. While increased building height is intended under the masterplan, it is proposed that this be achieved via the introduction of a key site map supported by additional site-specific provisions under Part 6 of the LEP. This will provide a basis for establishing building height incentives to assist in delivery of intended land amalgamation, public open space and minimum retail floorspace.

Floor Space Ratio

It is proposed to retain existing floor space ratio controls set out under the LEP for the Site. While increased floor space ration is intended under the masterplan, it is proposed that this be achieved via the introduction of a key site map supported by additional site-specific provisions under Part 6 of the LEP. This will provide a basis for establishing floor space ration incentives to assist in delivery of intended land amalgamation, public open space and minimum retail floorspace.

Key Site Provisions / Part 6 Local Provisions

It is proposed to identify the Site on a Key Site Map and establish site-specific local provisions under Part 6 of LEP. This will include height and floor space ratio bonus incentives subject to minimum site area, minimum provision of public open space, solar access standards and a

minimum retail provision. A key sites map would need to be established as none currently exists under the LEP.

Indicative drafting of the proposed LEP amendment is outlined below. It can be noted that the purpose of this indicative drafting is to outline the intent and development standards to be incorporated into a local provision. This proposed amendment would be subject to final drafting as part of the planning proposal process.

6.11 Development of Gladesville Site

(1) The object of this clause is to facilitate the development of the Gladesville Site, including residential accommodation, retail and public open spaces.

(2) This clause applies to land in Gladesville identified as "Area A" on the Key Sites Map.

(3) Development may exceed the maximum permissible height to an overall maximum of 70 metres in accordance with subclause (5).

(4) Development may exceed the maximum permissible floor space ratio to an overall maximum of 4:1 in accordance with subclause (5).

(5) Development consent must not be granted to development on the land unless the consent authority is satisfied of the following—

(a) a minimum site area of 13,500sqm is achieved.

(b) despite subclause (3), height may not exceed 42 metres within 60 metres of Victoria Road.

(c) built form over 28 metres is limited to a floorplate maximum of 750 square metres of gross floor area.

(d) A public open space is provided adjoining Massey Street that:

(i) is a minimum area of 950 square metres.

(ii) receives, on average, at least 70% direct sunlight between 11am and 2pm on 21 June each year.

(iii) is provided at grade.

(e) In addition to subclause 5(d), a centrally located public open space is provided that:

(i) is a minimum area of 800 square metres.

(ii) receives, on average, at least 60% direct sunlight between 12noon and 2pm on 21 June each year.

(iii) is provided at grade.

(f) In addition to subclause 5(d) and 5(e), provision of through site with a minimum width of 6 metres connecting the public open spaces to Victoria Road, Massey Street and Cowell Street.

(g) At least 5,000 square metres of the gross floor area permitted for the land under the maximum permissible floor space ratio will be used for the purposes of retail, including at least 3,500 square metres for the purposes of a supermarket.

(h) No part of the ground floor of a building that is facing a street or public space is used for the purposes of residential accommodation with the exception of Flagstaff Street.

Justification

The consistency of the Planning Proposal with the local and State strategic planning framework, inclusive of the Hunters Hill Local Strategic Planning Statement, the Hunters Hill Local Housing Strategy, the North District Plan and the Greater Sydney Regional Plan - A Metropolis of Three Cities, is discussed under the headings below.

Local Strategic Planning Statement

The Hunters Hill Local Strategic Planning Statement (March 2020) contains the following actions in relation to the Gladesville Masterplan:

- 4.4. Focus new dwelling growth on Gladesville Town Centre and Hunters Hill Village.
- 4.5. Prepare a masterplan for key sites in Gladesville Town Centre to focus residential growth and provide design, infrastructure and access guidance.
- 6.1. Use place-making initiatives for centres and villages and key sites i.e. Gladesville, Hunters Hill, Boronia Park and the Gladesville Hospital Precinct. Gladesville Town Centre is the priority for place-making initiatives. Collaborate with City of Ryde Council on place-making initiatives for Gladesville Town Centre and Boronia Park Village (shared centres).
- 7.1. Focus on improved development outcomes for the Gladesville Town Centre and Hunters Hill Village as the priority centres for business and community places. Incorporate adaptable business spaces, evolving technology and sustainable practices into the business environment e.g. hubs, multipurpose premises.
- 7.4. Investigate opportunities to improve the connections and access between the Hunters Hill LGA and key centres of the North District e.g. Gladesville, North Ryde, Chatswood, Macquarie Park and Eastern Harbour CBD to foster business connection and centre promotion.

The Planning Proposal seeks to give effect to the above actions of the LSPS through the use of place-making initiatives to develop a master plan to focus new dwelling growth on Gladesville Town Centre.

The Gladesville Masterplan has been developed in consideration of infrastructure and access and well as community and business needs. This process has been undertaken in consultation

with City of Ryde Council and other key stakeholders to ensure holistic and best practice consideration of the opportunities and constraints of the Site.

Local Housing Strategy

The Hunters Hill Local Housing Strategy (LHS) contains the following actions in relation to the Gladesville Masterplan:

- 1.2 – Focus mid-rise residential development in Gladesville Town Centre, Hunter's Hill Village and Boronia Park and complete precinct plans and detailed urban design analysis to inform new planning controls in these areas.
- 4.2 – Complete detailed character work, including urban design analysis and desired future character, for the key centres of Gladesville Town Centre and commercial core, Hunter's Hill Village and Boronia Park shops.

In addition to the above, the LHS also contains the following housing priority outcome:

- Gladesville Town Centre master plan and redevelopment is delivered, incorporating new residential precincts.

The planning proposal seeks to give effect to the above actions and seeks to achieve the above priority outcome of the LHS.

North District Plan

The North District Plan contains the following planning priorities that relate to the Gladesville Masterplan:

Planning Priority N1. Planning for a city supported by infrastructure

The Proposal seeks to deliver urban renewal supported by infrastructure. In doing so, the Proposal seeks to meet forecast growth while adapting to the future service, infrastructure and social needs of the community in accordance with the objectives of this planning priority.

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

The Proposal seeks to deliver approximately 500 new well located homes within the strategic location of the Gladesville Town Centre. These homes will be collocated with existing services and adjacent to the existing arterial transport route of Victoria Road.

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

The Proposal seeks to renew the Gladesville Town Centre to create a great place for the local community while respecting the district's heritage. This will be achieved through undertaking urban design, social and heritage assessment to inform the Gladesville Masterplan and the overall renewal strategy for this important community precinct.

Given the above, the Planning Proposal would give effect to the relevant planning priorities within North District Plan.

Greater Sydney Regional Plan - A Metropolis of Three Cities

The North District Plan gives effect to the *Greater Sydney Regional Plan - A Metropolis of Three Cities (A Metropolis of Three Cities).* Relevant objectives from a Metropolis of Three Cities includes and a description of the consistency of the Planning Proposal with these objectives are provided under the headings below.

Objective 2 - Infrastructure aligns with forecast growth – growth infrastructure compact

Attachment 3 of the Planning Proposal has considered how forecast growth associated with this Proposal would impact upon transport infrastructure. Further, consultation would be undertaken with relevant infrastructure operators as part of the planning proposal process. This assessment and consultation will facilitate identification of infrastructure requirements associated with the Proposal in order to ensure infrastructure is aligned with forecast growth.

Objective 4 - Infrastructure use is optimised

The Proposal applies to land within an existing town centre and adjacent to the existing arterial transport corridor of Victoria Road. As such, the Proposal would maximise the utility of existing infrastructure assets to reduce the demand for new infrastructure.

Objective 6 - Services and infrastructure meet communities changing needs

The Planning Proposal seeks to deliver social infrastructure that reflects the needs of the community now and in the future, though improving urban connectivity and accessibility and provision of new community facilities within the Gladesville Town Centre.

Objective 7 - Communities are healthy, resilient and socially connected

The Planning Proposal would facilitate transformation of the Gladesville Town Centre, through provision of improved accessibility and connectivity, the creation of new shared public areas and colocation of new residential and commercial development alongside new well designed public open space and community facilities.

Objective 10 - Greater housing supply

The Planning Proposal would facilitate the delivery of approximately 500 new residential units. As such, the delivery of this Project alone would exceed the NSW Governments housing target for the entire Hunters Hill Municipality of 400 new completed homes by 2029.

Objective 11 - Housing is more diverse and affordable

The provision of additional well located housing as outlined above would improve diversity and availability of housing within the Hunters Hill Municipality.

Objective 12 - Great places that bring people together

The Proposal has been developed through place based planning with the intent to deliver great public spaces within the site through:

- Prioritising a people-friendly public realm and open spaces as a central organising design principle.
- Recognising and balancing the dual function of the plaza within the site as a place for people and movement.
- Providing fine grain urban form, diverse land use mix, high amenity and walkability within an existing town centre.
- Integrating social infrastructure, including public open space and community facilities, to support social connections and provide a community hub.

Objective 13 - Environmental heritage is identified, conserved and enhanced

Environmental heritage has been identified and assessed through the Heritage Impact Assessment included as Appendix 4 to the Planning Proposal. This assessment and consideration of environmental heritage within the Planning Proposal will facilitate:

- Engagement with the community regarding the heritage values of the site.
- Adaptive re-use and interpretation of heritage where practical (for example in relation to the interpretation of *'Item 1514 House on 10 Cowell Street'*).
- Management of the cumulative impact of development on the heritage values and character of the locality.

Objective 14 - A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities

The Proposal integrates land use and transport through locating mixed use development within an existing town centre, adjacent to the existing arterial corridor of Victoria Road. Transport connections to the site, including active transport modes, have been assessed as part of the development of the Planning Proposal as detailed within Appendix 3 to the Planning Proposal report.

Objective 31 - Public open space is accessible, protected and enhanced

The Planning Proposal would facilitate the establishment of new public open space as a key feature of the Site.

Objective 33 - A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change

Integration of land use planning and transport in the development of the Planning Proposal will assist to mitigate emissions generated through the use of the Site in perpetuity.

Objective 34 - Energy and water flows are captured, used and re-used

The renewal of the Site as a result of the Planning Proposal will enable implementation of contemporary energy and water management for the Site.

Objective 36 - People and places adapt to climate change and future shocks and stresses

The Site of the Planning Proposal is not subject to identified natural hazards such as flood prone land or bushfire prone vegetation. The Proposal would also facilitate infill urban development, avoiding impacts to environmentally sensitive areas and areas of significant biodiversity.

Objective 37 - Exposure to natural and urban hazards is reduced

As outlined above, the Site of the Planning Proposal is not subject to identified natural hazards such as flood prone land or bushfire prone vegetation.

Given the above, the Planning Proposal would give effect to the relevant objectives of A Metropolis of Three Cities.

State Environmental Planning Policies

The consistency of the Planning Proposal with relevant State Environmental Planning Policies is discussed in detailed within Table 3 of the Planning Proposal. As detailed within Table 3, the Planning Proposal is consistent with all relevant State Environmental Planning Policies.

Ministerial Directions (s.9.1 directions)

The consistency of the Planning Proposal with relevant Ministerial Directions made under section 9.1 of the *Environmental Planning and Assessment Act 1979* is discussed in detailed within Table 4 of the Planning Proposal. As detailed within Table 4, the Planning Proposal is consistent with all relevant Ministerial Directions with the exception of minor inconsistencies with Direction 4.5 - Acid Sulfate Soils and Direction 3.2 - Heritage Conservation.

In relation to Direction 3.2 - Heritage Conservation, the Planning Proposal investigation area contains part of a heritage conservation area (Hunters Hill Conservation Area No. 3 – Gladesville Village) and two heritage items (Item 1514 ‘House on 10 Cowell Street’ and Item I499 ‘Former Bank Building 219 Victoria Road’). Further information regarding these heritage items and conservation area, inclusive of potential impacts and associated mitigation measures, are detailed within the ‘summary of planning proposal investigations’ section of this report.

As the Planning Proposal will change planning provisions applying to the site of the proposed heritage items and heritage conservation area to increase development density, the Proposal is considered to be inconsistent with this Ministerial Direction. However, the environmental heritage significance of the items and conservation area is conserved by existing heritage provisions of the Hunters Hill LEP 2012, which will assist to guide the future management and/or conservation of the sites. With the application of existing heritage provisions of the Hunters Hill LEP 2012 and with the application of recommendations of the Heritage Impact Assessment included as Attachment 4 of the Planning Proposal, it is considered that the inconsistency with this Ministerial Direction is of minor significance.

In relation to Direction 4.5 - Acid Sulfate Soils, the Site is mapped as 'Class 5' in relation to acid sulphate soils. Class 5 areas do not necessarily indicate the presence of acid sulphate soils, but rather that the site is within the vicinity of Class 1 – 4 acid sulphate soils and could impact on those areas in particular circumstances (for example through lowering of the water table). Given the Site is located in an elevated position on a ridge line and is greater than 500 metres to the nearest Class 2 and Class 3 acid sulphate soils, impacts to acid sulphate soils as a result of the Proposal are considered very unlikely and the associated inconsistency with this Ministerial Direction is considered of minor significance.

COUNCILLOR WORKSHOP

A workshop to present the initial findings of Planning Proposal investigations to the elected Council was held on 17 March 2025.

A number of matters raised during this workshop, along with Council Staff responses are provided below.

Matter raised: Why are the dwellings fronting Massey Street not included in the "Block 4" site area?

Response: The previous economic assessment concluded that the inclusion of the Massey Street properties would impact the economic viability of the proposed redevelopment of Block 4. Therefore, a decision was made by Council to exclude the lots from Block 4. The current Block 4 study area (the Planning Proposal Site) reflects the site area nominated in the 2021 Gladesville Block Study based on the previous economic assessment used to inform the Project.

The updated masterplan provides separation between the proposed 4 storeys podium form and the properties fronting Massey Street. The intent is to accommodate additional landscape screening along the shared boundary. The outcome is consistent with the 2021 preferred built form option.

Matter raised: Were recent Low and Mid-Rise Housing Policy reforms considered as part of the updated master plan investigations?

Response: Yes, these reforms were considered in relation to the evolving scale and character of neighbouring residential areas. The reforms have been captured in the Planning Proposal and the associated masterplan.

Matter raised: Could the open space be reconfigured to reduce the width of access laneways, and potentially consolidate the primary open space areas?

Response: The role of the masterplan is to demonstrate capacity to accommodate appropriate built form outcomes within the framework of the proposed LEP amendments. However, we acknowledge that the site arrangement could be resolved in a number of ways.

The design principles adopted for the preferred masterplan seek to establish a site layout which can deliver good visual and spatial amenity of future laneway connections, as part of the broader pedestrian network. The Proposal includes some 'service laneways' but the design intent is also to maximise ambience and placemaking opportunities for other laneway typologies so to complement the pedestrian journey through the new sequence of open spaces. Light, air and outlook should also be prioritised to laneway connections and where residential

uses are envisaged, the Apartment Design Guideline Design Criteria for minimum building separation must be met to satisfy State Environmental Planning Policy (Housing) 2021. The Apartment Design Guideline Design Criteria have been taken into account in the development of the masterplan and the identification of associated appropriate open space configuration and laneway width.

Matter raised: Could the streetwall height be increased at the south eastern corner of the site – given the potential for increased building heights within adjoining residential areas (Low- and Mid-rise SEPP policy)?

Response: It may be possible to increase the streetwall height in this location. However, the depth of the upper podium levels is limited by the intent to allow for residential uses (also refer to the response above in this regard).

Matter raised: Could the retail offering be expanded beyond the 5,000sqm gross floor area (which is currently anticipated in the Proposal)? Would it be possible to have two floors of retail?

Response: Yes, the retail floor space is intended as a minimum.

Matter raised: Could the Planning Proposal also include a minimum lot size for the lots on the corner of Victoria Road and Massey Street?

Response: This area does not form part of the Planning Proposal (for reasons outlined within the 'background and context' section of the document) and is not required in order to facilitate the built form outcomes and functionality for Block 4 as outlined within the masterplan documentation included as Attachment 1 to the Planning Proposal.

Matter raised: 19 story buildings were not identified as the preferred option for the community as a result of previous consultation, is 19 stories likely to be supported now?

Response: The urban form presented as part of previous community consultation was based on a number of factors in addition to height of buildings, such as bulk and scale, public open space, pedestrian connectivity, desired future character and solar access. These principles have been carried forward into the development of the current preferred masterplan strategy.

It can be noted that economic conditions have changed substantially since community consultation undertaken in 2021. In order for the Proposal to be more economically feasible in accordance with feedback provided by DPHI, additional floor space must be integrated into the proposal.

The project team have tested various options to improve project feasibility as detailed within Attachment 1 to the Planning Proposal, which ultimately have 'knock on' effects to other aspects of the Proposal. For example, including all of the required additional floor space on top of the two highest existing buildings significantly increases building height to approximately 24 stories, compromising future desired character and increasing overshadowing impacts. Alternatively, increasing ground floor development space minimises the amount of public open space available to the community, while increase in podium level and building width floor area results in non-compliance with the apartment design guidelines and increases bulk and scale.

The preferred strategy reflected by the Planning Proposal seeks to distribute the additional floor space throughout the site. This is intended to balance design outcomes to ensure additional floorspace can be achieved so that the Proposal can be feasible, while also adhering to design principles adopted from initial community consultation.

The community would also have the opportunity to review the Planning Proposal and provide feedback on this intended approach as part of the later public exhibition phase. This feedback can be used to inform the progression of the Planning Proposal.

Matter raised: Can we prepare a section 7.11 development contributions plan for this site?

Response: Review into the potential development of a section 7.11 plan is currently being undertaken by Council Staff. This review will inform the preferred infrastructure funding structure for the area as outlined under the 'Infrastructure Considerations' section of this report.

Matter raised: The journey behind the identification of the preferred design strategy should be made clear to the public. This will allow a better understanding of the factors that have been considered in the development of the masterplan.

Response: The Planning Proposal now incorporates details of urban form testing within Attachment 1 and options analysis within the 'background and context' section of the document. This is intended to present information regarding the substantial testing and assessment of the Proposal against Project objectives, statutory requirements and design principles adopted as a result of initial community consultation. This is intended to better inform the community in relation to the masterplan and Planning Proposal development process.

LOCAL PLANNING PANEL

This matter was reported to the Hunters Hill Local Planning Panel (LPP) meeting of 10 April 2025 in accordance with the Local Plan Making Guideline and Ministerial Direction (9.1 Local Planning Panels – Planning Proposals), which require that Council's refer PPs to local planning panels for advice. During this meeting, the LPP unanimously resolved that:

1. The LPP advises Council that it supports the attached Planning Proposal investigations, which will support the submission of a Planning Proposal to the Department of Planning, Housing and Infrastructure seeking a Gateway Determination in accordance with section 3.34 of the *Environmental Planning and Assessment Act 1979*, noting the following comments:

    i. The proposed Clause 6.11 (5)(a) should be a separate sub-clause, if it is Council's intention that the site must be developed as a whole, and consideration must be given to strengthen the wording of this sub-clause;
    ii. Consideration of the inclusion of Blocks 1, 2 and 3 should continue to ensure the viability of the Gladesville Shopping Centre.

The comments from the Hunters Hill Local Planning Panel as noted above are discussed in further detail under the headings below.

Matter raised: The proposed Clause 6.11 (5)(a) should be a separate sub-clause, if it is Council's intention that the site must be developed as a whole, and consideration must be given to strengthen the wording of this sub-clause

Response: This comment was noted by Council Staff during the meeting and further analysed by Council Staff, urban design and town planning specialists following the meeting.

This further analysis noted that proposed clauses 1 and 2 seek to identify the intent of the proposal and the location of the site respectively. It was further noted that proposed clauses 3 and 4 provide provisions that would facilitate a higher density development outcome on the site.

In contrast to the above clauses 1 – 4, it was noted that proposed clause 5 has been structured to include a list of provisions that seek to provide parameters to align development with the intent of the masterplan included as Attachment 1 to the Planning Proposal. Effectively, these are provisions that will control the outcome of the development of the site to align with the masterplan, including requirements for aspects such as minimum public open space, minimum retail floor space and solar access.

It was identified that creating a new separate and more specific clause for minimum site area alone would unproductively constrain potential development outcomes through removing flexibility, whilst also unjustifiably elevating the importance of minimum site area above other provisions such as minimum public open space and solar access.

Given the findings of the above further analysis, it has been considered that the current structure of the proposed LEP amendment best meets the Planning Proposal Objectives and Intended Outcomes (to achieve renewal of the Gladesville Town Centre and deliver new and well-located housing opportunities). This is proposed to be achieved through appropriate development provisions to align the development with the masterplan, whilst also enabling some flexibility to address development constraints and enable design innovation. This preferred approach is intended to ensure desired and actual urban renewal can be achieved. It has therefore been identified that the existing proposed structure of this clause as outlined within the planning proposal is fit for purpose and preferred in relation to the proposed LEP amendment.

Matter raised: Consideration of the inclusion of Blocks 1, 2 and 3 should continue to ensure the viability of the Gladesville Shopping Centre

Response: Blocks 1, 2 and 3 continue to form an important part of the overall Gladesville Masterplan Project. These blocks have been comprehensively considered and assessed within the planning proposal investigations included as attachments to the planning proposal.

Amendments to the LEP are generally not required in order to achieve the intended outcomes for Blocks 1 ,2 and 3 as outlined within Council's initial block studies, as current LEP provisions already facilitate most intended development outcomes. For this and other reasons (including heritage values and development feasibility identified through planning proposal investigations included as attachments to the planning proposal report), it is not currently justifiable or necessary to progress a planning proposal for Blocks 1, 2 and 3 to achieve the overall objectives and intended outcomes of the Gladesville Masterplan Project.

Blocks 1, 2 and 3 will continue to form a critical component of the overall Gladesville Masterplan Project, including continued consideration in urban design and transport planning. The outcomes of this work are intended to be captured within subsequent potential amendments to the Hunters Hill Development Control Plan and development contributions framework to achieve the objectives and the intended outcomes of the overall Gladesville Masterplan Project.

To specifically address the wording of this comment, the viability of the Gladesville Shopping Centre is likely to be significantly improved as a result of the planning proposal, which has, and will continue, to comprehensively consider the economic, heritage, transport, urban form and various other relationships between all blocks within the Gladesville Masterplan Project area, inclusive of Blocks 1, 2, 3 and 4.

ENVIRONMENTAL IMPACT ASSESSMENT

The Site is a proposed urban infill development area which has been subject to significant past disturbance. As such, the Proposal would not impact upon areas of high environmental significance.

Any environmental effects of the Proposal are likely to be associated with potential impacts to existing and future surrounding land uses and heritage, transport and contaminated land. The effects of these potential impacts have been considered within the specialist reports included as attachments to the Planning Proposal. These reports and associated management measures have been captured within the Planning Proposal and have been considered in the development of the urban design information included within Attachment 1 to the Planning Proposal. Proposed measures to manage the potential impacts of the Proposal are also summarised within the *'summary of planning proposal investigations'* section of the Planning Proposal.

SOCIAL IMPACT ASSESSMENT

As detailed within the Planning Proposal, the Proposal will not change the current land use zone (MU1 – Mixed Use) or the associated potential use of the Site. The Site is intended to remain as the Gladesville Town Centre and the Proposal seeks to renew and enhance the existing site. As such, overall social and economic effects of the Proposal are likely to be positive and future land uses will remain generally consistent with the intent of the current land use zone.

Notwithstanding the above, the Proposal will deliver housing and significantly increase development capacity on the site. In order to ensure this increased development is appropriately planned, site constraint analysis has informed urban design planning associated with this Proposal as detailed within Appendix 1 of the Planning Proposal report. This urban design planning will ensure significant public domain improvements can be achieved and overall public outcomes improved as a result of the Proposal.

It can also be noted that the site of the Proposal is identified as a *'Town Centre'* on the *'Town Centres Map'* under State Environmental Planning Policy (Housing) 2021. This will permit certain types of low and mid rise housing within 800m walking distance of the Site. The renewal

and enhancement of the Gladesville Town Centre will positively contribute to potential future development associated with this SEPP, by further supporting the role of the Gladesville Town Centre in providing public open space, retail, community facility and transport opportunities within a central location.

INFRASTRUCTURE CONSIDERATIONS

Infrastructure Demand

The Proposal seeks to make efficient use of existing public infrastructure through renewal of an existing town centre. However, given the Proposal would facilitate a substantial increase to development capacity on the site, it will result in increased demand for infrastructure.

In relation to transport infrastructure, a transport impact assessment has been prepared to inform the Planning Proposal. This assessment is included as Attachment 3 to the Planning Proposal and has provided a number of recommendations (as detailed previously within this report) that have been considered in the development of the Planning Proposal, including the associated Masterplan.

In relation to utility infrastructure, including electricity, sewer and water, consultation is proposed to be undertaken with relevant utility operators during the exhibition phase of the planning proposal process. This will facilitate consideration of the potential increased demand on this infrastructure as a result of the Proposal and advise Council of matters which should be addressed to ensure adequate infrastructure provision can be achieved.

Development associated with this Planning Proposal will not be permitted until the site is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it).

Infrastructure Funding

Council currently funds the delivery of infrastructure partly through development contributions received in accordance with the *Hunters Hill Council Section 7.12 Local Infrastructure Contributions Plan*. This local infrastructure contributions plan enables Council to apply a fixed percentage levy on development to contribute toward the provision of local infrastructure.

In order to ensure the development contributions framework applicable to the Proposal is fit for purpose, a review of the current development contributions framework will be undertaken prior to public exhibition of the Planning Proposal. Subsequent actions as a result of this review may include one or a number of the following:

- Revision of the current 7.12 Local Infrastructure Contributions Plan to consider relevant infrastructure demand associated with the Proposal.
- Preparation of a 7.11 plan to capture relevant infrastructure demand within the locality and resulting from the Proposal.
- Development of a policy and framework to facilitate the administration and management of voluntary planning agreements.

The above development contributions framework review will be informed by further infrastructure assessment and stakeholder consultation as part of the planning proposal process. This review (along with the implementation of subsequent actions) would be finalised before the completion of the planning proposal process. This will ensure a fit for purpose development contributions framework is in place prior to the determination of any development application related to the Proposal.

DEVELOPMENT CONTROL PLAN

To support the delivery of intended high quality urban design and place making outcomes, detailed place-specific guidance will be provided under the Hunters Hill Development Control Plan (DCP) to complement the proposed LEP provisions outlined previously within this report.

Building envelopes under the masterplan have been tested in accordance with the design criteria and general guidance set out by the NSW Apartment Design Guide (ADG). The DCP provisions are intended to complement those set out in the ADG.

Draft site specific DCP provisions will be developed prior to public exhibition to guide design outcomes that are particular to this Site. It is likely that this will include updates to Section 4.4 (Gladesville Village Centre) and Section 4.4.8 (Key Site - Precinct 4) of the DCP.

The site specific DCP will set out the overall vision, aims and objectives, and design principles for the precinct, as well as providing the site-specific development controls and guidance to complement the broader development control framework.

The key focus areas for guidance under the DCP are intended as follows:

1. Establishing an interconnected site layout

New development will be required to occur generally in accordance with the development pattern set out in the masterplan. This will include the location and configuration of building footprints, public open space, pedestrian links and shared zones. Provisions will be included to support connection between key public open spaces and Victoria Road, Massey Street and Cowell Street.

2. Providing building envelopes that support local amenity

To control building height modulation, the site specific DCP will provide indicative envelopes consistent with the modelling and envelope testing set out in the masterplan. This will ensure that interpretation and application of controls set out under the ADG suitably addresses other interfacing site-specific matters. This includes public domain amenity, solar access, podium/ street wall height to maintain and establish human scale.

3. Activating the public domain

A key aim of the masterplan is to establish lively and active public domain including new public spaces and links through the site. The DCP will seek to ensure that the arrangement of land uses and building frontages at ground levels promote activity that attract pedestrian traffic, provide visual interest and ensure passive surveillance over the public domain. The DCP will

provide guidance in relation to building edge and interface conditions to maximise opportunities for people to interact and engage in activity within buildings and public space. Public domain activation will be supported by additional provisions which will support the find grained commercial/ retail frontage at ground levels and under-grounding of supermarket uses.

4. **Rationalising development in relation to the ground plane**

The topography of the site is complex, requiring careful consideration of levels throughout the Site in relation to the established levels of existing surrounding streets. To ensure seamless and intuitive integration of public domain and land uses, the DCP will provide guidance on datum levels for public domain levels and interfacing building levels.

5. Movement Network

The DCP will aim to facilitate the permeability, safety and functionality of movement networks within the Site. Particular regard will be given to:

- Identifying preferred vehicular access and servicing locations, the design and configuration of pedestrian vehicle shared zones.
- Ensuring basement parking on the site has appropriate access while minimising the impact of parking structures on the public domain, so as to balance accessibility and streetscape quality.
- Configuration of pedestrian / vehicle shared zones.

The above DCP review will be informed by further assessment and stakeholder consultation as part of the planning proposal process. This DCP review (along with the implementation of associated DCP amendments) would be finalised prior to the completion of the planning proposal process. This will ensure a fit for purpose DCP is in place prior to the determination of any development application related to the Proposal.

6. Public Domain and Open Space Outcomes

The DCP will require the preparation of a public domain plan as part of a future development application to confirm specific placemaking elements, role and function, and overarching design principles for new public domain elements on the site and integration with new public open spaces.

CONCLUSION

The delivery of the Gladesville Masterplan is a key action within Council's LHS and LSPS. The Project would seek to deliver much needed housing along with high quality open space, commercial and retail opportunities. The Project would also seek to revitalise the Gladesville Town Centre and provide improved connectivity and urban form within the precinct.

This report provides a recommendation to Council to forward the attached PP to the Minister for Planning and Public Spaces (through the Department of Planning, Housing and Infrastructure) seeking a Gateway Determination in accordance with section 3.34(1) of the *Environmental Planning and Assessment Act 1979*. Should Council Resolve to seek a Gateway

Determination, this would facilitate the commencement of future stages of planning, assessment and consultation associated with the PP, including formal community consultation.

ATTACHMENTS

1. Gladesville Masterplan Planning Proposal ⇩

HUNTERS HILL COUNCIL

PLANNING PROPOSAL
Gladesville Masterplan
April 2025

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Background and Context

Location and property description

The Gladesville Masterplan Planning Proposal site is located within the suburb of Gladesville, in the Hunters Hill Local Government Area, approximately 10 kilometres north west of the Sydney Central Business District. The locality of the site is illustrated within Figure 1 below.

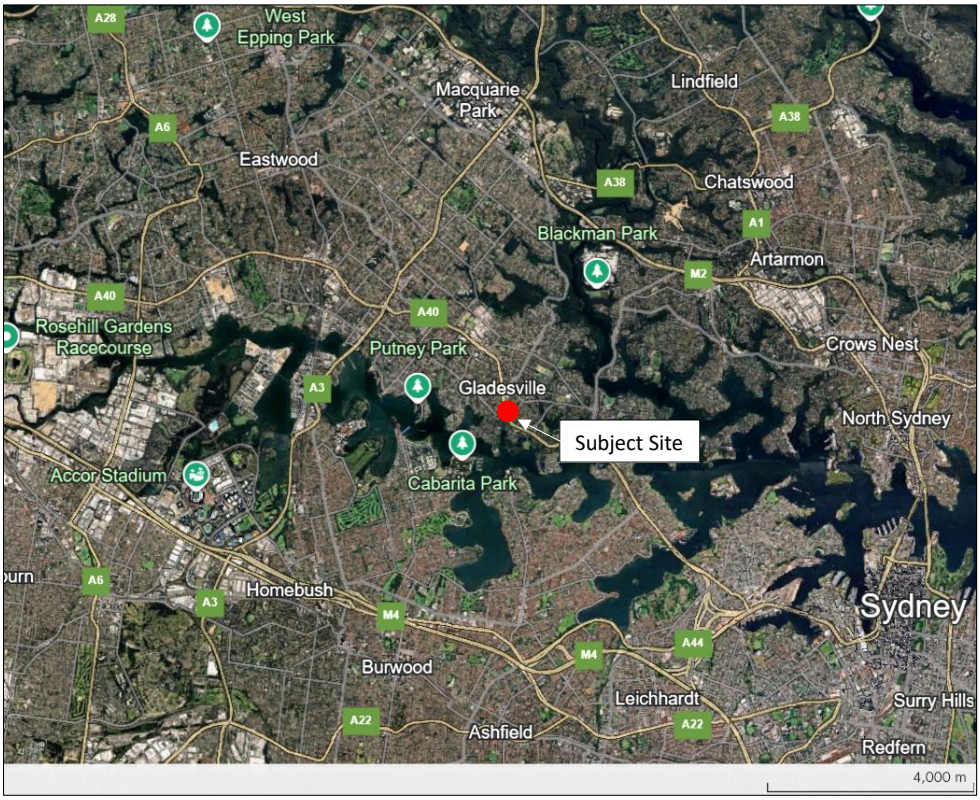

Figure 1 – Site Locality *(source: adapted from Google Earth, 2025)*

The Gladesville Masterplan Planning Proposal investigation area initially included 4 separate blocks (referred to as Blocks 1 - 4) fronting Victoria Road in Gladesville as illustrated within Figure 2 below. However, in consideration of factors such as economic feasibility, heritage, lot configuration and existing local environmental plan (LEP) provisions applying the area (as discussed within this document) the investigation area considered within this Planning Proposal was refined to include only Block 4.

Block 4 (the Planning Proposal Site or Site) has an area of approximately 13,850 square metres and incorporates the Gladesville Shopping Village and several nearby properties. The Site adjoins Victoria Road to the west, Massey Street to the north, Flagstaff Street to the east and Cowell Street to the south. The Planning Proposal Site (outlined and shaded in red and labelled 'Block 4') is illustrated within Figure 2 below.



Figure 2 – Planning Proposal Site (outlined and shaded in red and labelled 'Block 4')

The address and legal description of each of the properties within the Site is provided within Table 1.

Table 1 - Street Address and Legal Property Description

Street Address	Lot and Deposited Plan Number
225-227 Victoria Road	Lot 1 DP234486
223 Victoria Road	Lot A DP185405
219 Victoria Road	Lot B DP185405
217 Victoria Road	Lot 1 DP67696
Part 215 Victoria Road	Lot 1 DP336297
2 Cowell Street	Lot 36 DP336297
4 Cowell Street	Lot 37 DP979222 and Lot 38 DP979222
8 Cowell Street	CPSP4051
10 Cowell Street	Lot 1 DP952446
1-3 Flagstaff Street	SP60903
1 Massey Street	Lot 1 DP420791, Lot 1 DP858147, Lot 101 DP1005097

History of the Gladesville Masterplan Project

As noted above, the Gladesville Masterplan Planning Proposal investigation area initially included 4 separate blocks. Council has previously prepared development plans for these 4 blocks to inform the Gladesville Masterplan Project (the Project). The block plans were not fully worked up architectural/urban design plans and adjustments to the block options and further refinement of the building envelopes has been required. In addition to urban design work, initial economic feasibility analysis was undertaken and a traffic study prepared.

The approach taken by Hunters Hill Council (Council), including initial economic, traffic and urban design investigations, provided the foundations for driving change and market interest in re-developing and updating the Gladesville Town Centre for the public benefit, rather than development interest alone. This was in response to community sentiment about the poor presentation of the town centre, variable trading performance and delayed renewal of properties, following consultation with land and business owners, as well as interested stakeholders.

On 19 July 2021, Council Resolved to place draft plans and studies for Blocks 1, 2 and 3 and draft Concept Block Plans for Block 4 on public exhibition for a period of 28 days. Council also Resolved that a report be prepared for Council with an assessment of any submissions received and recommendations for the finalisation of the Gladesville Masterplan. The draft Block Studies were subsequently placed on public exhibition from 5 August until 17 September 2021.

It was clear from the feedback from the consultation process that the renewal of the Gladesville Town Centre is important for local residents. The feedback indicated that the community would like to see well designed buildings, increased public open space and a new supermarket with associated retail. The community is also keen to see a vibrant night-economy, improved pedestrian connectivity and increased community facilities.

Whilst initial technical plans and studies were prepared to inform the previous block studies and to facilitate initial community consultation, in order to achieve the outcomes of the Project, changes to planning controls under the LEP are required. These changes are required as planning controls currently in place prohibit many of the envisaged outcomes of the Project, such as increased height of buildings and increased development floor space. These planning controls are proposed to be amended through a Planning Proposal applying to Block 4 (the Proposal). This Planning Proposal has been sought to meet the standards required to amend an LEP under Part 3 of *the Environmental Planning and Assessment Act 1979* and the NSW Government's LEP Making Guideline. This more detailed assessment and planning has built upon and not superseded previous work undertaken to inform the Project.

This matter was most recently reported to Council's Ordinary Meeting of 27 November 2023, where an indicative program and resourcing structure to deliver the Project was considered. At this meeting Council unanimously Resolved:

…2. That Council endorses the implementation of the Council led planning proposal investigations to facilitate the implementation of the Gladesville Masterplan project...

This Planning Proposal has been prepared as a result of the above Resolution of Council, and builds upon previous work undertaken in relation to the Gladersville Masterplan Project.

Summary of planning proposal investigations

Subsequent to the above Resolution of 27 November 2023, Council Staff confirmed the scope of the Planning Proposal (including required specialist studies) in consultation with the NSW Governments Department of Planning, Housing and Infrastructure (DPHI).

A summary of the findings of the specialist investigations used to inform this Planning Proposal are provided under the following headings.

Preliminary site investigation (contaminated land assessment)

The preliminary site investigation (PSI) assessment sought to identify contaminated land constraints within the wider Project area. The PSI made the following conclusions:

- Historical land titles have indicated that the site has been owned by a number of private individuals and companies between 1890 and 2024 for Strata Plan No. 60993. It is considered that there is a low to moderate potential for land contaminating activities to have occurred within the Strata Plan that required further investigation.
- Review of historical aerial imagery has indicated that majority of the site has undergone minimal changes since 1943. The major changes have been observed to Block 4, whereby the current Gladesville Shopping Village was constructed between 1994 and 2004. Some demolition and extensions have been observed within majority of the block or surrounding lots. Based on review of historical aerial imagery at the site, further investigation is warranted.
- A review of publicly available contaminated land databases indicated that the site is not the subject of any licenses, applications, notices under Section 308 of the *Protection of the Environment Operations Act 1997*. The site is not notified under Section 60 of the *Contaminated Land Management Act 1997*. The site is not the subject of any notifications under Section 58 of the *Contaminated Land Management Act 1997*.
- Review of council certification has indicated that the site is not registered as:
  - Significantly contaminated land;
  - Subject to a management order;
  - The subject of an approved voluntary management proposal;
  - Subject to an ongoing maintenance order; or
  - The subject of a site audit statement.
- Based on the desktop review and site walkover, four (4) potential areas of environmental concern were identified within the site ranging moderate to high risk.
- Based on the assessments undertaken as part of this investigation, the PSI has concluded that the site is suitable for the proposed rezoning outlined within the Gladesville Master Plan, with the future associated redevelopment suitable subject to a Stage 2 Detailed Site Investigation that is required to address the four (4) potential areas of environmental concern (PAEC) prior to redevelopment works commencing.

Based on the conclusions stated above and the background data gathered during the course of this investigation, the PSI recommends the following:

- Undertake a Stage 2 Detailed Site Investigation within the identified potential areas of environmental concern to further characterise potential contamination, and inform whether further management or remediation is required prior to redevelopment works commencing on-site.

- Undertake a hazardous building material survey of the structures present on-site prior to demolition.
- Following removal of hazardous building materials (if identified), a clearance inspection must be undertaken by an appropriately qualified occupational hygienist / SafeWork NSW Licenced Asbestos Assessor.
- A waste classification assessment should be carried out on any soil materials proposed for disposal offsite as per the NSW Environment Protection Authority Waste Classification Guidelines (2014).
- Records of the transport and disposal of any materials off-site should be maintained.

This PSI is included as Attachment 5 of this Planning Proposal.

Heritage impact assessment

The initial Planning Proposal investigation area (inclusive of Blocks 1- 4) contains five heritage items. An additional heritage item also adjoins the site to the north of Massey Street. These heritage items are listed below:

- I480 – 2 Massey Street, Gladesville - "Dunham House".
- I487 – 263 Victoria Road, Gladesville - former Butcher shop.
- I488 – 219 Victoria Road, Gladesville -former Commonwealth Bank.
- I489 – 197-199 Victoria Road, Gladesville – Shops / Hotel.
- I490 – 173-183 Victoria Road, Gladesville – Shops.
- I514 – 10 Cowell Street, Gladesville – House.

In addition to the above heritage items, the Planning Proposal investigation area also contains part of a heritage conservation area (Hunters Hill Conservation Area No. 3 – Gladesville Village). Block 4, which is subject to this Planning Proposal, contains two heritage items (Item 1514 'House on 10 Cowell Street' and Item I499 'Former Bank Building 219 Victoria Road') and part of the heritage conservation area. These heritage items and conservation area are illustrated within Figure 3 below.

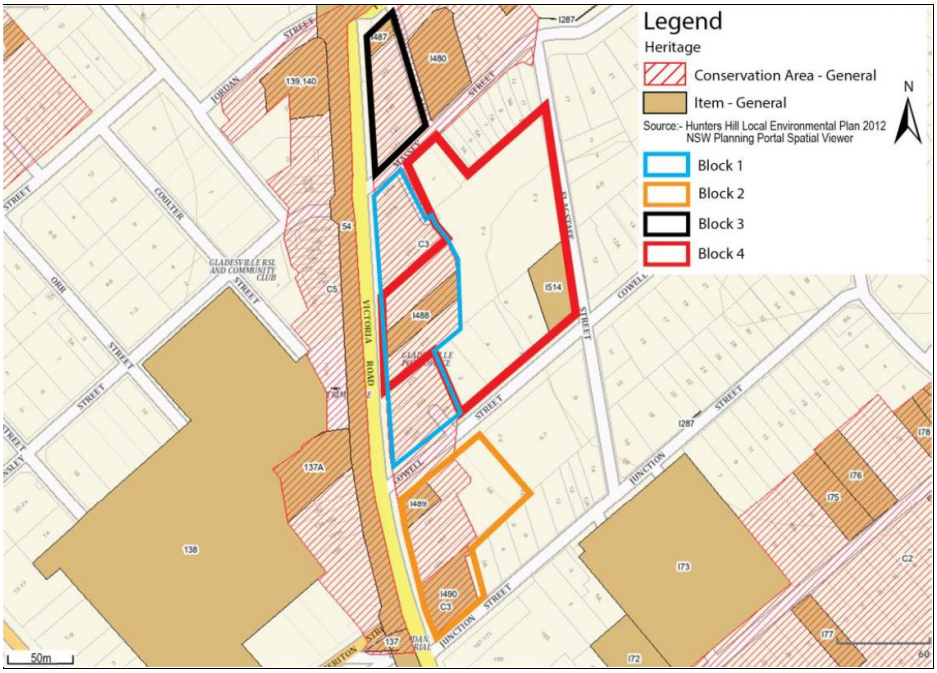

Figure 3 – Heritage Sites within the Project Area

A heritage impact assessment was subsequently undertaken to assess the significance of these sites and to provide recommendations for the management of historic heritage associated with the Proposal.

Recommendations from the heritage impact assessment have been considered in the development of the masterplan included as Attachment 1 to this Planning Proposal and the proposed LEP provisions outlined within Part 2 of this document. Information and recommendations sourced from the heritage impact assessment that are specifically relevant to the Planning Proposal are also summarised under the headings below. Recommendations within the heritage impact assessment that are not specifically relevant to this Proposal will be captured in future reviews of Council's LEP and Development Control Plan (DCP). The heritage impact assessment is included as Attachment 4 of this Planning Proposal.

<u>Hunters Hill Conservation Area No. 3 – Gladesville Village</u>

Discussion:

It is essential to create a strong differentiation between Block 4, and the properties along Victoria Road. The draft urban design strategy provides a high quality urban space, expanding the existing service lane in places and separating the Victoria Road development from development in Block 4, on the Coles site. The final urban design strategy that accompanies the planning proposal should acknowledge the constraints set by the character and from of the heritage conservation area and the heritage items facing Victoria Road.

Recommendations:

- Retain the consistent parapet line throughout HCA3, including infill development. New development is to be set back a minimum 5 metres from the street frontage to retain parapet lines.

- Encourage site consolidations where possible to achieve better heritage outcomes and quality shop top residential amenity.

Item I488 Former Commonwealth Bank – 219 Victoria Road, Gladesville

Discussion:

There is an opportunity to retain the part of the building that has heritage significance in a development that consolidates sites and places height and density uplifts on parts that are not of heritage significance, provided the impact on the building's visual curtilage is carefully handled.

Recommendations:

Retain the part of the former bank building that has heritage significance. In any future development the corresponding site area of the retained building should be excluded from height and density standards that would raise development expectations for this item. Inclusion in a larger consolidated site should be actively encouraged.

Item I514 House, including pressed metal linings on walls and ceiling but excluding the curtilage – 10 Cowell Street, Gladesville

Discussion:

It is understood that Council has accepted the approach of demolition and interpretation of the significance of the heritage item. Retention of heritage item I514 would severely inhibit good planning and urban design outcomes on Block 4.

Recommendations:

Archivally record the item by measured drawings and photography in accordance with NSW Heritage Guidelines and to use this information to interpret its significance in a publicly accessible location within the future development.

Transport impact assessment

A Transport Impact Assessment (TIA) has been prepared to inform this Planning Proposal, and to provide further information to stakeholders in relation to the transport constraints and opportunities associated with the Masterplan.

This assessment considers all modes of transport to, from and through the precinct area, including how alternative transport modes can be catered and encouraged. In addition to consideration for private vehicle, bus, taxi / rideshare, walking and cycling, the provision of parking is a key consideration to ensure parking demand does not spill into nearby residential streets.

The key findings and recommendations of the TIA, which have been considered as part of the development of this Planning Proposal and the associated masterplan, are summarised below:

- The future Gladesville Development has been defined for this assessment by The *Gladesville Masterplan: Economic and Feasibility Assessment* was prepared by HillPDA and includes:
  - 5,000m2 GLFA Retail
  - 522 apartments
- Encouraging a mode shift within the future Gladesville Development is critical to ensure both increasing quality of life for existing and future local residents and the economic viability of future development.
- It is recommended that the carparking rates in Council's DCP are adopted for future Gladesville Development, with the following changes:
  - The residential visitors parking rates within mixed-use developments is reduced to 1 per 10 units, as demand can be accommodated within the retail parking supply.
  - Up to 5% of the required parking supply can be provided as motorcycle parking, with two motorcycle spaces offsetting one car space.
  - 20% of residential parking within the development can be provided as unbundled car parking (purchased or rented separately to units) to provide a 20% car parking reduction.
  - Each carshare parking space provided offsets 5 residential parking spaces.
  - Bicycle parking is provided at the rates identified by Austroads and is in accordance with AS2890.3 and Austroads Guidelines.
  - Unrestricted off-street parking on Flagstaff Street and Junction Street are restricted to 1hr parking to ensure parking remains available.
- It is anticipated that the future Gladesville Development would generate a total of 565 tips in the AM peak and 829 trips in the PM peak. This is expected to have impacts on the Victoria Road / Cowell Street intersection, particularly the right turn into Cowell Street. However, any impact mitigation measures, such as turn pocket extensions or lane reallocations would be subject to further investigation.
- It is recommended that the planning proposal is accompanied by provision of existing bus stop location upgrades to include tactile ground surface indicators (TGSI) in accordance with *The Disability Standards for Accessible Public Transport* (DSAPT) and TfNSW's *Bus Stop Urban Design Guideline.*
- It is recommended that for the laneway internal to the existing Gladesville Shopping Village from Cowell Street to Massey Street, that service vehicle access is restricted to 6am-10am only, with hours outside of this time for exclusively pedestrians and bicycle users. The laneway should be provided with attractive features such as landscaping, street furniture and embellishments to support a vibrant public domain.
- Based on the above, there are no transport related matters to preclude the approval of the Gladesville Masterplan planning proposal subject to reasonable and relevant provisions to accommodate the proposed increased transport demand resulting from the development.

This TIA is included as Attachment 3 of this Planning Proposal.

<u>Economic and feasibility assessment</u>

As a result of economic and feasibility investigations used to inform this Planning Proposal, it has been identified that since the earlier feasibilities prepared in 2020, project costs have increased considerably. Construction costs have increased 30% or more, and development charges, land acquisition and holding costs have all increased. End sale values of apartments have been relatively flat, and pre-sales have slowed considerably largely as a result of rising interest rates amongst other factors. This feasibility testing shows that development under the masterplan is not currently viable,

particularly with the application of a 3:1 floor space ratio. However, increase in floor space ratio to 4:1 subject to a satisfactory urban design outcome may be feasible in the short to medium term.

For the above reasons, floor space ratio and subsequent height of buildings provisions are proposed to be amended through this Planning Proposal for the key site (Block 4).

Blocks 1, 2 and 3 have been identified as not being feasible for redevelopment, even with the application of significantly higher floor space ratio provision of up to 5:1, which would inevitably also result in poor urban design outcomes. It can also be noted that existing LEP provisions already facilitate most development outcomes envisaged through the initial Gladesville Block Studies, if they were to be feasible. For these reasons, and in consideration of heritage values, fragmented land ownership and complex lot configuration, LEP amendments are not proposed by this Planning Proposal in relation to Blocks 1, 2 and 3.

This economic and feasibility assessment is included as Attachment 2 and has been used to inform the objectives and intended outcomes as detailed within Part 1 of this Planning Proposal.

Masterplan

An urban design tested masterplan has been prepared confirm the proposed urban form and proposed planning controls (to ensure intended urban form is achieved). This has included consideration of the above specialist studies, the potential development mix, location (what type of development in which location) and yield (total amount of each type of development. This masterplan is included as Attachment 1 and has been used to inform the objectives and intended outcomes as detailed within Part 1 of this Planning Proposal.

Planning proposal scope

As outlined above, the focus of the Project scope has changed in response to the findings of specialist investigations used to inform the development of this Planning Proposal, and in particular economic and feasibility investigations.

The options considered in relation to the progression of the Planning Proposal following assessment to inform this process are outlined below.

Option 1 - Do nothing

The economic and feasibility assessment prepared to inform the Proposal, as requested by DPHI, found that the existing development proposal was not economically feasible. Given this finding, the option of doing nothing was considered. This option would acknowledge that the previous development options could not be achieved and would minimise Council resources being required for the Project. This option was ultimately considered unsuitable as it would not:

- Facilitate renewal of the Gladesville Town Centre as strongly requested by the community during initial Project consultation, in response to community sentiment about the poor presentation of the town centre, variable trading performance and delayed renewal of properties.
- Deliver on Council's commitments relating to renewal of the Gladesville Town Centre as detailed within Council's LSPS and LHS.
- Facilitate additional housing to align with Council's housing targets, as administered by the NSW Government and as outlined within Council's LSPS and LHS.

It can be noted that the 'do nothing' option may facilitate private sector interest in pursuing a planning proposal for the Site. However, the approach taken by Council seeks to facilitate change and market interest in re-developing and updating the Gladesville Town Centre for the public benefit, rather than development interest alone. It also ensures that the Project is not subject to future delays which could result from changing private sector interest to initiate change for the Site.

Option 2 - Pursue previously proposed development outcomes

Pursuance of the previously proposed development outcomes for the Site were initially sought for this Planning Proposal. However, economic and feasibility assessment prepared to inform the Proposal, as requested by DPHI, found that the existing development proposal was not economically feasible. Despite this, Council could proceed with a Proposal to deliver a Planning Proposal that would not result in a viable development outcome. This option would have the following benefits:

- It would align exactly with the previous preferred development option for the site.
- It would deliver on Council's commitments relating to investigation of renewal of the Gladesville Town Centre as detailed within Council's LSPS and LHS, irrespective of any physical outcomes.

However, it was also noted that this option would:

- Not result in renewal of the Site in the short to medium term, and potentially in perpetuity, as renewal of the Site is not economically feasible.
- Not deliver physical housing, as required by Council's housing targets.
- Potentially not be issued a Gateway Determination by DPHI, as Council would be seeking NSW Government approval of an unviable proposal. Ultimately, if a Gateway Determination is not issued, the Proposal will not progress. This may result in:
  - Poor use of Council resources in pursuance of an unviable proposal.
  - Erosion of community and key stakeholder (such as the NSW Government) confidence in Council's capabilities to deliver on its commitments for renewal of the Gladesville Town Centre.

Option 3 - Adopt much higher development densities to ensure the Proposal is viable

The economic and feasibility assessment included as Attachment 2 to this Planning Proposal notes that increasing development density, through increasing floor space ratio provision for the Site under the LEP to 4.75:1, would likely further increase development feasibility within the short term.

However, a key objective of this Project is to facilitate change and market interest in re-developing and updating the Gladesville Town Centre for the public benefit, rather than development interest alone. This Planning Proposal has sought to balance development feasibility with high quality urban design outcomes in consideration of initial community feedback in relation to the Proposal. Increasing the floor space ratio (FSR) provision for the Site under the LEP to 4:1 is considered a suitable compromise in ensuring a feasible development outcome in the medium term whilst also remaining aligned with the urban design principles sought by the community. It is considered that increase in development density to FSR 4.75:1 (an option suggested by the economic and feasibility assessment) would unreasonably compromise the urban design outcomes sought for the Project through:

- Unacceptable loss of functional public open space.

- Unacceptable overshadowing impacts, including unacceptable impacts to public open space within the Site and impacts to Gladesville Public School.
- Non-conformance with the apartment design guidelines, resulting in erosion of living standards for future residents or refusal of future development applications for the Site which are unable to comply with minimum design standards.

Option 4 - Adopt higher density outcomes to promote feasibility, whilst adhering to previous urban design principles and best practice design standards

Attachment 2 to this Planning Proposal notes that at FSR 4:1 project feasibility improves showing both the development margin and project IRR achieving 9.5% to 10%. These levels remain a little below target. However, sensitivity testing shows that with an improvement in end sale values of around 5% the development margin increases to 15% and the project internal rate of return to 13% which begins to look possible. Subsequent to the above, the report recommends increasing the height and FSR to around 4:1 subject to a satisfactory urban design outcome. As such, FSR of 4:1 was identified by the Project team as the minimum acceptable development density that could be pursued for the Site in consideration of economic and feasibility factors.

In order to achieve an outcome that may be economically feasible whilst also remaining true to initial Project principles and objectives, the Project team tested various options of increasing development density to promote development feasibility, whilst also adhering to previous urban design principles and achieving best practice design standards. The options tested involved distribution of Project massing to locations within the Site as presented in Attachment 1 to this Planning Proposal.

Ultimately, the preferred strategy incorporated strategic distribution of massing throughout the site which would seek to:

- Minimise the height of buildings as far as practicable.
- Where overall building height is required to be increased, the Project team sought distribution throughout the site rather than 'loading up' the tallest buildings, which may cause unacceptable overshadowing impacts, including unacceptable impacts to Gladesville Public School.
- Increasing massing on building podiums, where it does not unacceptably impact solar access to open space areas or result in potential non-compliance with the apartment design guidelines.
- Increasing massing on more marginal public open space, where the location of such massing would not compromise connectivity or the functionality of public open space within the Site.

In consideration of the above, it can be noted that the preferred design strategy (Option 4) seeks to promote the development feasibility of the Site following consideration of feedback from DPHI, whilst also ensuring the fundamental urban design principles of the Project (established as a result of significant initial community consultation) can be realised.

Part 1 – Objectives or Intended Outcomes

This Planning Proposal seeks to amend the Hunters Hill LEP 2012 (LEP) in order to:

- Achieve renewal of the Gladesville Town Centre, incorporating:
  - Well designed buildings,
  - Increased public open space,
  - A new supermarket with associated retail services,
  - A vibrant night-economy,
  - Improved pedestrian connectivity; and
  - Increased community facilities.
- Deliver new and well located housing opportunities within the Gladesville Town Centre.

These objectives and the associated intended outcomes are captured within the masterplan included within Attachment 1 to this Planning Proposal. Proposed amendments to the LEP are described in detail within Part 2 of this Planning Proposal. This Proposal will deliver on the vision for the Site as set out in Council's adopted LSPS and LHS.

Part 2 – Explanation of Provisions

As outlined previously within this Planning Proposal, amendments will be required to the LEP to realise the outcomes of the Gladesville Masterplan.

In order to achieve the objectives of the masterplan and to encourage the delivery of the identified public benefits, it is proposed to incentivise development via amendments to height and floor space ratio using a key site map and supporting provisions under Part 6 of the LEP to facilitate the following outcomes via the development application process:

- Amalgamation of a single feasible land parcel that is suitably sized and configured to achieve the intended development forms to overcome fragmented land ownership.
- Implementation of new public domain elements and retail floorspace proposed by the masterplan.
- Optimised solar access to public open space to ensure amenity particular during mid-winter lunchtime hours.
- Limiting potential for 'one off' speculative smaller scale development which would comprise the delivery of the overall master plan vision.

Relevant principle LEP provisions are discussed in further detail under the headings below.

Land Zoning

The existing MU1 Mixed Use zone provides suitable land use permissibility to deliver the intended outcomes of the masterplan. No amendment to the existing land use zoning under the LEP is required.

While permissible under the LEP, particular land uses recommended by the masterplan including public open space (i.e. recreation areas) and the area of retail floorspace will require additional local provisions under Part 6 of the LEP. The aim is to support the delivery of public benefits and the quantum of retail floorspace intended by the masterplan.

Height of Buildings

It is proposed to retain existing height of building controls set out under the LEP for the site. While increased building height is intended under the masterplan, it is proposed that this be achieved via the introduction of a key site map supported by additional site specific provisions under Part 6 of the LEP. This will provide a basis for establishing building height incentives to assist in delivery of intended land amalgamation, public open space and minimum retail floorspace.

Floor Space Ratio

It is proposed to retain existing floor space ratio controls set out under the LEP for the site. While increased floor space ration is intended under the masterplan, it is proposed that this be achieved via the introduction of a key site map supported by additional site specific provisions under Part 6 of the LEP. This will provide a basis for establishing floor space ration incentives to assist in delivery of intended land amalgamation, public open space and minimum retail floorspace.

Key Site Provisions / Part 6 Local Provisions

It is proposed to identify the Site on a Key Site Map and establish site-specific local provisions under Part 6 of LEP. This will include height and floor space ratio bonus incentives subject to minimum site area, minimum provision of public open space, solar access standards and a minimum retail provision. A key sites map would need to be established as none currently exists under the LEP.

Indicative drafting of the proposed LEP amendment is outlined below. It can be noted that the purpose of this indicative drafting is to outline the intent and development standards to be incorporated into a local provision. This proposed amendment would be subject to final drafting as part of the planning proposal process.

6.11 Development of Gladesville Site

(1) The object of this clause is to facilitate the development of the Gladesville Site, including residential accommodation, retail and public open spaces.

(2) This clause applies to land in Gladesville identified as "Area A" on the Key Sites Map.

(3) Development may exceed the maximum permissible height to an overall maximum of 70 metres in accordance with subclause (5).

(4) Development may exceed the maximum permissible floor space ratio to an overall maximum of 4:1 in accordance with subclause (5).

(5) Development consent must not be granted to development on the land unless the consent authority is satisfied of the following—

(a) a minimum site area of 13,500sqm is achieved.

(b) despite subclause (3), height may not exceed 42 metres within 60 metres of Victoria Road.

(c) built form over 28 metres is limited to a floorplate maximum of 750 square metres of gross floor area.

(d) A public open space is provided adjoining Massey Street that:

(i) is a minimum area of 950 square metres.

(ii) receives, on average, at least 70% direct sunlight between 11am and 2pm on 21 June each year.

(iii) is provided at grade.

(e) In addition to subclause 5(d), a centrally located public open space is provided that:

(i) is a minimum area of 800 square metres.

(ii) receives, on average, at least 60% direct sunlight between 12noon and 2pm on 21 June each year.

(iii) is provided at grade.

(f) In addition to subclause 5(d) and 5(e), provision of through site with a minimum width of 6 metres connecting the public open spaces to Victoria Road, Massey Street and Cowell Street.

(g) At least 5,000 square metres of the gross floor area permitted for the land under the maximum permissible floor space ratio will be used for the purposes of retail, including at least 3,500 square metres for the purposes of a supermarket.

(h) No part of the ground floor of a building that is facing a street or public space is used for the purposes of residential accommodation with the exception of Flagstaff Street.

Part 3 – Justification

Section A – Need for the Planning Proposal

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

The consistency of the Planning Proposal with the Hunters Hill Local Strategic Planning Statement and the Hunters Hill Local Housing Strategy is discussed further under the headings below.

Local Strategic Planning Statement

The Hunters Hill Local Strategic Planning Statement (March 2020) contains the following actions in relation to the Gladesville Masterplan:

- 4.4. Focus new dwelling growth on Gladesville Town Centre and Hunters Hill Village.
- 4.5. Prepare a masterplan for key sites in Gladesville Town Centre to focus residential growth and provide design, infrastructure and access guidance.
- 6.1. Use place-making initiatives for centres and villages and key sites i.e. Gladesville, Hunters Hill, Boronia Park and the Gladesville Hospital Precinct. Gladesville Town Centre is the priority for place-making initiatives. Collaborate with City of Ryde Council on place-making initiatives for Gladesville Town Centre and Boronia Park Village (shared centres).
- 7.1. Focus on improved development outcomes for the Gladesville Town Centre and Hunters Hill Village as the priority centres for business and community places. Incorporate adaptable business spaces, evolving technology and sustainable practices into the business environment e.g. hubs, multipurpose premises.
- 7.4. Investigate opportunities to improve the connections and access between the Hunters Hill LGA and key centres of the North District e.g. Gladesville, North Ryde, Chatswood, Macquarie Park and Eastern Harbour CBD to foster business connection and centre promotion.

This Planning Proposal seeks to give effect to the above actions of the LSPS through the use of place-making initiatives to develop a master plan to focus new dwelling growth on Gladesville Town Centre. The Gladesville Masterplan has been developed in consideration of infrastructure and access and well as community and business needs. This process has been undertaken in consultation with City of Ryde Council and other key stakeholders to ensure holistic and best practice consideration of the opportunities and constraints of the site.

Local Housing Strategy

The Hunters Hill Local Housing Strategy (LHS) contains the following actions in relation to the Gladesville Masterplan:

- 1.2 – Focus mid-rise residential development in Gladesville Town Centre, Hunter's Hill Village and Boronia Park and complete precinct plans and detailed urban design analysis to inform new planning controls in these areas.
- 4.2 – Complete detailed character work, including urban design analysis and desired future character, for the key centres of Gladesville Town Centre and commercial core, Hunter's Hill Village and Boronia Park shops.

In addition to the above, the LHS also contains the following housing priority outcome:

- Gladesville Town Centre master plan and redevelopment is delivered, incorporating new residential precincts.

This Planning Proposal seeks to give effect to the above actions and seeks to achieve the above priority outcome of the LHS.

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

This Planning Proposal seeks to amend LEP mapping to align with the vision for the Gladesville Masterplan Site as outlined within Council's adopted LSPS and LHS.

The future vision for the site, including renewal of the Gladesville Town Centre and delivery of additional housing (as set out in Part 1 and Attachment 1 of this Planning Proposal) is unable to be achieved under the current floor space ratio and height of buildings provisions applicable to the site. As such, the only way to facilitate the vision for the site as outlined above is to amend the relevant LEP provisions as detailed within Part 2 of this Planning Proposal.

Section B – Relationship to 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)?

North District Plan

The North District Plan contains the following planning priorities that relate to the Gladesville Masterplan:

Planning Priority N1. Planning for a city supported by infrastructure

The Proposal seeks to deliver urban renewal supported by infrastructure. In doing so, the Proposal seeks to meet forecast growth while adapting to the future service, infrastructure and social needs of the community in accordance with the objectives of this planning priority.

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

The Proposal seeks to deliver over 500 new well located homes within the strategic location of the Gladesville Town Centre. These homes will be collocated with existing services and adjacent to the existing arterial transport route of Victoria Road.

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

The Proposal seeks to renew the Gladesville Town Centre to create a great place for the local community while respecting the District's heritage. This will be achieved through undertaking urban design, social and heritage assessment to inform the Gladesville Masterplan and the overall renewal strategy for this important community precinct.

Given the above, this planning proposal would give effect to the relevant planning priorities within North District Plan.

Greater Sydney Regional Plan - A Metropolis of Three Cities

The North District Plan gives effect to the *Greater Sydney Regional Plan - A Metropolis of Three Cities (A Metropolis of Three Cities).* Relevant objectives from a Metropolis of Three Cities includes and a description of the consistency of the Planning Proposal with these objectives are provided under the headings below.

Objective 2 - Infrastructure aligns with forecast growth – growth infrastructure compact

Attachment 3 of this Planning Proposal has considered how forecast growth associated with this Proposal would impact upon transport infrastructure. Further, consultation would be undertaken with relevant infrastructure operators as part of the planning proposal process. This assessment and consultation will facilitate identification of infrastructure requirements associated with the Proposal in order to ensure infrastructure is aligned with forecast growth.

Objective 4 - Infrastructure use is optimised

The Proposal applies to land within an existing town centre and adjacent to the existing arterial transport corridor of Victoria Road. As such, the Proposal would maximise the utility of existing infrastructure assets to reduce the demand for new infrastructure.

Objective 6 - Services and infrastructure meet communities changing needs

The Planning Proposal seeks to deliver social infrastructure that reflects the needs of the community now and in the future, though improving urban connectivity and accessibility and provision of new community facilities within the Gladesville Town Centre.

Objective 7 - Communities are healthy, resilient and socially connected

The Planning Proposal would facilitate transformation of the Gladesville Town Centre, through provision of improved accessibility and connectivity, the creation of new shared public areas and colocation of new residential and commercial development alongside new well designed public open space and community facilities.

Objective 10 - Greater housing supply

The Planning Proposal would facilitate the delivery of approximately 500 new residential units. As such, the delivery of this project alone would exceed the NSW Governments housing target for the entire Hunters Hill Municipality of 400 new completed homes by 2029.

Objective 11 - Housing is more diverse and affordable

The provision of additional well located housing as outlined above would improve diversity and availability of housing within the Hunters Hill Municipality.

Objective 12 - Great places that bring people together

The Proposal has been developed through place based planning with the intent to deliver great public spaces within the site through:

- Prioritising a people-friendly public realm and open spaces as a central organising design principle.

- Recognising and balancing the dual function of the plaza within the site as a place for people and movement.
- Providing fine grain urban form, diverse land use mix, high amenity and walkability within an existing town centre.
- Integrating social infrastructure, including public open space and community facilities, to support social connections and provide a community hub.

Objective 13 - Environmental heritage is identified, conserved and enhanced

Environmental heritage has been identified and assessed through the Heritage Impact Assessment included as Appendix 4. This assessment and consideration of environmental heritage within this Planning Proposal will facilitate:

- Engagement with the community regarding the heritage values of the site.
- Adaptive re-use and interpretation of heritage where practical (for example in relation to the interpretation of *'Item 1514 House on 10 Cowell Street'*).
- Management of the cumulative impact of development on the heritage values and character of the locality.

Objective 14 - A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities

The Proposal integrates land use and transport through locating mixed use development within an existing town centre, adjacent to the existing arterial corridor of Victoria Road. Transport connections to the site, including active transport modes, have been assessed as part of the development of this Planning Proposal as detailed within Appendix 3.

Objective 31 - Public open space is accessible, protected and enhanced

The Planning Proposal would facilitate the establishment of new public open space as a key feature of the site.

Objective 33 - A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change

Integration of land use planning and transport in the development of this Planning Proposal will assist to mitigate emissions generated through the use of the site in perpetuity.

Objective 34 - Energy and water flows are captured, used and re-used

The renewal of the site as a result of this Planning Proposal will enable implementation of contemporary energy and water management for the site.

Objective 36 - People and places adapt to climate change and future shocks and stresses

The site of the Planning Proposal is not subject to identified natural hazards such as flood prone land or bushfire prone vegetation. The Proposal would also facilitate infill urban development, avoiding impacts to environmentally sensitive areas and areas of significant biodiversity.

Objective 37 - Exposure to natural and urban hazards is reduced

As outlined above, the site of the Planning Proposal is not subject to identified natural hazards such as flood prone land or bushfire prone vegetation.

Given the above, this Planning Proposal would give effect to the relevant objectives of A Metropolis of Three Cities.

Q4. Will the planning proposal give effect to a Council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Refer to Q1 in relation to alignment with the LSPS and LHS.

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

Refer to Q3 in relation to alignment with the Metropolis of Three Cities and North District Plan.

Q6. Is the planning proposal consistent with the applicable State Environmental Planning Policies (SEPPs)?

Consideration of relevant SEPPs is provided within Table 2 below. As detailed within Table 2, the Proposal is generally consistent with the applicable SEPPs.

Table 2: Assessment against relevant State Environmental Planning Policies

State Environmental Planning Policy (Biodiversity and Conservation) 2021		
Chapter 2 – Vegetation in Non-Rural Areas	Applicable	The Site of the Planning Proposal is an urban area with minimal native vegetation. Any future potential impact to vegetation which exists within the Site would be required to comply with relevant provisions of Chapter 2 of State Environmental Planning Policy (Biodiversity and Conservation) 2021, including seeking approval for impact to vegetation where required.
Chapter 3 – Koala habitat protection 2020	Not Applicable	Not applicable to the Proposal, as the land is not zoned RU1 Primary Production, RU2 Rural Landscape or RU3 Forestry.
Chapter 4 – Koala Habitat Protection 2021	Not Applicable	Not applicable to the Proposal, as the Hunters Hill Local Government Area is not listed within Schedule 2 of the SEPP.
Chapter 6 – Water Catchments	Applicable	The provisions of this chapter apply to land within the Sydney Harbour Catchment and require development to maintain a Neutral or Beneficial Effect on the water quality of the harbour. The provisions of this chapter of the SEPP may apply to future

		development applications on the Site.
Chapter 13 – Strategic conservation planning	Not Applicable	The Site is not identified as being within a strategic conservation planning area on the strategic conservation planning land application map.
State Environmental Planning Policy (Housing) 2021		
Chapter 2 – Affordable Housing	Applicable	The Site is zoned MU1 – Mixed Use and will facilitate new housing. The provisions of Chapter 2 of the SEPP may apply to future residential development on the site.
Chapter 3 – Diverse Housing	Applicable	The site is zoned MU1 – Mixed Use and will facilitate new housing. The provisions of Chapter 2 of the SEPP may apply to future residential development on the site.
Chapter 4 – Design of residential apartment development	Applicable	The Proposal would facilitate residential apartment development. The provisions of this Chapter (and the associated Apartment Design Guide) have been considered in the development of the masterplan included as Attachment 1 to this Planning Proposal. This chapter would also apply to any future residential apartment development applications on the Site.
Chapter 6 – Low and mid rise housing	Applicable	The Site of the Proposal is identified as a *'Town Centre'* on

		the *'Town Centres Map'*. This will permit certain types of low and mid rise housing within 800m walking distance of the Site. This provision has been considered within Section C of this Planning Proposal.
State Environmental Planning Policy (Planning Systems) 2021		
Chapter 2 – State and Regional Development	Applicable	The Site is not identified on the State Significant Development Sites Map. However, this chapter would apply if any development proposal subsequent to this Planning Proposal is identified within Schedule 1 of the SEPP.
Chapter 3 – Aboriginal Land	Not Applicable	The Site has not been identified as Aboriginal Land under the Policy provisions.
Chapter 4 – Concurrences and consents	Applicable	This chapter may be applicable to proposed future development on the Site.
State Environmental Planning Policy (Resources and Energy) 2021		
Chapter 2 – Mining, Petroleum Production and Extractive Industries	Not Applicable	Given the location and existing urban land use of the Site, the Proposal will not impact upon mining, petroleum production and extractive industries.
Chapter 3 – Extractive Industries in Sydney Area	Not Applicable	The Hunters Hill Local Government Area is not listed within Schedule 6 of the SEPP.
State Environmental Planning Policy (Transport and Infrastructure) 2021		
Chapter 2 – Infrastructure	Applicable	The provisions of this chapter may apply to future infrastructure

		related development on the Site, or to any development on the Site which impacts upon certain infrastructure as detailed within the SEPP.
Chapter 3 – Educational establishments and child care facilities	Applicable	The provisions of this chapter may apply to any future proposed educational establishments or child care facilities within the Site.
Chapter 4 – Major infrastructure corridors	Not Applicable	The Proposal does not occur within a major infrastructure corridor.
State Environmental Planning Policy (Resilience and Hazards) 2021		
Chapter 2 – Coastal Management	Not applicable	The Site is not located within the Coastal Zone.
Chapter 3 – Hazardous and Offensive Development	Not applicable	The Proposal is unlikely to facilitate Hazardous and Offensive Development.
Chapter 4 – Remediation of land	Applicable	Potentially contaminated land has been considered within the preliminary site investigation included as Attachment 5 of this Planning Proposal. This study has identified a number of sites that require further investigation prior to construction. However, the site has also been identified as suitable for the master planning/planning proposal.

State Environmental Planning Policy (Industry and Employment) 2021		
Chapter 2 – Western Sydney employment area	Not applicable	The Site is not within the Western Sydney Employment Area.
Chapter 3 – Advertising and signage	Applicable	The provisions of this chapter may be applicable to future advertising and signage within the site.
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021		
Chapters 2 - 7	Not applicable	The Site is not a precinct as identified within the SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008		
Parts 2 -8	Applicable	The aims of this policy are to provide streamlined assessment processes for development that complies with specified development standards. The provisions of this SEPP may be applicable to some future development on the Site.
State Environmental Planning Policy (Sustainable Buildings) 2022		
Chapter 2 and 3	Applicable	Building sustainability standards outlined within Chapters 2 and 3 of the SEPP may apply to future development within the Site.

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

The consistency of the Proposal with Ministerial Directions (s.9.1 directions) is considered within Table 3 below.

Table 3: Assessment against Section 9.1 Ministerial Directions

No	Direction	Objective	Applicable	Consistency	Comment
Planning Systems					
1.1	Implementation of Regional Plans	The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions, and actions contained in Regional Plans.	Yes	Yes	The consistency of the Proposal with *'A Metropolis of Three Cities'* and the North District Plan is outlined within Section B of this Planning Proposal.
1.2	Development of Aboriginal Land Council Land	The objective of this direction is to provide for the consideration of development delivery plans prepared under Chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021 when planning proposals are prepared by a planning proposal authority.	No	N/A	The land is not owned by an Aboriginal Land Council.
1.3	Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Yes	Yes	The Proposal will not result in concurrence from the Minister or referral authorities.
1.4	Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	Yes	Yes	The Proposal will not result in any provisions that will require specific land uses to be undertaken on the Site.
1.4A	Exclusion of Development Standards from Variation	The objective of this direction is to maintain flexibility in the application of development standards by ensuring that exclusions from the application of	No	N/A	The Proposal will not exclude any future development on the Site from the provisions of Clause 4.6 of the Hunters Hill Local Environmental Plan 2012.

No	Direction	Objective	Applicable	Consistency	Comment
		clause 4.6 of a Standard Instrument Local Environmental Plan (Standard Instrument LEP) or an equivalent provision of any other environmental planning instrument, are only applied in limited circumstances.			
1.5	Parramatta Road Corridor Urban Transformation Strategy	The objectives of this direction are to: (a) facilitate development within the Parramatta Road Corridor that is consistent with the Parramatta Road Corridor Urban Transformation Strategy (November, 2016), the Parramatta Road Corridor Implementation Tool Kit, and the Parramatta Road Corridor Urban Transformation Implementation Update 2021, (b) provide a diversity of jobs and housing to meet the needs of a broad cross-section of the community, and (c) guide the incremental transformation of the Parramatta Road Corridor in line with the delivery of necessary infrastructure.	No	N/A	The Site is located outside of the Parramatta Road Corridor Urban Transformation Strategy area.
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	The objective of this direction is to ensure development within the North West Priority Growth Area is consistent with the North West	No	N/A	The Site is located outside of the North West Priority Growth area.

No	Direction	Objective	Applicable	Consistency	Comment
		Priority Growth Area Land Use and Infrastructure Strategy (the Strategy).			
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	The objective of this direction is to ensure development within the Greater Parramatta Priority Growth Area is consistent with the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan dated July 2017 (the Interim Plan).	No	N/A	The Site is located outside of the Greater Parramatta Priority Growth area.
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	The objective of this direction is to ensure development within the Wilton Priority Growth Area is consistent with the Wilton Interim Land Use and Infrastructure Implementation Plan and Background Analysis.	No	N/A	The Site is located outside of the Wilton Priority Growth Area.
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	The objective of this direction is to ensure development within the precincts between Glenfield and Macarthur is consistent with the plans for these precincts.	No	N/A	The Site is located outside of the Glenfield to Macarthur Urban Renewal Corridor.
1.10	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	The objective of this direction is to ensure development within the Western Sydney Aerotropolis is consistent with the Western Sydney Aerotropolis Plan dated September 2020.	No	N/A	The Site is located outside of the Western Sydney Aerotropolis area.
1.11	Implementation of Bayside West Precincts 2036 Plan	The objective of this direction is to ensure development within the	No	N/A	The Site is located outside of the Bayside West Precincts.

No	Direction	Objective	Applicable	Consistency	Comment
		Bayside West Precincts (Arncliffe, Banksia, and Cooks Cove) is consistent with the Bayside West Precincts 2036 Plan (the Plan).			
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	The objective of this direction is to ensure development within the Cooks Cove Precinct is consistent with the Cooks Cove Planning Principles.	No	N/A	The Site is located outside of the Cooks Cove Precinct area.
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	The objective of this direction is to ensure development within the St Leonards and Crows Nest Precinct is consistent with the St Leonards and Crows Nest 2036 Plan (the Plan).	No	N/A	The Site is located outside of the St Leonards and Crows Nest 2036 Plan area.
1.14	Implementation of Greater Macarthur 2040	The objective of this direction is to ensure that development within the Greater Macarthur Growth Area is consistent with: (a) Greater Macarthur 2040 dated November 2018, (b) the Greater Macarthur Growth Area Structure Plan 2022 (Structure Plan), and (c) the Guide to the Greater Macarthur Growth Area (Guide).	No	N/A	The Site is located outside of the Greater Macarthur growth area.
1.15	Implementation of the Pyrmont Peninsula Place Strategy	The objectives of this direction are to: (a) facilitate development within the Pyrmont Peninsula that is consistent with the Pyrmont Peninsula Place Strategy (Place	No	N/A	The Site is located outside of the Pyrmont Peninsula Place Strategy area.

No	Direction	Objective	Applicable	Consistency	Comment
		Strategy) and the Economic Development Strategy, (b) align the planning framework with the Eastern City District Plan Planning Priority E7 Growing a Stronger and More Competitive Harbour CBD and actively support the consistent delivery of objectives in the Eastern City District Plan and Greater Sydney Region Plan, and (c) guide growth and change balanced with character, heritage, and infrastructure considerations (amongst others) across the Peninsula under the Place Strategy.			
1.16	North West Rail Link Corridor Strategy	The objectives of this direction are to: (a) promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL), and (b) ensure development within the NWRL corridor is consistent with the proposals set out in the NWRL Corridor Strategy and precinct Structure Plans.	No	N/A	The Site is located outside of the North West Rail Link Corridor Strategy area.
1.17	Implementation of the Bays West Place Strategy	The objectives of this direction are to:	No	N/A	The Site is located outside of the Bays West Place Strategy area.

No	Direction	Objective	Applicable	Consistency	Comment
		(a) facilitate development within the Bays West precinct that is consistent with the Bays West Place Strategy (Place Strategy) and the Urban Design Framework (which includes the Sustainability Framework and Connecting with Country Framework), (c) actively support the consistent delivery of objectives in the Eastern City District Plan and Greater Sydney Region Plan, and (d) guide growth and change balanced with character, Indigenous and European heritage, working harbour and infrastructure considerations across the Bays West precinct under the Place Strategy.			
1.18	Implementation of the Macquarie Park Innovation Precinct	The objective of this direction is to ensure development within the Macquarie Park Innovation Precinct is consistent with the Macquarie Park Innovation Precinct Place Strategy (Place Strategy) and Macquarie Park Innovation Precinct Strategic Master Plan (Master Plan).	No	N/A	The Site is located outside of the Macquarie Park Innovation Precinct that is located to the northwest of the Hunters Hill Local Government Area.
1.19	Implementation of the Westmead Place Strategy	The objectives of this direction are to: (a) facilitate development within the Westmead and Parramatta	No	N/A	The Site is located outside of the Westmead Place Strategy area.

No	Direction	Objective	Applicable	Consistency	Comment
		North precincts that is consistent with the Westmead Place Strategy, and (b) actively support the consistent delivery of objectives in the Central City District Plan and Greater Sydney Region Plan.			
1.20	Implementation of the Camellia-Rosehill Place Strategy	The objectives of this direction are to: (a) facilitate development within the Camellia-Rosehill precinct that is consistent with the Camellia-Rosehill Place Strategy, (b) guide growth and change in the Camellia-Rosehill precinct in a coordinated manner, that delivers appropriate infrastructure and retains the precinct's role as an employment hub, and (c) actively support the consistent delivery of objectives in the Central City District Plan and Greater Sydney Region Plan.	No	N/A	The Site is located outside of the Camellia-Rosehill Place Strategy area.
1.21	Implementation of South West Growth Area Structure Plan	The objective of this direction is to ensure that development within the South West Growth Area (also referred to as the South West Growth Centre) is consistent with Structure Plan and Guide dated December 2022.	No	N/A	The Site is located outside of the South West Growth Area Structure Plan area.

No	Direction	Objective	Applicable	Consistency	Comment
1.22	Implementation of the Cherrybrook Station Place Strategy	The objectives of this direction are to: (a) facilitate development within the Cherrybrook Station Precinct that is consistent with the Cherrybrook Station Precinct Place Strategy, and (b) actively support the consistent delivery of objectives in the North District Plan and Greater Sydney Region Plan.	No	N/A	The Site is located outside of the Cherrybrook Station Place Strategy area.
Design and Place					
N/A					
Biodiversity and Conservation					
3.1	Conservation Zones	The objective of this direction is to protect and conserve environmentally sensitive areas.	No	N/A	The Site is not located in a conservation zone and does not include any environmentally sensitive areas.
3.2	Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and Indigenous heritage significance.	Yes	No - inconsistency of minor significance	The Planning Proposal investigation area contains part of a heritage conservation area (Hunters Hill Conservation Area No. 3 – Gladesville Village) and two heritage items (Item 1514 'House on 10 Cowell Street' and Item I499 'Former Bank Building 219 Victoria Road'). Further information regarding these heritage items and conservation area, inclusive of potential impacts and associated mitigation measures, are detailed within the 'summary of planning proposal investigations' section of this Planning Proposal. As the Planning Proposal will change planning provisions applying to the site of the proposed heritage items and heritage conservation area to

No	Direction	Objective	Applicable	Consistency	Comment
					increase development density, the Proposal is considered to be inconsistent with this Ministerial Direction. However, the environmental heritage significance of the items and conservation area is conserved by existing heritage provisions of the Hunters Hill LEP 2012, which will assist to guide the future management and/or conservation of the sites. With the application of existing heritage provisions of the Hunters Hill LEP 2012 and with the application of recommendations of the Heritage Impact Assessment included as Attachment 4 of this Planning Proposal, it is considered that the inconsistency with this Ministerial Direction is of minor significance. In relation to Aboriginal Heritage significance, the site is an urban area which has been subject to significant past disturbance. An Aboriginal Heritage Information Management System (AHIMS) search undertaken to inform this Planning Proposal on 17 December 2024 did not identify any sites or places of Aboriginal significance within the location. As such, the Site has not been identified as being of high Indigenous heritage significance.
3.3	Sydney Drinking Water Catchment	The objective of this direction is to provide for healthy catchments and protect water quality in the Sydney drinking water catchment.	No	N/A	The Site is located outside of the local government areas identified in the Ministerial Direction.

No	Direction	Objective	Applicable	Consistency	Comment
3.4	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	The objective of this direction is to ensure that a balanced and consistent approach is taken when applying conservation zones and overlays to land on the NSW Far North Coast.	No	N/A	The Site is not located within the Far North Coast LEP overlays area.
3.5	Recreational Vehicle Areas	The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	No	N/A	The Proposal is not located within a conservation zone or located in close proximity to a beach.
3.6	Strategic Conservation Planning	The objective of this direction is to protect, conserve or enhance areas with high biodiversity value.	No	N/A	The Proposal does not relate to land that, under the State Environmental Planning Policy (Biodiversity and Conservation) 2021, is identified as avoided land or a strategic conservation area.
3.7	Public Bushland	The objective of this direction is to protect bushland in urban areas, including rehabilitated areas, and ensure the ecological viability of the bushland, by: (a) preserving: i. biodiversity and habitat corridors, ii. links between public bushland and other nearby bushland, iii. bushland as a natural stabiliser of the soil surface, iv. existing hydrological landforms, processes, and functions, including natural	No	N/A	The Proposal will not affect any public bushland areas.

No	Direction	Objective	Applicable	Consistency	Comment
		drainage lines, watercourses, wetlands, and foreshores, v. the recreational, educational, scientific, aesthetic, environmental, ecological, and cultural values, and potential of the land, and (b) mitigating disturbance caused by development, (c) giving priority to retaining public bushland.			
3.8	Willandra Lakes Region	The objectives of this direction are to: (a) protect, conserve, and manage the Willandra Lakes Region World Heritage Property (World Heritage Property) in accordance with a strategic plan of management prepared for World Heritage Property, and (b) establish a consultation process for making decisions on conservation and development within the World Heritage Property.	No	N/A	The Site is not located within the Willandra Lakes World Heritage Property.
3.9	Sydney Harbour Foreshores and Waterways Area	The objectives of this direction are to: (a) protect and enhance the natural assets and unique environmental, scenic, and visual qualities of Sydney Harbour and its islands and foreshores	No	N/A	The Proposal would not impact upon land within the Foreshores and Waterways Area as defined in the State Environmental Planning Policy (Biodiversity and Conservation) 2021.

No	Direction	Objective	Applicable	Consistency	Comment
		(b) minimise risk to development from rising sea levels or changing flood patterns as a result of climate change (c) ensure the protection, maintenance and rehabilitation of watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity (d) protect or enhance terrestrial and aquatic species, populations and ecological communities, including by avoiding physical damage to, or shading of, aquatic vegetation, (e) promote the equitable use of the Foreshores and Waterways Area (f) protect the cultural heritage significance of Sydney Harbour, its islands and foreshores (g) ensure a prosperous working harbour and effective transport corridor; and (h) encourage a culturally rich and vibrant place for people.			
3.10	Water Catchment Protection	The objectives of this direction are to: (a) maintain and improve the water quality (including ground water) and flows of natural	No	N/A	The Site is located outside of any water catchment areas.

No	Direction	Objective	Applicable	Consistency	Comment
		waterbodies, and reduce urban run-off and stormwater pollution (b) protect and improve the hydrological, ecological, and geomorphological processes of natural waterbodies and their connectivity (c) protect and enhance the environmental quality of water catchments by managing them in an ecologically sustainable manner, for the benefit of all users (d) protect, maintain and rehabilitate watercourses, wetlands, riparian lands and their vegetation and ecological connectivity.			
Resilience and Hazards					
4.1	Flooding	The objectives of this direction are to: (a) ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential	No	N/A	The Site is not identified as flood prone.

No	Direction	Objective	Applicable	Consistency	Comment
		flood impacts both on and off the subject land.			
4.2	Coastal Management	The objective of this direction is to protect and manage coastal areas of NSW.	No	N/A	The Site is not located on or in close proximity to any coastal wetlands or littoral rainforest areas, coastal vulnerability areas, coastal environmental or coastal use area.
4.3	Planning for Bushfire Protection	The objectives of this direction are to: (a) protect life, property, and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) encourage sound management of bush fire prone areas.	No	N/A	The Site is not identified as bushfire prone land.
4.4	Remediation of Contaminated Lands	The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.	Yes	Yes	The mixed use land use zoning of the Site is not proposed to change as a result of the Proposal. Notwithstanding the above, a preliminary site investigation assessment has been undertaken to identify contaminated land constraints on the Site. This study has identified a number of sites that require further investigation prior to construction. However, the Site has also been identified as suitable for the master planning/planning proposal. This preliminary site investigation is included as Attachment 5 of this Planning Proposal.

No	Direction	Objective	Applicable	Consistency	Comment
4.5	Acid Sulfate Soils	The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	Yes	No - inconsistency of minor significance	The Site is mapped as 'Class 5' in relation to acid sulphate soils. Class 5 areas do not necessarily indicate the presence of acid sulphate soils, but rather that the Site is within the vicinity of Class 1 – 4 acid sulphate soils and could impact on those areas in particular circumstances (for example through lowering of the water table). Given the Site is located in an elevated position on a ridge line and is greater than 500 metres to the nearest Class 2 and Class 3 acid sulphate soils, impacts to acid sulphate soils as a result of the Proposal are considered very unlikely and the associated inconsistency with this Ministerial Direction is considered of minor significance.
4.6	Mine Subsidence & Unstable Land	The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	No	N/A	The Site is not located within a Mine Subsidence Area or on unstable land.
Transport and Infrastructure					
5.1	Integrating Land Use & Transport	The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: (a) improving access to housing, jobs and services by walking, cycling and public transport, and	Yes	Yes	The Proposal will alter provisions relating to urban land, being an increase to maximum floor space ratio and height of buildings. Given the above, a transport impact assessment has been prepared to inform this Planning Proposal as outlined within the *'background and context'* section of this document. The full transport impact assessment is also included as Attachment 3 to this Planning Proposal.

No	Direction	Objective	Applicable	Consistency	Comment
		(b) increasing the choice of available transport and reducing dependence on cars, and (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight.			
5.2	Reserving Land for Public Purposes	The objectives of this direction are to: (a) facilitate the provision of public services and facilities by reserving land for public purposes, and (b) facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.	No	N/A	The Proposal will not directly alter the land available for public purposes.
5.3	Development Near Regulated Airports and Defence Airfields	The objectives of this direction are to: (a) ensure the effective and safe operation of regulated airports and defence airfields; (b) ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential	No	N/A	The Site is not located in close proximity to any airports or airfields.

No	Direction	Objective	Applicable	Consistency	Comment
		hazard to aircraft flying in the vicinity; and (c) ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.			
5.4	Shooting Ranges	The objectives of this direction are to: (a) maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, (b) reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land, (c) identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.	No	N/A	The Site is not located in close proximity to any shooting ranges.
5.5	High pressure dangerous goods pipelines	The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring high pressure dangerous goods pipelines (relevant pipelines) are considered by planning proposal authorities.	No	N/A	The Proposal is not within 140 metres of a gasoline pipeline, ethane pipeline or jet fuel pipeline or within 200 metres from either side of a natural gas pipeline.

No	Direction	Objective	Applicable	Consistency	Comment
Housing					
6.1	Residential Zones	The objectives of this direction are to: (a) encourage a variety and choice of housing types to provide for existing and future housing needs, (b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) minimise the impact of residential development on the environment and resource lands.	Yes	Yes	Through the facilitation of high density residential units within an existing town centre, the Proposal will facilitate the provision of additional housing that will broaden the choice of building types available in the housing market within this location. Through its location within an existing town centre, the Proposal will also make efficient use of existing infrastructure and services and reduce the consumption of land for housing and associated urban development on the urban fringe. Good design of this new housing supply is being informed through master planning work undertaken to support this Planning Proposal, included as Attachment 1 to this document. Residential development within the Site will not be permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it).
6.2	Caravan Parks and Manufactured Home Estates	The objectives of this direction are to: (a) provide for a variety of housing types, and (b) provide opportunities for caravan parks and manufactured home estates.	No	N/A	The Proposal does not incorporate and will not impact upon caravan parks or manufactured home estates.
Industry and Employment					
7.1	Business and Industrial Zones	The objectives of this direction are to:	Yes	Yes	The proposal:

No	Direction	Objective	Applicable	Consistency	Comment
		(a) encourage employment growth in suitable locations, (b) protect employment land in employment zones, and (c) support the viability of identified centres.			• Gives effect to the objectives of this direction, through: - Encouraging employment growth in a suitable location within an existing town centre. - Protecting employment land in an employment zone through proposing further renewal of an existing MU1 – Mixed Use zoned site. - Supporting the viability of an existing town centre. • Retains the existing MU1 – Mixed Use zoning applying to the Site. • Will not reduce the total potential floor space area for employment uses and related public services within the Site. • Applies to an existing employment area identified within Council's Local Strategic Planning Statement and Local Housing Strategy.
7.2	Reduction in Non-hosted Short-term Rental Accommodation Period	The objectives of this direction are to: (a) mitigate significant impacts of short-term rental accommodation where non-hosted short-term rental accommodation period are to be reduced, and (b) ensure the impacts of short-term rental accommodation and views of the community are considered.	No	N/A	The Proposal is not within the Byron Shire Local Government Area.

No	Direction	Objective	Applicable	Consistency	Comment
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	The objectives for managing commercial and retail development along the Pacific Highway are to: (a) protect the Pacific Highway's function, that is to operate as the North Coast's primary inter- and intra-regional road traffic route, (b) prevent inappropriate development fronting the highway, (c) protect public expenditure invested in the Pacific Highway, (d) protect and improve highway safety and highway efficiency, (e) provide for the food, vehicle service and rest needs of travellers on the highway, and (f) reinforce the role of retail and commercial development in town centres, where they can best serve the populations of the towns.	No	N/A	The Proposal will not impact on development along the Pacific Highway.
Resources & Energy					
8.1	Mining, Petroleum Production and Extractive Industries	The objective of this direction is to ensure that the future extraction of state or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	No	N/A	The Proposal will not impact on any petroleum production or extractive industries.

No	Direction	Objective	Applicable	Consistency	Comment
Primary Production					
9.1	Rural Zones	The objective of this direction is to protect the agricultural production value of rural land.	No	N/A	The Site is not zoned for rural purposes.
9.2	Rural Lands	The objectives of this direction are to: (a) protect the agricultural production value of rural land, (b) facilitate the orderly and economic use and development of rural lands for rural and related purposes, (c) assist in the proper management, development, and protection of rural lands to promote the social, economic, and environmental welfare of the State, (d) minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses, (e) encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land, (f) support the delivery of the actions outlined in the NSW Right to Farm Policy.	No	N/A	The Proposal will not impact on any agriculturally productive land.
9.3	Oyster Aquaculture	The objectives of this direction are to:	No	N/A	The Proposal will not impact on any oyster farms.

No	Direction	Objective	Applicable	Consistency	Comment
		(a) ensure that 'Priority Oyster Aquaculture Areas' and oyster aquaculture outside such an area are adequately considered when preparing a planning proposal, and (b) protect 'Priority Oyster Aquaculture Areas' and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oysters and oyster consumers.			
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	The objectives of this direction are to: (a) ensure that the best agricultural land will be available for current and future generations to grow food and fibre, (b) provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning, and (c) reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into farming areas.	No	N/A	The Site is not located in close proximity to any farmland of state and regional significance.

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 as a result of the proposal?

The Site is a proposed urban infill development area which has been subject to significant past disturbance. The Site is not identified as being of high environmental significance and the Proposal would not impact upon critical habitat or threatened species, populations or ecological communities, or their habitats.

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

As outlined above, the Site is a proposed urban infill development area which has been subject to significant past disturbance. As such, the Proposal would not impact upon areas of high environmental significance.

Any environmental effects of the Proposal are likely to be associated with potential impacts to existing and future surrounding land uses and heritage, transport and contaminated land. The effects of these potential impacts have been considered within the specialist reports included as attachments to this document. These reports and associated management measures have been captured within this Planning Proposal and have been considered in the development of the urban design information included within Attachment 1 to this report. Proposed measures to manage the potential impacts of the Proposal are also summarised within the *'summary of planning proposal investigations'* section of this Planning Proposal.

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

The Proposal will not change the current land use zone (MU1 – Mixed Use) or the associated potential use of the Site. The Site is intended to remain as the Gladesville Town Centre and the Proposal seeks to renew and enhance the existing site. As such, overall social and economic effects of the Proposal are likely to be positive and future land uses will remain generally consistent with the intent of the current land use zone.

Notwithstanding the above, the Proposal will deliver housing and significantly increase development capacity on the Site. In order to ensure this increased development is appropriately planned, site constraint analysis has informed urban design planning associated with this Proposal as detailed within Appendix 1. This urban design planning will ensure significant public domain improvements can be achieved and overall public outcomes improved as a result of the Proposal.

It can also be noted that the Site of the Proposal is identified as a *'Town Centre'* on the *'Town Centres Map'* under State Environmental Planning Policy (Housing) 2021. This will permit certain types of low and mid rise housing within 800m walking distance of the Site. The renewal and enhancement of the Gladesville Town Centre will positively contribute to potential future development associated with this SEPP, by further supporting the role of the Gladesville Town Centre in providing public open space, retail, community facility and transport opportunities within a central location.

Section D – State and Commonwealth Interests

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

The Proposal seeks to make efficient use of existing public infrastructure through renewal of an existing town centre. However, given the Proposal would facilitate a substantial increase to development capacity on the Site, it will result in increased demand for infrastructure.

In relation to transport infrastructure, a transport impact assessment has been prepared to inform this Planning Proposal. This assessment is included as Attachment 3 to this document and has provided a number of recommendations (as detailed previously within this report) that have been considered in the development of the Planning Proposal and the associated masterplan.

In relation to utility infrastructure, including electricity, sewer and water, consultation is proposed to be undertaken with relevant utility operators during the exhibition phase of the Planning Proposal process. This will facilitate consideration of the potential increased demand on this infrastructure as a result of the Proposal and advise Council of matters which should be addressed to ensure adequate infrastructure provision can be achieved.

Development associated with this Planning Proposal will not be permitted until the site is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it).

Q12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

A Gateway Determination has not yet been issued for this Planning Proposal. Relevant authorities will be consulted in accordance with the requirements of the Gateway Determination. The views of consulted public authorities will be summarised and addressed as appropriate in the final Planning Proposal.

Part 4 Mapping

As detailed previously within this document, the Planning Proposal includes new key site mapping to identify land to which the new LEP clause *'6.11 Development of Gladesville Site'* will apply. The intent for this mapping is illustrated within Figure 4 below. This mapping would be required to be formalised as part of the planning proposal process in accordance with DPHI's *Standard Technical Requirements for Spatial Datasets and Maps*.



Figure 4 – Proposed Key Site LEP Mapping

Part 5 Consultation

Public Consultation Undertaken to Date

Draft block studies associated with the Gladesville Masterplan were placed on public exhibition for a period of 37 days between 5 August and 17 September 2021.

A consultation report was prepared by Council's Communication team which was provided as an attachment to the report to Council's Ordinary Meeting of 18 October 2021. The consultation process was comprehensive and consisted of:

- Project webpage on Council's website.
- Social pin point – interactive map where people could make comments.
- Survey.
- Digital media:
    - Facebook.
    - Instagram.
    - Email database.
    - Webinars.
- Traditional media:
    - DL flyers.
    - Mayor's column.
    - Advertisements in local press.
    - Footpath decals with QR codes.
    - Newsletter (September) to all Hunters Hill households.
    - Advertisements travelator – shopping centre.

In total, 1,800 people participated – 165 made interactive map comments, 242 surveys and 81 written submissions were received. Seven community consultation sessions were held – 5 zoom meetings and 2 webinars which attracted 109 attendees.

For full details of the process, comments received and responses refer to the Gladesville Masterplan Consultation Report included as an attachment to the report to Council's Ordinary Meeting of 18 October 2021.

It was clear from feedback received that respondents are keen to see a revitalised town centre. The results of the survey showed that the following are most important in regards to Gladesville:

- Public space e.g. piazza/meeting places.
- Retail e.g. supermarket.
- Planning controls – height, housing types.
- Hospitality offering e.g. cafes/restaurants/small bars.
- Street appeal/presentation.
- Availability of parking/traffic management.
- Mix of businesses/retail mix.
- Pedestrian access.
- Access to public transport.
- Night-time economy.
- Access to community facilities.
- Affordable housing.

Council is aware and supportive of the sentiments raised above and the intention with the Gladesville Masterplan is to provide a town centre which is attractive and accessible and offers a wide retail offering, as well as useable open space. The addition of a residential component will not only provide a more affordable housing option in the Hunters Hill Municipality, but also provide a localised community to add to the sustainability of the centre.

It would appear from the main issues raised that while there is a general acceptance that the centre needs renewal, it is the form of the renewal that appears contested by members of the community. The main issues raised in written submissions, which were also raised in the other forms of feedback such as in the consultation sessions, on the interactive maps and through the survey are listed below:

- Height.
- Overshadowing.
- Floor Space Ratio (FSR).
- Traffic Management, Public Transport and Car Parking.
- Local (community) Infrastructure.
- Legacy Issues (e.g. the sale of the Council carpark and 10 Cowell Street).

In light of the feedback received following community consultation it was recommended that further targeted work be undertaken for Block 4. This work was intended to develop a draft development option and include:

- Economic feasibility testing to test redevelopment options and quantum of both retail/commercial and residential space.
- Refining of development option(s) to encourage redevelopment and provide generous, usable open space, as well as reduced height.
- Develop tailored building envelopes and test in greater detail the yield capacity of the envelopes through typical layouts as well as to ensure the capacity to meet Apartment Design Guideline requirements for solar access and overshadowing etc.
- Costing of public benefit including a percentage of affordable rental housing.
- Development of a Traffic Management Plan for the surrounding area of the Gladesville town centre.
- Liaison with Transport for New South Wales, Sydney buses, Department of Education and Department of Planning, Infrastructure and Environment.
- Liaison with landowners of Block 4 to facilitate a good development outcome for the community.

The concept plans for Block 4 were subsequently developed in consideration of the above and have directly informed the development of the urban design information provided within Attachment 1 of this Planning Proposal.

Public Exhibition

The Planning Proposal will be publicly exhibited for a minimum of 28 working days, and in accordance with the requirements of the Gateway Determination.

In addition, landholders within and adjoining the site will be notified in writing of the public exhibition.

Agency Consultation

In accordance with the Gateway Determination and as outlined within Section D of this Planning Proposal, consultation will be undertaken with relevant government agencies and utility operators during the public exhibition stage of the Planning Proposal. Feedback received as a result of this consultation will be addressed as part of the finalisation of the Planning Proposal.

Advice from the Hunters Hill Local Planning Panel

This matter was reported to the Hunters Hill Local Planning Panel (LPP) meeting of 10 April 2025 in accordance with the Local Plan Making Guideline and Ministerial Direction (9.1 Local Planning Panels – Planning Proposals), which require that Council's refer PPs to local planning panels for advice. During this meeting, the LPP unanimously resolved that:

1. The LPP advises Council that it supports the attached Planning Proposal investigations, which will support the submission of a Planning Proposal to the Department of Planning, Housing and Infrastructure seeking a Gateway Determination in accordance with section 3.34 of the *Environmental Planning and Assessment Act 1979*, noting the following comments:

    i. The proposed Clause 6.11 (5)(a) should be a separate sub-clause, if it is Council's intention that the site must be developed as a whole, and consideration must be given to strengthen the wording of this sub-clause;
    ii. Consideration of the inclusion of Blocks 1, 2 and 3 should continue to ensure the viability of the Gladesville Shopping Centre.

The comments from the Hunters Hill Local Planning Panel as noted above are discussed in further detail under the headings below.

Matter raised: The proposed Clause 6.11 (5)(a) should be a separate sub-clause, if it is Council's intention that the site must be developed as a whole, and consideration must be given to strengthen the wording of this sub-clause

Response: This comment was noted by Council Staff during the meeting and further analysed by Council Staff, urban design and town planning specialists following the meeting.

This further analysis noted that proposed clauses 1 and 2 seek to identify the intent of the proposal and the location of the site respectively. It was further noted that proposed clauses 3 and 4 provide provisions that would facilitate a higher density development outcome on the site.

In contrast to the above clauses 1 – 4, it was noted that proposed clause 5 has been structured to include a list of provisions that seek to provide parameters to align development with the intent of the masterplan included as Attachment 1 to this Planning Proposal. Effectively, these are provisions that will control the outcome of the development of the site to align with the masterplan, including requirements for aspects such as minimum public open space, minimum retail floor space and solar access.

It was identified that creating a new separate and more specific clause for minimum site area alone would unproductively constrain potential development outcomes through removing flexibility, whilst also unjustifiably elevating the importance of minimum site area above other provisions such as minimum public open space and solar access.

Given the findings of the above further analysis, it has been considered that the current structure of the proposed LEP amendment best meets the Planning Proposal Objectives and Intended Outcomes (to achieve renewal of the Gladesville Town Centre and deliver new and well-located housing opportunities). This is proposed to be achieved through appropriate development provisions to align the development with the masterplan, whilst also enabling some flexibility to address development constraints and enable design innovation. This preferred approach is intended to ensure desired and actual urban renewal can be achieved. It has therefore been identified that the existing proposed structure of this clause as outlined within this Planning Proposal is fit for purpose and preferred in relation to the proposed LEP amendment.

Matter raised: Consideration of the inclusion of Blocks 1, 2 and 3 should continue to ensure the viability of the Gladesville Shopping Centre

Response: Blocks 1, 2 and 3 continue to form an important part of the overall Gladesville Masterplan Project. These blocks have been comprehensively considered and assessed within the planning proposal investigations included as attachments to this Planning Proposal.

Amendments to the Hunters Hill Local Environmental Plan 2012 (LEP) are generally not required in order to achieve the intended outcomes for Blocks 1 ,2 and 3 as outlined within Council's initial block studies, as current LEP provisions already facilitate most intended development outcomes. For this and other reasons (including heritage values and development feasibility identified through planning proposal investigations included as attachments to this Planning Proposal Report), it is not currently justifiable or necessary to progress a planning proposal for Blocks 1, 2 and 3 to achieve the overall objectives and intended outcomes of the Gladesville Masterplan Project.

Blocks 1, 2 and 3 will continue to form a critical component of the overall Gladesville Masterplan Project, including continued consideration in urban design and transport planning. The outcomes of this work are intended to be captured within subsequent potential amendments to the Hunters Hill Development Control Plan and development contributions framework to achieve the objectives and the intended outcomes of the overall Gladesville Masterplan Project.

To specifically address the wording of this comment, the viability of the Gladesville Shopping Centre is likely to be significantly improved as a result of this Planning Proposal, which has, and will continue, to comprehensively consider the economic, heritage, transport, urban form and various other relationships between all blocks within the Gladesville Masterplan Project area, inclusive of Blocks 1, 2, 3 and 4.

Part 6 Project Timeline

As this Planning Proposal relates to change in principal development standards of the LEP, which would result in a significant increase in demand for supporting infrastructure and would require associated infrastructure funding, this Planning Proposal has been classified as 'complex' in accordance with the Local Environmental Plan Making Guideline.

The following project timeline has been developed in relation to the delivery of this Planning Proposal. This timeline is intended to be a guide only and may be subject to change in response to feedback received as a result of consultation processes and/or third party requirements, such as a direction given by the Department of Planning, Housing and Infrastructure or other relevant agency.

Table 4: Project Timeline

Task	Forecast completion
Report to Hunters Hill Local Planning Panel	April 2025
Report to Council seeking referral of the Planning Proposal for a Gateway Determination	April 2025
Referral of the Planning Proposal for a Gateway Determination	May 2025
Gateway Determination	June - July 2025
Undertake requirements of the Gateway Determination	August - October 2025
Public Exhibition and Assessment	November 2025 - February 2026
Finalisation	March - April 2026

Summary and Conclusion

The delivery of the Gladesville Masterplan is a key action within Council's LHS and LSPS and gives effect to the North District Plan and A Metropolis of Three Cities. The Project would seek to deliver much needed housing along with high quality open space, commercial and retail opportunities. The Project would also seek to revitalise the Gladesville Town Centre and provide improved connectivity and urban form within the precinct.

In order to achieve the outcomes of the Gladesville Masterplan Project, changes to planning controls under the LEP are required. These changes are required as planning controls currently in place prohibit many of the envisaged outcomes of the Project, such as increased height of buildings and increased development floor space. These planning controls are proposed to be amended as outlined within this Planning Proposal, which has been prepared to meet the requirements to amend an LEP under Part 3 of *the Environmental Planning and Assessment Act 1979* and the NSW Government's LEP Making Guideline.

This matter was most recently reported to Council's Ordinary Meeting of 27 November 2023, where an indicative program and resourcing structure to deliver the Project was considered. At this meeting Council unanimously Resolved:

…2. That Council endorses the implementation of the Council led planning proposal investigations to facilitate the implementation of the Gladesville Masterplan project...

Subsequent to the above Resolution of 27 November 2023, Council Staff confirmed the scope of the Planning Proposal (including required specialist studies) in consultation with DPHI. A summary of the findings of the specialist investigations used to inform this Planning Proposal are outlined within this document, and full versions of the investigations are included as attachments to this Planning Proposal.

As a result of economic and feasibility investigations used to inform this Planning Proposal (included as Attachment 2), it has been identified that since the earlier feasibility assessments prepared in 2020, project costs have increased considerably. This recent feasibility testing shows that the preferred development option under the previously adopted masterplan block study is not currently viable, particularly with the application of a 3:1 floor space ratio. However, increase in floor space ratio to 4:1 subject to a satisfactory urban design outcome may be feasible in the short to medium term. As such, floor space ratio of 4:1 was identified by the Project team as the minimum acceptable development density that could be pursued for the Site in consideration of economic and feasibility factors.

In order to achieve an outcome that may be economically feasible whilst also remaining aligned to initial Project principles and objectives, the Project team tested various possible development options as detailed within this Planning Proposal. The options tested involved distribution of Project massing to various locations within the Site as presented in Attachment 1 to this Planning Proposal. Ultimately, the preferred strategy incorporated strategic distribution of massing throughout the site which would seek to:

- Minimise the height of buildings as far as practicable.
- Where overall building height is required to be increased, the Project team sought distribution throughout the site rather than 'loading up' the tallest buildings, which may cause unacceptable overshadowing impacts, including unacceptable impacts to Gladesville Public School.

- Increasing massing on building podiums, where it does not unacceptably impact solar access to open space areas or result in potential non-compliance with the apartment design guidelines.
- Increasing massing on more marginal public open space, where the location of such massing would not compromise connectivity or the functionality of public open space within the Site.

In consideration of the above, it can be noted that the preferred design strategy (Option 4) seeks to promote the development feasibility of the Site following consideration of feedback from DPHI, whilst also ensuring the fundamental urban design principles of the Project (established as a result of significant initial community consultation) can be realised.

In order to achieve the objectives of the masterplan and to encourage the delivery of the identified public benefits, it is proposed to incentivise development via amendments to height and floor space ratio using a key site map and supporting provisions under Part 6 of the LEP to facilitate the following outcomes via the development application process:

- Amalgamation of a single feasible land parcel that is suitably sized and configured to achieve the intended development forms to overcome fragmented land ownership.
- Implementation of new public domain elements and retail floorspace proposed by the masterplan.
- Optimised solar access to public open space to ensure amenity particular during mid-winter lunchtime hours.
- Limiting potential for 'one off' speculative smaller scale development which would comprise the delivery of the overall master plan vision.

To achieve the above, it is proposed to identify the site on a Key Site Map and establish site-specific local provisions under Part 6 of LEP. This will include height and floor space ratio bonus incentives subject to minimum site area, minimum provision of public open space, solar access standards and a minimum retail provision. A new key sites map would need to be established as none currently exists under the LEP.

Indicative drafting of the proposed LEP amendment is outlined below.

6.11 Development of Gladesville Site

(1) The object of this clause is to facilitate the development of the Gladesville Site, including residential accommodation, retail and public open spaces.

(2) This clause applies to land in Gladesville identified as "Area A" on the Key Sites Map.

(3) Development may exceed the maximum permissible height to an overall maximum of 70 metres in accordance with subclause (5).

(4) Development may exceed the maximum permissible floor space ratio to an overall maximum of 4:1 in accordance with subclause (5).

(5) Development consent must not be granted to development on the land unless the consent authority is satisfied of the following—

(a) a minimum site area of 13,500sqm is achieved.

(b) despite subclause (3), height may not exceed 42 metres within 60 metres of Victoria Road.

(c) built form over 28 metres is limited to a floorplate maximum of 750 square metres of gross floor area.

(d) A public open space is provided adjoining Massey Street that:

(i) is a minimum area of 950 square metres.

(ii) receives, on average, at least 70% direct sunlight between 11am and 2pm on 21 June each year.

(iii) is provided at grade.

(e) In addition to subclause 5(d), a centrally located public open space is provided that:

(i) is a minimum area of 800 square metres.

(ii) receives, on average, at least 60% direct sunlight between 12noon and 2pm on 21 June each year.

(iii) is provided at grade.

(f) In addition to subclause 5(d) and 5(e), provision of through site with a minimum width of 6 metres connecting the public open spaces to Victoria Road, Massey Street and Cowell Street.

(g) At least 5,000 square metres of the gross floor area permitted for the land under the maximum permissible floor space ratio will be used for the purposes of retail, including at least 3,500 square metres for the purposes of a supermarket.

(h) No part of the ground floor of a building that is facing a street or public space is used for the purposes of residential accommodation with the exception of Flagstaff Street.

It can be noted that this Planning Proposal is consistent with relevant State Environmental Planning Policies. Whilst the Planning Proposal is inconsistent with two Ministerial Directions under section 9.1 of the *Environmental Planning and Assessment Act 1979*, it is also considered that these inconsistencies are of minor significance.

Community consultation will be undertaken as outlined within this Planning Proposal. This will give members of the community an opportunity to review and provide feedback as part of the planning proposal process.

Attachment 1 – Gladesville Masterplan Documentation

GYDE



Block 4
Gladesville
Built Form Study & Master Plan

Prepared on behalf of Hunter's Hill Council

April 2025_**DRAFT** Commercial in Confidence

DRAFT

GYDE



Towards Harmony by Aboriginal Artist Adam Laws

Acknowledgement of Country

Gyde Consulting acknowledges and pays respect to Aboriginal and Torres Strait Islander peoples past, present and future Traditional Custodians and Elders of this nation and the cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander people. We recognise the deep and ongoing connections to Country – the land, water and sky – and the memories, knowledge and diverse values of past and contemporary Aboriginal and Torres Strait communities.

Gyde is committed to learning from Aboriginal and Torres Strait Islander people in the work we do across the country.

This report has been prepared by Gyde with input from a number of expert consultants. To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. Gyde accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance on information in this publication.

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Report Title: Block 4 - Gladesville Built Form Study & Master Plan

Version: 1.0_P-24683

Date: 8 April 2025

Status: Draft

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This report has been prepared by Gyde with input from a number of expert consultants. To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. Gyde accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance on information in this publication.

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Part A: Introduction and Background

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1 Introduction

1.1 Introduction

This Master Plan Report was prepared by Gyde Consulting (Gyde) on behalf of Hunter's Hill Council (Council).

In preparing this report, Gyde's urban design and planning team has worked with the following consultant team:

- Hill PDA Consulting - Economics advice
- DFP Planning Consultants - Heritage advice
- Bitzios Consulting - Traffic and Transport advice

It is understood Preliminary Site Investigation was prepared by Sydney Environmental Group, concluding that the site is suitable for the proposed rezoning.

Gyde was appointed by Council to undertake urban design investigations and prepare an updated master plan proposal for Gladesville Village Centre in Gladesville (the Site). The purpose of the master plan is to inform a Planning Proposal for amendments to Hunters Hill Local Environmental Plan 2012 (HHLEP) as it relates to Block 4 within the Gladesville Village Centre.

Supporting economic, traffic and transport, and heritage studies were initiated by Council, in consultation with the Hunters Hill community, in an effort to deliver the vision for Block 4. The intention is to deliver the vision for the Gladesville Village Centre as set out in the adopted Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS).

In December 2018, Council resolved to prepare a master plan for a larger area including sites fronting Victoria Road in the Gladesville Village Centre to facilitate renewed urban development and place outcomes. A master plan was initiated in response to community concerns regarding the presentation of the town centre, variable trading performance and delayed renewal of existing stock.

In 2015, a proponent-led planning proposal was submitted for the Gladesville Shopping Village key site. It sought to facilitate the redevelopment of the Gladesville Shopping Village with increased development potential and the inclusion of public open space. In 2020, the Department of Planning, Industry and Environment (DPIE) recommended that the proposal not proceed.

Based on this decision, Council embraced the opportunity to expand the Gladesville Master Plan project to incorporate the Gladesville Shopping Village site. Subsequently, block studies were developed by GM Urban Design and Architecture (GMU).

In 2021, Council gave consideration to the GMU block studies and resolved for them to be placed on public exhibition to seek submissions from the community on three (3) draft Master Plan options.

Gyde was engaged by Council in 2024. Our brief was to develop and refine the built form outcomes envisaged by Council's preferred built form Option (Option No 1) developed as part of the 2021 Gladesville Block Study.

Informed by feedback received during the public exhibitions period (2021), the comprehensive body of built form studies previously undertaken by GMU was re-examined by Gyde. The aim was to better understand the project history along with key constraints and objectives informing the built form study.

Gyde considered the existing and likely future development context of Block 4 (the Site) in **Figure 1.** This has, along with updated technical reports on economic feasibility, traffic and heritage impacts, informed a detailed understanding of the future potential of Gladesville Town Centre, and the role of the Block 4 Site within it. This updated Master Plan takes into consideration Council's preferred block study option undertaken in 2021, and the findings of updated urban analysis.

This report summarises Gyde's analysis of the Gladesville Town Centre and the vision for genuine urban renewal which was supported by Council in 2021. This report documents the built form testing undertaken in response to updated technical advice. It seeks to achieve an updated framework to deliver economically viable redevelopment of the town centre, whilst adhering to the urban design principles established for the site in the 2020-2021 block study work.

The updated Master Plan framework is supported by recent technical advice sought by Council to 'ground-truth' the built form supported in 2021 and to deliver and future proof robust urban design outcomes for Gladesville.

Figure 1 illustrates the location of the Site (Block 4) in relation to the broader study area considered under this Master Plan

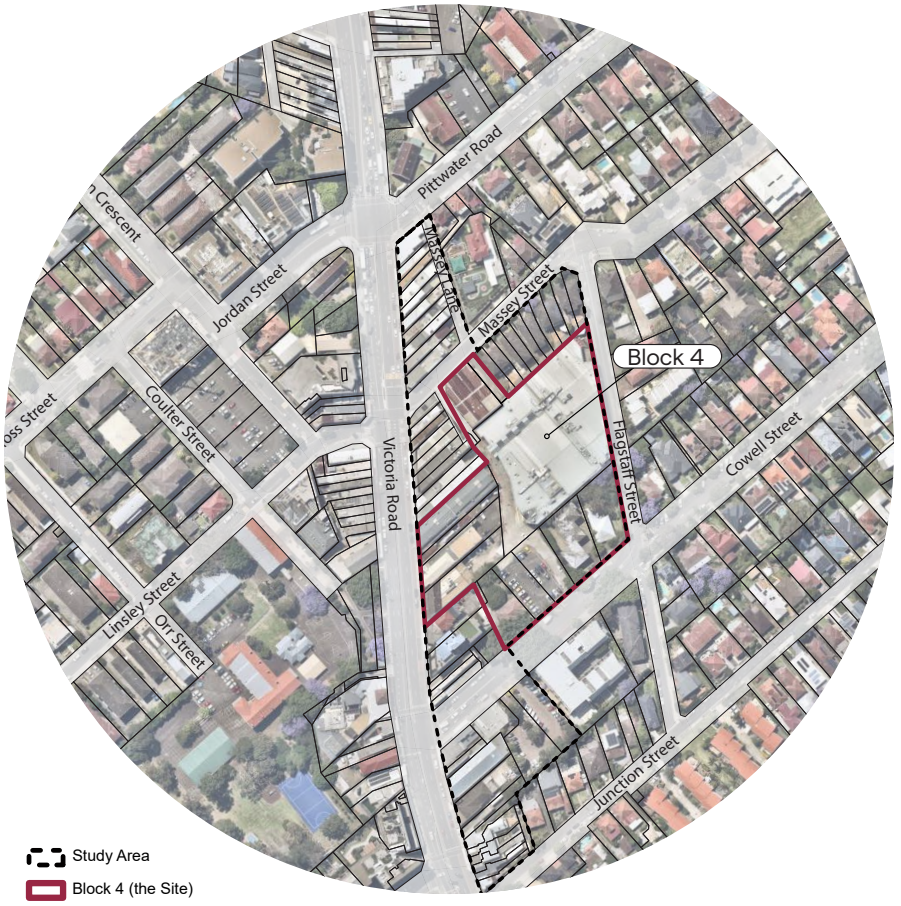

Figure 1. Location of Block 4 (the Site)

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1.2 Project History

In December 2018, Council resolved to prepare a Master Plan for three blocks fronting Victoria Road in the Gladesville town centre **(Figure 2, Blocks 1-3**).

A number of reasons prompted Council to undertake the initial master plan investigations:

- Concerns about the presentation of the town centre, variable trading performance, and delayed renewal of properties.
- A number of Land and Environment Court determined development applications.
- A proponent-led Planning Proposal was lodged with Council to increase the permissible height and FSR on the Gladesville Shopping Village (GSV) "Key Site" located immediately east of Blocks 1-3.

In July 2020, Council was advised by DPIE that the proponent-led planning proposal for the GSV site would not proceed. Gyde understood the reasons for this included the absence of a clear vision for the site, the proposed density, traffic impacts and poor urban design outcomes.

Based on the DPIE decision, Council embraced the opportunity to prepare a holistic vision and master plan solution for Gladesville. It decided to incorporate the GSV site into the master plan investigations area as "Block 4". The GSV Site is, along within other sites in the block, nominated in the existing HHDCP as a "Key Site" under the HHDCP (refer **Figure 10**).

Subsequently, Council commissioned GMU in 2020 to undertake further block form studies. Gyde understands these were informed by traffic and transport assessments as well as by economic viability analysis and other technical advice. The traffic advice included findings relating to the limited capacity of the existing network, and the economic advice guided the overall quantum of floor space pursued in the block studies, along with assumptions made in relation to floor space allocation per use. The outcomes of landowner meetings and other input from local stakeholders also informed the urban design investigations.

In collaboration with Council, GMU developed 3 massing options which were summarised in the Gladesville Block Study. The 3 massing options delivered a similar overall FSR (approximately 3:1) but varied in terms of the number of building heights and publicly accessible open space.

On 19 July 2021, Council gave consideration to the block studies and resolved to place them on public exhibition for community comment. The draft options presented in the studies undertaken by GMU included:

- The Gladesville Block Study - Blocks 1,2 and 3 (by GMU, February 2020)
- The Gladesville Block Study - Block 4 Concept Plans (by GMU, May 2021)

The public exhibition period was 5 August 2021 to 17 September 2021 (37 days).

The Gladesville Masterplan Consultation Report (October 2021) summarised the consultation process, issues raised by local residents and stakeholders along with media coverage at the time of exhibition. According to Council's Scoping Report, the key issues raised in written submissions included:

- Building height
- Overshadowing
- Floor space ratio (FSR)
- Traffic management, public transport and car parking
- Local (community) infrastructure
- Legacy Issues (e.g. the sale of the Council carpark and 10 Cowell Street to Gladesville Shopping Village)



Figure 2. Diagram indicating urban blocks 1-4 as defined in the 2021 Gladesville Block Study by GMU.

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At the Ordinary Council Meeting of 18 October 2021 Council unanimously resolved that:

- Lower height options will be investigated as part of further work
- Council would continue to consult and involve the community in the development of the Gladesville Masterplan

Council again reconsidered the matter at its ordinary meeting on 27 November 2023. It resolved to build upon the GMU work with more update analysis.

Gyde was engaged in December 2024 to review the GMU work to date, and consider updated technical reports.

This block analysis focused on the preferred option one block model from GMU and the urban design principles that were part of the 2021 exhibition. This included a concept of approximately 14 storeys in height and 3:1 FSR

A key driver for the Master Plan is renewal and revitalisation of the Gladesville Village Centre and therefore economic viability of a development is very important. Hence updated economic advice suggests that to achieve a potentially viable development, a floor space ratio of 4:1 is required. This has been a key driver in the scenario investigations.

A key component of the Master Plan outcomes is to achieve a development form that remained consistent with the key design principles that had previously been exhibited including:

- Generous sequence of inter-connected open spaces.
- Slender towers above lower scale podium forms
- East-west and north-south links.
- Towers and open spaces orientated to prioritise solar access and pedestrian sight lines.
- Retention of heritage fabric fronting Victoria Road.



Figure 3. Photograph of the entry to Gladesville Shopping Village.

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1.3 Purpose of this document

This document provides an urban design analysis for the key site known as Block 4 within the Gladesville Village centre. It has been informed by previous block analysis undertaken by GMU and specialist technical inputs.

The analysis has included re-examination of a number of scenarios to establish a suitable built form for the site which will be the subject of a Council Planning Proposal. The key driving factors in the outcomes of this Master Plan has been a set of design principles established by community engagement in 2021 and the need to ensure a development outcome that is economically viable and therefore capable of stimulating renewable of stimulating renewal of this ageing centre.

This document provides the background to the project the methodology of the urban design investigations and consideration of the conclusion of technical advice. The report has considered the broader context, and existing local and state planning controls. The conclusion is an indicative built form for Block 4 that achieves a floor space ratio (FSR) of 4:1. It ensures the key design principles of maintaining and establishing through site links, providing additional and attractive public open space and public benefits. The master plan identifies a planning mechanism to implement this preferred outcome while still allowing some opportunities for further detailed design and flexibility in delivery stages.

The materials in this report should be read in conjunction with the Planning Proposal Report prepared by Hunters Hill Council.

1.4 Methodology

In undertaking the analysis to inform this Master Plan, Gyde reviewed strategic planning framework applying to Gladesville and surrounding areas as well as local and regional planning controls, the project history and extensive background information.

In consultation with Council staff, the team tested a number of massing strategies examining opportunities for how to adjust to building envelopes to accommodate the increased floor space capacity, while minimising adverse impacts to the site and its setting.

Gyde's urban design team tested various options for allocation of additional height and bulk against potential impacts such as additional overshadowing and overbearing bulk especially on the ground floor plane.

Though a digital 3D model, built form options were examined to maintain the ability of the updated proposal, to provide the desired outcomes such as; adequate building separation, appropriate streetwall heights, workable building footprints, solar corridors between towers and pedestrian permeability.

Gyde was asked to evaluate the built form testing to inform an updated massing strategy which was presented to Councillors at an internal workshop held 17 March 2025.

Following the workshop session, questions and suggestions raised were considered and incorporated into the preferred indicative master plan scheme which is presented in this report.

Further details regarding the built form testing, technical advice and indicative development outcomes are discussed in later chapters of this report.

This has then informed the proposed amendments to the current development standards under HHLEP.

In undertaking this study, Gyde has adopted the following detailed methodology:

1. Review of background material

- Local planning and development controls currently applicable to the site and surrounding areas including the Hunters Hill Local Environmental Plan (HHLEP) 2012 and Hunters Hill Consolidated Development Control Plan (HHDCP) 2013.
- Relevant directions of the Greater Sydney Regional Plan and the North District Plan, along with local strategic plans including Hunters Hill Local Strategic Planning Statement (LSPS) and the Hunters Hill Local Housing Strategy (LHS).
- Key development controls applying to areas within City of Ryde including Ryde Local Environmental Plan 2014 and City of Ryde Development Control Plan 2014. To inform an understanding of the local character.
- Reviewed information relating to the Low and Mid-Rise Housing Policy to understand how new planning policies may impact on the evolving character, density and scale of surrounding areas.
- Comprehensive built form testing undertaken for Council by GMU in 2020 and 2021.
- Gladesville Consultation Report October 2021 outlining community feedback received.
- Block Study document "Option 1 for Block 4" prepared by GMU, which was nominated as the most appropriate built form strategy to proceed with by Council.
- Request for Quotation documents provided by Council, confirming Option 1 for Block 4 as the preferred built form option to inform this master plan study.
- Scoping Proposal report prepared by Council.
- Other relevant information relating to Option 1 for Block 4 as the preferred early massing strategy prepared. This included the presentation packages prepared by GMU, summarising the underlying design principles developed for the preferred massing strategy.
- Traffic Assessment and Transport Advice prepared by McLaren Traffic (dated September 2021).
- Reviewed Gladesville Master Plan Expanded – Economic Viability Analysis by Atlas Urban Economics (dated November 2020).
- Reviewed Council minutes and information provided in relation to recent development applications and development approvals in the vicinity of the site.
- Survey information prepared by Craig & Rhodes (2012) as provided by Council.
- Landowner and strata information provided by Council.
- Economic and Feasibility Assessment by Hill PDA (February 2025).
- Heritage advice prepared by dfp Planning Consultants (March 2025).
- Transport Impact Assessment by Bitzios Consulting (March 2025).
- Internal technical advice provided by Council.

2. Site analysis and reaffirming development principles

- Site and locality inspections to understand the site in its wider context including the existing character of the Victoria Road high street and surrounding streets. As part of the site inspections, our team also visited surrounding residential areas to understand how the grain and scale of neighbouring suburbs relates to the edges of the 'town centre' in general, and the in relation to subject site in particular.
- A walk through the local area to appreciate pedestrian connectivity including existing key constraints affecting the walkability of the area, and identify local desire lines and key community destinations.
- Desktop context and site analysis to understand the street networks and surrounding urban pattern.
- Urban design analysis to confirm and reaffirm key constraints and opportunities relevant to the site and the wider area.
- Prepared urban design principles for the site based on the findings of analysis, communications and the technical inputs from the economic, traffic and heritage specialists.

3. Block Analysis and Modelling

- Prepared a digital 3D model of the 2021 Option 1 for Block 4 (by GMU) and preparation of indicative yields tables for Council's preferred massing strategy.
- Prepared built form testing and design adjustments to the preferred built form option in response to the updated feasibility advice.

4. Refinement and review with client

- Liaised with Council and other consultants to ensure the updated massing strategy and built form responses to respond to the updated technical advice while complementing the design principles and precinct vision identified in the 2021 Block study.
- Prepared various progress presentation packages to update Council staff on various massing strategies and built form options explored for the site.
- Attended numerous meetings with Council staff along with one Councillor workshop, outlining the methodology and the updated built form option.

This report provides a summary of the urban design analysis and built form testing undertaken by Gyde. The report considers the findings of the analysis and the reasons guiding the design decisions made in collaboration with the project team.

Note:

- *A site survey has not been undertaken to confirm the site area.*
- *3D modelling has been undertaken based on cadastral data sourced from the NSW database.*
- *Yields have been calculated based on site area identified in the Hill PDA report.*

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1.6 The Study Area

Gladesville is located approximately 10 kilometres north west of Sydney's CBD.

The western and northern parts of the suburb are located within City of Ryde Local Government Area (LGA) whereas the eastern and southern parts of Gladesville fall under Hunters Hill LGA.

The area is known for its leafy character, undulating terrain and bushland vistas. Surrounding residential streets benefit from proximity to foreshore areas along Parramatta River (south), and Lane Cove River (north).

The study area presented in this report considers the broader area which encompasses the blocks fronting the eastern side of Victoria Road from Pittwater Road to the north, to Junction Street to the south. The study area is indicated in **Figure 5**.

The study area includes the large consolidated site located at the eastern and southern portion of the block that also incorporates the Gladesville Shopping Village (GSV).

The GSV site fronts Cowell Street to the south and Flagstaff Street to the east but excludes the single dwellings fronting Massey Street which are included in the study area.

1.7 The Subject Site - Block 4

The subject site is identified as Block 4 in the 2021. It incorporates the Gladesville Shopping Village (GSV) and Nos 217, 219 and 223-227 Victoria Road.

Block 4 includes the following lots:

- 1 Massey Street
- 1-3 Flagstaff Street
- 2 Cowell Street
- 4 Cowell Street
- 8 Cowell Street
- 10 Cowell Street
- Part 215 Victoria Road
- 217 Victoria Road
- 219 Victoria Road
- 223 Victoria Road
- 225-227 Victoria Road

Based on the NSW Valuer General data base, the combined site area is 13,870.50sqm.

The Site is highlighted in a red outline in **Figure 6**.

The Site fronts Massey Street to the north, Cowell Street to the south, Flagstaff Street to the east and Victoria Road to the west.

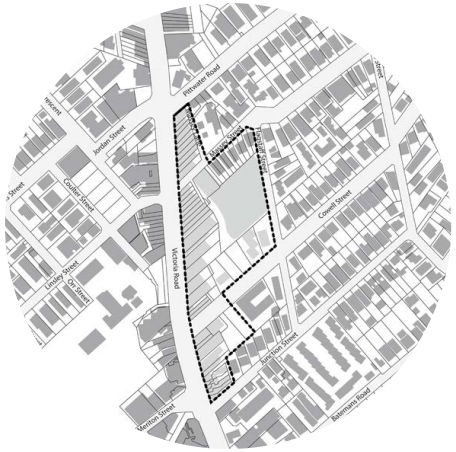
The Site is currently occupied by existing structures including:

- **Massey Street:** A single storey retail shop fronting Massey Street and a Right of Way (RoW).
- **Massey Street and Flagstaff Street:** A single level shopping centre with on grade parking.
- **Cowell Street:** A two storey single dwelling, an asphalt sealed car park, a 2 storey residential flat building consisting of 6 strata titled apartments and a single storey cottage occupied by commercial premises.
- **Victoria Road:** Australia Post office building, 2 storey former bank building, single storey shopfront building, 2 storey multi-tenanted arcade with several vacant shops.





Figure 4. (Left) Aerial view of the study area (Source: Council). (Right) Photograph of Victoria Road.



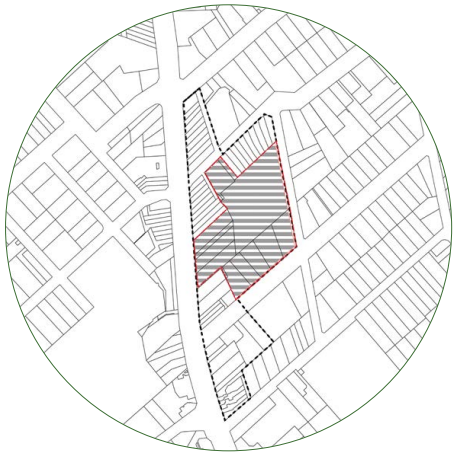


Figure 5. (Top) Diagram indicating the Study Area (black dotted outline).
Figure 6. (Bottom) Diagram indicating Block 4 as a hatched area.

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Part B: Planning Considerations

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2 Strategic Context

2.1 Strategic Direction for Gladesville

This chapter considers the role of Gladesville, and the Site, within the strategic and planning framework. Gyde's strategic review informs consideration for how future development may complement and contribute to achieving outcomes consistent with strategic aims identified for the locality.

2.1.1 The North District Plan

The Plan sets out planning priorities and actions for the North District to guide future growth in the area. The structure plan for the North District provides guidance on major land uses, precincts and centres nominating:

- Strategic Centres
- Local Centres
- Economic corridors
- Green spaces
- Brown spaces (residential, business, industrial land uses)

The Plan identifies Gladesville as a Local Centre. Other Local Centres in the area include Boronia Park, Ryde, Meadowbank, West Ryde, Lane Cove and North Ryde. An excerpt from the North District Plan is included in **Figure 7.**

The Plan nominates Local Centres as providing "many of the District's great places". It proceeds to confirm Local centres are a focal point of neighbourhoods and where they include public transport and transport interchanges, they are an important part of a 30-minute city.

The Plan proceeds to outline that while local centres are diverse and vary in size, they provide essential access to day to-day goods and services close to where people live.

The Ten Directions for planning and the for implementation of the North District Plan are:

- A city supported by infrastructure
- A collaborative city
- A city for people
- Housing the city
- A city of great places
- A well connected city
- Jobs and skills for the city
- A city in its landscape
- An efficient city
- A resilient city

The two Planning Priorities of the North District Plan are:

- Preparing local strategic planning statements informed by local strategic planning
- Monitoring and reporting on the delivery of the Plan

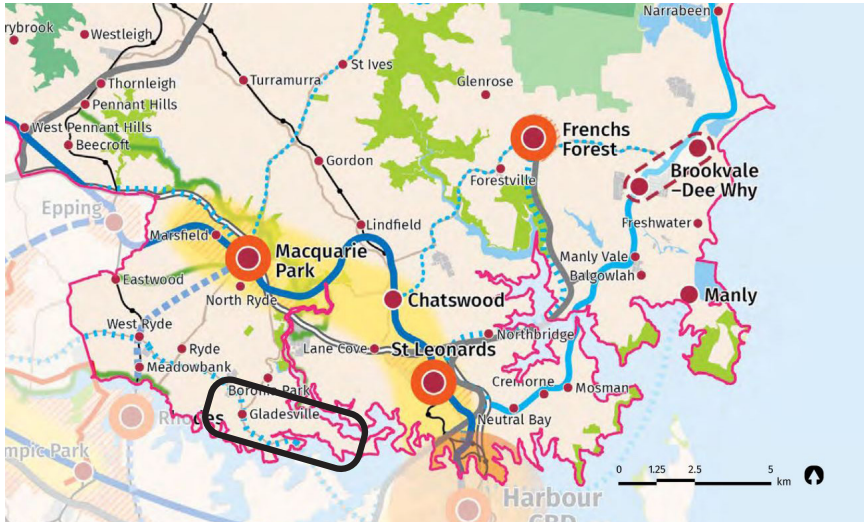



Figure 7. The Norther District Plan with Gladesville highlighted in a black outline (Source: Greater Sydney Commission).

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2.1.2 Hunters Hill Local Strategic Planning Statement (LSPS)

The LSPS was adopted 27 April 2020. It is a 20 year plan to manage land use growth and change in the Hunters Hill LGA until 2040, in light of community aspirations and broader economic, social and environmental matters that influence the daily lives of locals.

The purpose of the LSPS is identified as:

- Providing a 20-year land use vision for the area.
- Outlining the characteristics which make an area special.
- Identifying the LGA's shared values to be enhanced or maintained.
- Direct how future growth and change will be managed.
- Make changes to planning controls in the HHLEP and HHDCP.
- Implement the North District Plan, where applicable to Hunters Hill.
- Identify where further detailed strategic planning may be needed.

The Statement identifies that Gladesville is the largest of the two local centres in the LGA (North District Plan), which it shares with the City of Ryde. Extracts are quoted on this page.

The Statement confirms it is located on the western edge of Hunters Hill LGA and is made up of two commercial areas, being:

- Victoria Road shopping strip, and
- Gladesville Shopping Village site

The Statement provides a strong and detailed vision for Gladesville to guide future place-based redevelopment of the centre to improve the presentation and design quality of the commercial core, and achieve strong urban outcomes for the centre.

2.1.3 Local Housing Strategy

The Hunters Hill Local Housing Strategy (LHS) was adopted on 26 April 2021. It establishes a vision for housing delivery in the Hunters Hill LGA. The Hunter's Hill Local Housing Strategy (LHS) is a framework to guide the future direction of housing in the municipality.

The LHS outlines the community's vision and identifies needs for housing. The Hunters Hill LHS was prepared in accordance with guidelines provided by the Department Planning Industry and Environment.

The Strategy contains the following actions in relation to the Gladesville Masterplan:

- [1.2] Focus mid-rise residential development in Gladesville Town Centre, Hunter's Hill Village and Boronia Park and complete precinct plans and detailed urban design analysis to inform new planning controls in these areas.
- [4.2] Complete detailed character work, including urban design analysis and desired future character, for the key centres of Gladesville Town Centre and commercial core, Hunter's Hill Village and Boronia Park shops.

In addition to the above, the LHS also contains the following housing priority outcome:

- Gladesville Town Centre master plan and redevelopment is delivered, incorporating new residential precincts.

The master plan and site vision summarised in this report seeks to enable the above actions and achieve the above priority outcomes identified in the LHS.

2.1.4 Commonwealth Government - National Housing Accord

The Australian Government has established a National Housing Accord with states and territories, local governments, institutional investors, and the construction sector. Initially, the Accord set a goal to build one million well-located homes over five years commencing in mid-2024. In August 2023, the target was updated to 1.2 million homes. Additionally, the Commonwealth committed $3.5 billion to support state, territory, and local governments in achieving this target.

The Accord is part of a broader housing strategy that includes substantial funding for social and affordable housing, as well as support for renters and homebuyers. Under the Accord, the Commonwealth pledged $350 million over five years from 2024-2029 to build 10,000 affordable homes, with states and territories agreeing to match this to create up to 20,000 affordable homes in total.

Under the Accord, the NSW Government has committed building 377,000 well located homes across NSW by 2029, including 3,100 affordable homes. To meet these targets, the NSW government has as established housing targets to be delivered by 2029. Under these targets, 400 new homes will need to be delivered in Hunter's Hill LGA.

Block 4 is strategically located help deliver on the NSW Government's target with attributes that support connectivity, accessibility and liveability. These are a strong foundation for focusing growth for new homes

GLADESVILLE TOWN CENTRE VISION (HUNTERS HILL LSPS)

"Gladesville Town Centre will be a renewed and revitalised, mixed-use urban centre."

"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."

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3 Local Controls

2.5 Hunters Hill Local Environmental Plan 2021

Hunters Hill Local Environmental Plan 2021 (HHLEP) applies to all land within the Gladesville Village Centre. Extracts of relevant controls are referenced below.

HHLEP sets out permissible land uses, building height and floor space ratio (FSR) within the Centre.

2.5.1 Land Use Zoning

As indicated in **Figure 6**, the Site is located within the MU1 Mixed Use Zone under HHLEP.

The relevant objectives for the MU1 Zone zone aim:

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To ensure that new buildings provide an appropriate transition between employment zones and surrounding residential localities.

2.5.2 Height of Buildings

The Site is currently subject to maximum Height of Buildings controls under HHLEP.

The relevant objectives of the Height of Buildings as per the Cl. 4.3 of HHLEP are:

1) The objectives of this clause are as follows—

(a) to specify limits for the size and scale of development that would be compatible with the character, amenity and potential of particular locations,

(b) to maintain the character and identity of Hunters Hill by limiting the scale of buildings to a maximum of two storeys in the low density residential zone, heritage conservation areas and foreshore areas facing Lane Cove River or Parramatta River,

(c) to consolidate developments that would be taller than two storeys in Zone E1 or MU1, while ensuring a suitable visual transition to the adjoining zones,

(d) to protect existing dwellings from excessive overshadowing, loss of privacy, obstruction of views and general visual impacts.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map

The maximum building height within the Site varies between [O2] 16m, [Q] 19m, [T] 26m and [U]34m.

The applicable building height controls are indicated in **Figure 8**.

2.5.3 Floor Space Ratio

The subject site is currently subject to a maximum Floor Space Ratio (FSR) controls under HHLEP.

The objectives of Clause 4.4 of HHLEP are:

(1) The objectives of this clause are as follows—

(a) to specify limits for the size of development that would be compatible with the character and potential of particular locations,

(b) to encourage higher-intensity development in Zones E1 and MU1 so that the zones are well-serviced by public transport and shops,

(c) to manage the density and intensity of multi unit residential development according to the purpose of each residential zone,

(d) to encourage buildings that maximise the proportion of site area that may be retained as landscaped area.

The maximum FSR within the site varies between [T] 2.3:1, [U1] 2.5:1 and [U2] 2.7:1

The applicable FSR controls are indicated in **Figure 6**.

2.5.4 Heritage

The subject site includes a number of locally listed heritage items, and part of the Site also falls within a Heritage Conservation Area.

Heritage matters are guided by Clause 5.10 of HHLEP, the objectives of which are:

(a) to conserve the environmental heritage of Hunters Hill,

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

(c) to conserve archaeological sites,

(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

Heritage Items located within the site are:

- **I488 Gladesville Bank** - 219 Victoria Road - Lot B, DP 185405 - Local.
- **I514 Gladesville House** (including pressed metal linings on walls and ceilings but excluding the curtilage) - 10 Cowell Street - Lot 1, DP 952446 - Local

The applicable heritage controls are indicated in **Figure 8**.

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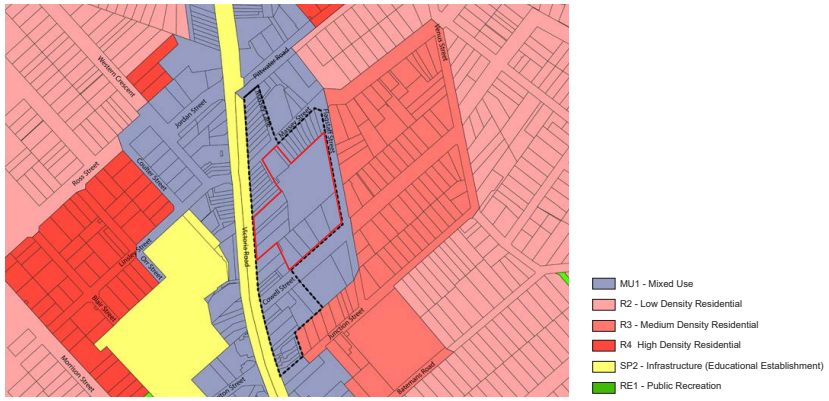
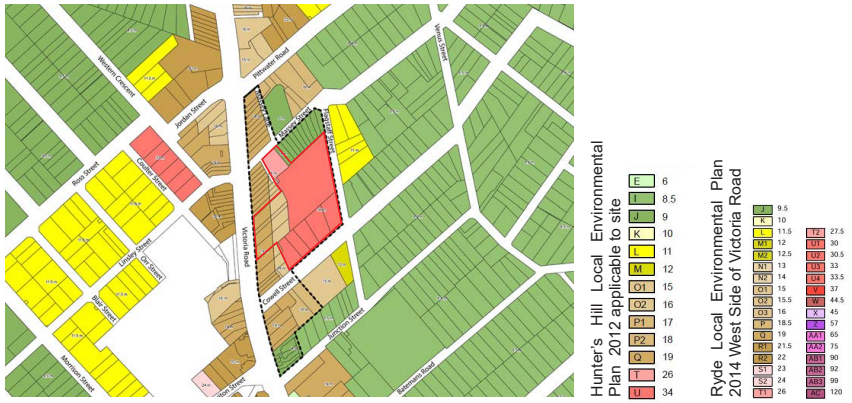
Land Zoning Map



Height of Buildings Map



Floor Space Ratio Map



Heritage Map



Figure 8. Extracts from the NSW Planning Portal Spatial Viewer. The study area is outlined in black and Block 4 is outlined in red.

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3.1 SEPP (Housing) 2021 - Low and Mid-Rise Housing

On 28 February 2025, the NSW Government introduced new planning controls via Chapter 6 of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) to increase housing supply, diversity and choice.

Chapter 6 of the Housing SEPP allows for low and mid-rise housing in the form of residential flat buildings and shop top housing within walking distance of land identified as "Gladesville Town Centre".

Figure 9 provides an indicative map of where the low and mid-rise housing areas apply in around Gladesville confirming that it is identified as a Town Centre.

The Policy allows dual occupancies, terraces, townhouses, apartments and shop top housing in low and mid-rise housing for residential zoned land within well located areas within 800 metres walking distance of well located shops.

Land in a low and mid rise housing inner area (i.e. within 400m walking distance of Gladesville town centre) that is within the R3 Medium Density Residential or R4 High Density Residential Zone permits a maximum:

- FSR of 2.2:1
- height of 22m for residential flat buildings; and
- height of 24m for shop top housing (6 storeys).

Land in a low and mid rise housing inner area (i.e. within 400m walking distance of Gladesville town centre) that is within the R1 General Residential or R2 Low Density Residential Zone permits a maximum:

- FSR of 0.8:1
- height of 9.5m.

The key implication of these provisions under the SEPP is the surrounding residential context is permitted to be developed at a greater height than currently permitted by the LEP.

The policy may result in increased development scale across individual sites or consolidated areas surrounding the identified "Gladesville Town Centre" boundary and the Block 4 Site.

This changes the planning context on surrounding land, which could be expected to accommodate development of up to 6 storeys (22-24m) on adjacent R3 zoned land along Flagstaff Street and further within 400m of the identified "Gladesville Town Centre" boundary and the Block 4 Site.

Later chapters of this report outline how the potential for increased development scale may impact on the future character of Gladesville due to recent policy changes.

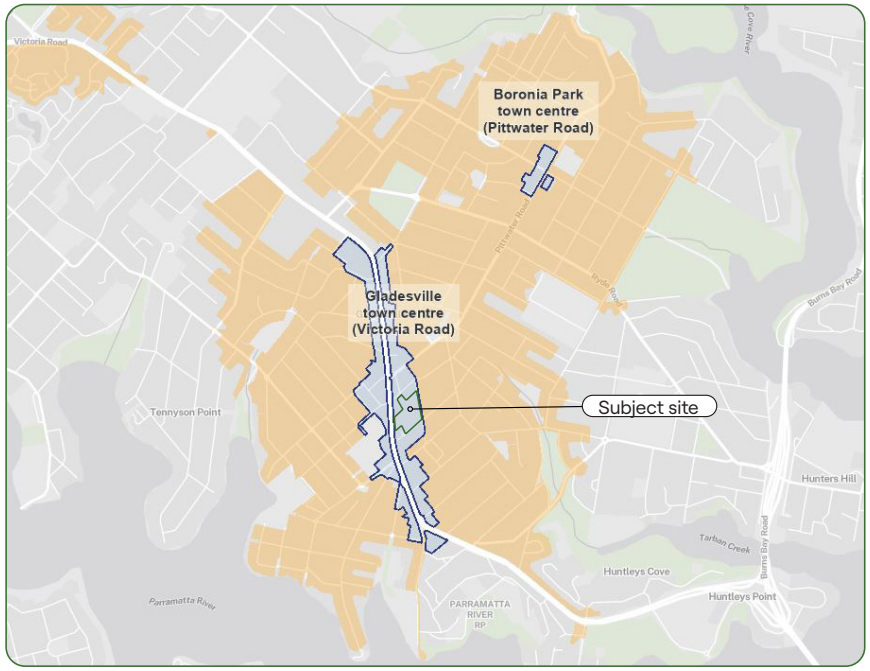

Figure 9. Indicative map of where the low and mid-rise housing areas apply in around Gladesville. The Site is outlined in red. Areas affected by the Low and Mid Rise Housing Policy are indicated in orange (Source DPHI).

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3.2 Hunters Hill Local Development Control Plan 2013

Hunters Hill Development Control Plan 2013 (HHDCP) includes a suite of controls applying to the site and the Gladesville Town Centre. Controls relevant to Block 4 are considered below.

The massing considered in the urban design analysis informing this master plan has taken into account the outcomes intended by the DCP.

While the uplift sought as part of a future Planning Proposal for Block 4, requires a site specific DCP, the indicative massing scheme generally meets the outcomes intended by the existing DCP controls for the precinct. The "Gladesville Village Key Site" is nominated in Figure 4.1 of HHDCP **(Figure 10)**.

3.2.1 Key Site and Sub Precincts

Chapter 4.4 provides development controls applicable to development in Gladesville Village Centre.

Chapter 4.48 applies to the Key site encompasses the block bounded by Victoria Road, Cowell Street, Flagstaff Street and Massey Street.

The Key site includes 4 sub precincts. Block 4 is equivalent to Precinct 3 and 4. Relevant controls include:

- In Precinct 1: width of any development site shall be sufficient to accommodate onsite parking as required by Council's policies.
- In Precinct 2: any re-development of existing buildings must maintain existing right-of-way access to neighbouring properties.
- In Precinct 3: co-ordinated re-development in conjunction with Precinct 4 is most desirable, although a stand-alone mixed use re-development would be acceptable.
- In Precinct 4: the co-ordinated mixed-use re-development of all properties is desirable in order to deliver public facilities that are specified by this section.

3.2.2 Character

Section 4.4.3 of the HHDCP sets out guidance for desired character within the Gladesville Village Centre and particularly for the commercial core precinct which extending from Pittwater Road to Junction Street within which the site is located. The following character elements are relevant to the site:

- Transform the shopping strip into a vibrant mixed-use centre.
- Contribute to revitalisation of the village centre as a whole by effective redevelopment of the existing Gladesville Shopping Village and adjoining properties.
- Enhance the amenity of existing streets and retail frontages by new developments which incorporate public domain improvements such as a new public square that is protected from traffic noise in Victoria Road, landscaping and new paving or street furniture.
- Along street frontages, retain the continuity of established building alignments or setbacks, as well as footpath awnings.

Under Part 2 of HHDCP, Section 2.2.4 (d)(v) seeks to establish the following character for commercial buildings in the Hunters Hill LGA.

- Setbacks for lower storeys of any proposed street facade should be the same as, or similar to, existing traditional shop buildings nearby.
- Proposed walls which would face a residentially zoned property should have side and/or rear setbacks to accommodate a screen of 'deep soil landscaping' between neighbouring buildings.
- Heights of proposed front facades should be compatible with existing commercial or mixed-use buildings nearby.
- Proposed side and/or rear facades that would adjoin a residential building should be compatible with the height of those neighbouring residential buildings.
- Compatibility with the height of existing buildings may be achieved where new developments incorporate a pronounced setback between lower storeys and any upper storeys that would be taller than those existing buildings.

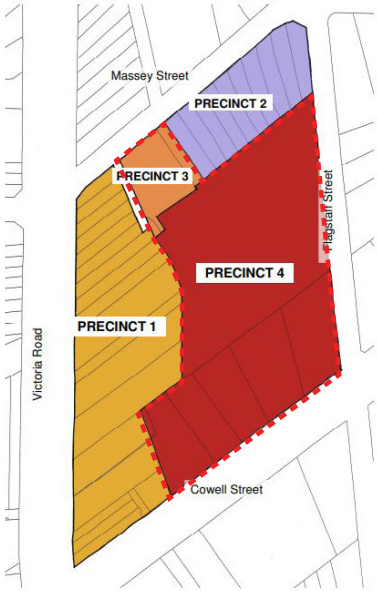

Figure 10. Existing development precincts within the Gladesville Village Key Site (HHDCP). Note Block 4 is included largely in Precinct 4 with smaller areas in Precinct 1 and 3.

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3.2.6 Vehicle Access & Traffic Management

Figure 4.2 of HHDCP includes controls for access and traffic including:

- Comprehensive redevelopment in Precinct 4 shall consolidate and relocate existing rights-of-way (RoW) to align with the rear boundaries of all properties that face Victoria Road.
- The consolidated rights-of-way shall extend continuously from Cowell Street as a 'laneway' which is 8.5 meters wide to accommodate two way traffic plus one footpath. This RoW shall remain fully open to the sky, and shall not be overhung by the upper storeys of any development.

In conjunction with redevelopment of Precinct 3, the existing public laneway and the associated RoW from Massey Street should be realigned and widened to match the required Cowell Street RoW (irrespective of whether the latter RoW has been constructed at that time).

The combined rights-of-way should permit free access to the rear of Victoria Road properties and passage from Cowell Street through to Massey Street.

In conjunction with any comprehensive redevelopment of Precinct 4, investigate improved traffic flows such as one-way shoppers' access from Cowell Street to Victoria Road via Flagstaff and Massey Streets, and incorporating reconfiguration of the Massey Street / Victoria Road intersection to provide an exit for north-bound traffic.

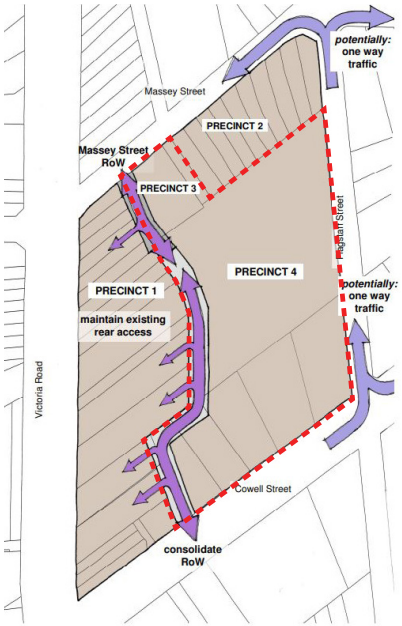

Figure 12. Existing controls for vehicle access & traffic management for the Gladesville Village Key Site (HHDCP). Note Block 4 is included largely in Precinct 1 and 3.

3.2.3 Pedestrian Links & Public Places

Figure 4.3 of HHDCP (**Figure 11**) includes controls to ensure existing pedestrian pathways are maintained. Further controls are included to ensure:

- New pedestrian pathways are provided that permit direct access to the Town Centre via Flagstaff Street from existing residential neighbourhoods to the east.
- Precinct 4 provides a minimum 600sqm barrier free public space facing Cowell Street. Existing controls require the new public space to be fully open to the sky with sunlight falling onto at least half of the surface area on any day between 10:30 am and 1:30 pm.
- Existing controls specify that the finished surface must not lower than RL 46 (AHD) at the western-most end of the new public space fronting Cowell Street

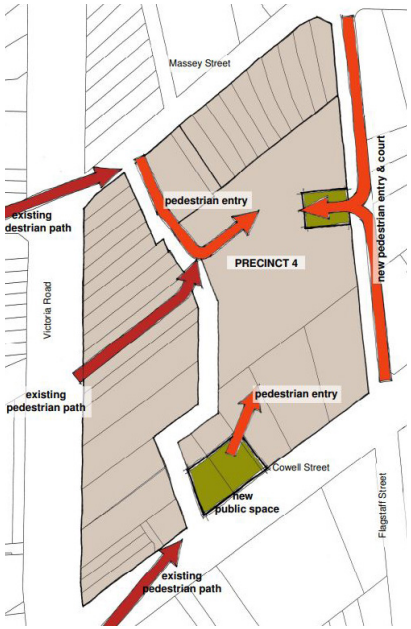

Figure 11. Pedestrian links & public places for the Key site (HHDCP).Block 4 is outlined in a red dotted line. Note Block 4 is included largely in Precinct 4 with smaller areas in Precinct 1 and 3.

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3.2.4 Existing Building Heights

Existing controls include the following objectives for height:

- Ensure that new building forms are compatible with character of the most significant streetscapes in this village centre.
- Prevent any unreasonable impact upon the character or amenity of surrounding residential areas.
- Specify limits for the scale and intensity of future development.

Other existing HHDCP controls for building heights within the Key include heights for:

- Solar access to dwellings
- Solar access to open space
- Number of Storeys
- Floor to ceiling heights

Indicative principles sections guiding the number of storeys are included in Figure 4.4. The sections indicate the following:

- 8.5m laneways
- Right-of-way (RoW) separating existing dwellings fronting Massey Street and new development within Precinct 4.
- Retail levels below the new plaza is the assumed strategy for managing the existing change in levels.

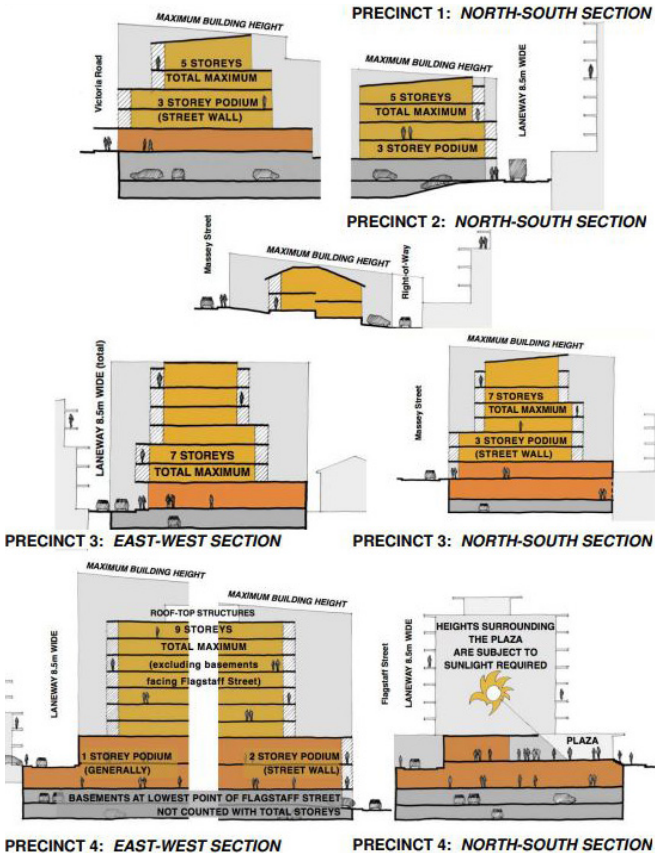

Figure 13. Existing controls for Building lines and setbacks for the Gladesville Village Key Site (HHDCP).

3.2.5 Building Lines and Setbacks

HHDCP includes a suite of existing objectives and controls for building lines and setbacks including:

- The combined footprints of residential components should not exceed 40% of the podium area below (Precinct 4).
- Minor encroachments beyond the specified envelopes by elements such as balconies and roofs are acceptable provided that:
  - Sunlight to public places and streets would not be restricted as a result.
  - Amenity of any existing dwelling nearby would not be compromised.
  - Heritage values of any listed item would not be affected.

Existing controls note that building forms shall comply with the requirements for sunlight, natural cross ventilation and amenity separation in the Residential Flat Design Code under State Environmental Planning Policy No 65 (currently the Apartment Design Guide under the Housing SEPP).

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4 2021 Block Study

4.1 Previous Block Studies

In December 2018, Council resolved to prepare a master plan for three blocks along Victoria Road in the Gladesville town centre. Block Studies were prepared by GM Urban Design and Architecture (GMU) for Blocks 1-3 outlined in **Figure 14**.

GMU undertook massing studies for the 3 blocks which was summarised in the Gladesville Block Study released in September 2020.

The Study examined built form outcomes for future development consistent with the current HHLEP controls. The study was informed by feasibility and traffic advice.

Initially, the GSV Site was excluded from the block study, however, following the Department of Planning Housing and Infrastructure's (DPHI) refusal of an applicant led Planning Proposal, the GSV site was included in the study area as Block 4.

The Block Study Area was subsequently amended to include 217, 219 and 223 Victoria Road in Block 4 to include the potential for through site links and visual connectivity to Trim Place. The amended Block Study Area is indicated in **Figure 15.**

On April 29 2021, Council resolved to adopt the Hunters Hill Local Housing Strategy, which was subsequently approved by DPHI. The Strategy confirms that Gladesville town centre is the main area nominated for future housing growth.



Figure 14. 2020 and 2021 Block Studies (Source GMU).



Figure 15. Amended Block Study Area (Source GMU).

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In May 2021, The Gladesville Block Study, Block 4 – Concept Plans (by GMU) was released.

The area identified as Block 4 in the 2021 study (by GMU), includes sites fronting Massey Street to the north, which provide an opportunity to improve place making opportunities. The north facing lots provide an opportunity to link future pedestrian movements to the existing laneway network north of Massey Street to further support through site links. The area identified as Block 4 also includes also lots fronting Victoria Road (No 217, 219 and 223) as indicated in **Figure 15.**

The Gladesville Block Study package presented built form testing of three options for potential built form distribution across the area nominated as Block 4. The three options are indicated in **Figure 16.**

Each of the three 2021 options present a unique built form solution for distributing mass across the site, building on common site layout principles including:

- Generous sequence of inter-connected open spaces.
- Slender towers above lower scale podium forms
- East-west and north-south links.
- Towers and open spaces orientated to prioritise solar access and pedestrian sight lines.
- Retention of heritage fabric fronting Victoria Road.

Options 1-3 each represent 3:1 FSR with a range of open space provisions as summarised in **Figure 16**.

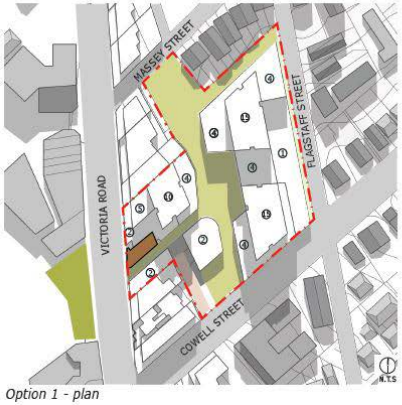
The options vary by:

- The location of supermarket
- The potential tower locations
- Location of pedestrian links
- The maximum building heights
- The quantum of open space

The options provide maximum building heights as follows:

- Option 1 - 15 storeys
- Option 2 - 19 storeys
- Option 3 - 19 storeys

OPTION 1



Option 1 - plan

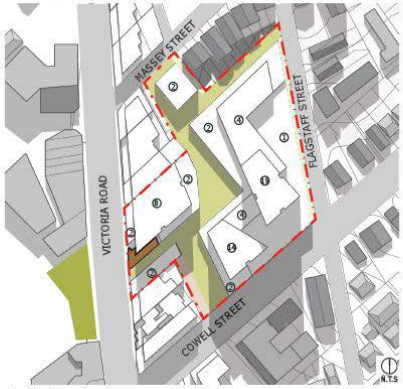
Option 1	GBA (sqm)
Building A - tower	10406
Building B - tower	10252
Podium	16920
Building C - Victoria Rd	9986
Building D - Victoria Rd	610
Building E - central building	1100
Supermarket	3400
Total GBA	52674
GFA @ 80% efficiency	**42139**
Total GFA required	42028
Total site area	13846
Total FSR (new development inclusive of all uses)	**3.04**

NOTE: The total GBA is inclusive of community facility pavilion. However, it excludes the community facilities located in the heritage item fronting Victoria Road.

Landscaped park	1200
Urban piazza	1130
Active square for residents	630
Links	1340
Total open space	**4300**

High-level GFA Calculations

OPTION 2



Option 2 - plan

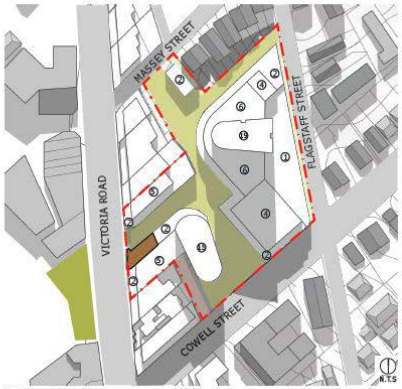
Option 2	GBA (sqm)
Building A - tower	13050
Building B - tower	7190
Podium	17643
Building C - Victoria Rd	9952
Building D - Victoria Rd	700
Building E - Massey	848
Supermarket	3400
Total GBA	52783
GFA @ 80% efficiency	**42226**
Total GFA required	42028
Total site area	13846
Total FSR (new development inclusive of all uses)	**3.05**

NOTE: The total GBA is exclusive of the community facilities located within the heritage item fronting Victoria Road.

Urban piazza	1120
Informal green space	610
Links	1250
Total open space	**2980**

High-level GFA Calculations

OPTION 3



Option 3 - plan

Option 3	GBA (sqm)
Building A - tower	9347
Building B - tower	12600
Podium	21179
Building C - Victoria Rd	2660
Building D - Victoria Rd	2368
Building E - Heritage extension	642
Building F - Massey Rd	480
Supermarket	3400
Total GBA	52676
GFA @ 80% efficiency	**42141**
Total GFA required	42028
Total site area	13846
Total FSR (new development inclusive of all uses)	**3.04**

NOTE: The total GBA is exclusive of the community facilities located within the heritage item fronting Victoria Road.

Northern community hub	800
Southern urban piazza	750
Central space	700
Links	1650
Total open space	**3900**

High-level GFA Calculations

GMU

Figure 16. Extract from Gladesville Block Study Block 4 - Three height distribution options (Source GMU)

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On 19 July 2021, Council resolved to place the block studies on public exhibition to seek feedback from the community on the draft options.

Following the public exhibition, Council resolved Option 1 as the preferred option. The key outcomes of Council's preferred option are illustrated in **Figure 17**.

Gyde's brief for undertaking the further studies presented in this report are based upon the preferred Option 1 prepared by GMU in 2021. The brief was to review previous master plan massing in response to updated traffic, heritage and feasibility advice, adhering to the design principles shared with the community in 2021.

The built form testing undertaken by Gyde is summarised in later chapters of this report.



Figure 17. Gladesville Block Study Block 4 – Council's preferred Option 1 (Source GMU).

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Part C: Context and Analysis

C

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5 Context Analysis

5.1 Regional Context

Gladesville is located approximately 10 kilometres north-west of the Sydney's CBD, approximately 6km south west of Chatswood and 5km south of Macquarie Park.

Geographically, Gladesville is regarded as an inner city suburb in the context of the Sydney Greater Metropolitan Area. Due to the area's the proximity to Sydney's waterways via the Parramatta River, and the single road access spine (Victoria Road) through which the suburb is accessed, results in a more secluded and 'suburban' character than other areas within similar distance from Sydney's CBD.

The site is well serviced by public transport with express bus services providing frequent peak-hour services to Sydney and Parramatta CBD.

The lack of a railway or Metro connection contributes to Gladeville's 'village' identity.

Nearby suburbs include:

- Hunters Hill
- Putney
- Breakfast Point
- Abbotsford
- East Ryde
- Henley

The location of Gladesville in a regional context is indicated in **Figure 18.**

5.2 Local Government Areas

The eastern part of Gladesville is located within Hunters Hill LGA.

Hunters Hill LGA encompasses the two peninsulas extending onto the Parramatta River and Sydney Harbour being the Woolwich/Hunters Hill Peninsular, and the Peninsular of Huntleys Point/Henley/Huntleys Cove.

Neighbouring Local Government Areas include:

- City of Ryde (west)
- Lane Cove (North)

Victoria Road serves as the boundary between the Hunters Hill and City of Ryde LGAs. The LGA boundaries effectively bisect the Gladesville Town Centre, placing its governance under the jurisdiction of both LGAs.

This necessitates consideration of the distinct policy frameworks of each LGA to inform a coordinated master plan approach.

Nevertheless, both sides of the town centre play a role in how the centre is experienced by local residents and visitors alike.

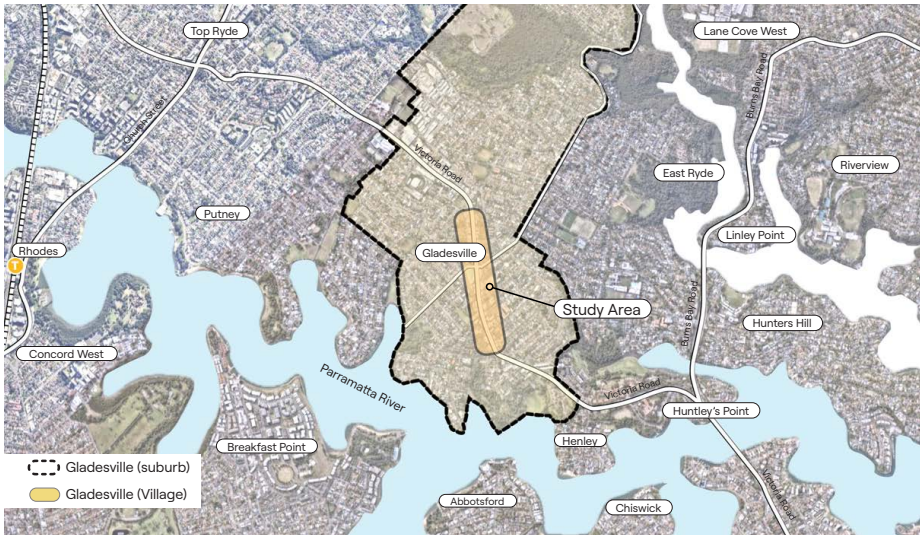

Figure 18. Locality map indicating the outline of Gladesville suburb in a black dotted line.



Figure 19. Map outlining Hunters Hill LGA (Source: HHLSPS).

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5.3 Connectivity

As summarised in previous chapters of this report, Victoria Road is the main connector road providing vehicular access to and from Gladesville.

While the major arterial road provides transport access, it also acts as a barrier between the eastern and the western sides of Gladesville.

Victoria Road is known as one of the most congested road in Sydney. In Gladesville, the carriageway includes 3 lanes in each direction separated by concrete and metal median barriers (north of Meriton Street).

The significant traffic volumes generates a hostile pedestrian environment. Walkable areas and pedestrian nodes are located away from the main street with limited pedestrian permeability along and across the main spine.

Similar examples can be found across Sydney where retail tenancies are largely empty along a main connector road due to the adverse impacts (acoustics, fumes and vibrations) caused by significant traffic volumes and congestion.

Victoria Road (A40) links the suburb to:

- Huntleys Points and Drymmoyne to the south
- Meadowbank and West Ryde to the north west.
- Rozelle in Sydney's Inner West,
- O'Connell Street in Parramatta.

The suburb is not currently serviced by heavy or light rail connections.

According to the Transport Impact Assessment prepared by Bitzios Consulting, the precinct is generally well served by bus stops.

There are several bus stops within a 400m (5 minute walk) of the centre that service a range of bus routes to provide access to the CBD, Parramatta and more. It is noted that the kerbside southbound lane operates a bus lane from 6am – 10am on weekdays.

Bus connections to Macquarie University, Ryde and Circular Quay (route 507) can be accessed from Pittwater Road to the of the Site. Bus connections to West Ryde, Parramatta and Central Sydney (routes 500,501, 518) can be accessed along Victoria Road.

During peak hours, Gladesville is also serviced by a number of express (Pre-paid) bus services. (Commuter ferry service are not located in walking distance to the Gladeville Village).



Figure 21. Ferry wharf locations. The yellow area represents the area of Gladesville.





Figure 20. Pedestrian view locations. Diagram indicating bus stop and pedestrian crossings. The dotted outline indicates the study area.

Key
- Study area
- Block 4
- Median strip
- Pedestrian crossing
- Bus stop

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5.4 Topography

The topographical framework contributes to the visual identity of the area.

On approach from the south, Victoria Road ascends towards Gladesville and Pittwater Road which are located along the ridgeline.

Undulating streets descend to the residential areas located east and west of Victoria Road.

On the eastern side of Victoria Road, the land falls to the east and south east which enables east bound local and district views from areas near the site.

On Block 4, the land slopes from the north west (Massey Street) to the south east (Flagstaff Street) by approximately 11.10m.

The land slopes as follows:

- Cowell Street - Along the southern boundary 10.28m (west to east).
- Flagstaff Street - Along the eastern boundary 6.87m (north to south).
- Along the eastern boundary 0.82m (north to south).

The highest point within the Block 4 site is located at the north, adjacent to Massey Street whereas the lowest point is within the south eastern corner of the site.

The local land form is indicated in **Figure 22**.



Figure 22. Diagrams indicating Gladesville's topographical framework.

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5.5 Local Character

Gladeville is known for its garden character, scenic bushland and foreshore setting and proximity to inner city areas.

Foreshore areas along the Parramatta River define the southern perimeter of the suburb whereas the meandering Lane Cove River defines areas north of Gladesville and Boronia Park.

The foreshore exposure and pristine bushland amenity provides for a unique and highly desirable setting. For the broader suburb, the combination of older established neighbourhoods and prominent landscape character provides for high quality streetscape settings with a sense of community and permanence. Its neighbourhood character is amplified by its strong heritage.

The main access spine connecting the suburb to surrounding areas is Victoria Road which, as discussed in earlier chapters of this report, acts as a barrier limiting pedestrian movements and retail opportunities along the main street. The character the town centre is dominated by heavy traffic flow and large trucks.

Across Sydney, other town centres share similar circumstances where town centres are intersected by major roads. However, where other local centres like Narrabeen, Dee Why or Double Bay typically provide walkable retail areas off the main arterial road, Gladesville does not currently have a neighbourhood node or high street destination sheltered from the busy road.

Gladesville is characterised by its village-like qualities, concentrated around the GVC which provides a supermarket and a limited selection of ancillary retail.

The centre is outdated with no pedestrian amenity or public domain ambience.

A few local cafés, such as the one fronting the Cowell Street car park, provide isolated opportunities for outdoor seating however, the Gladesville currently lacks an activated outdoor area with retail, cafés and outdoor dining.

As discussed in later chapters of this report, this observation has informed the vision for Block 4.

Residential neighbourhoods within the eastern portion of the suburb largely consist of single dwellings with a scattered residential flat buildings and multi dwelling typologies presenting to residential streets.

The western part of Gladesville (City of Ryde LGA) provides a greater variety of dwelling typologies with higher density development presenting to Victoria Road.

Henley Park to the south of Gladesville also includes a greater presence of apartment and manor house typologies.

Access to the shopping centre is through the car park area fronting Cowell Street, or through the small arcade from Victoria Road.

Along the eastern edge of Victoria Road, a consistent two storey street wall with traditional shopfronts define the main street along, returning along side streets.

The heritage buildings provide a fine grained character to the street frontages throughout the village centre. Brick façades are common throughout the centre with some contemporary developments adopting the use of brick to reflect this.



Figure 23. Location Map indicating the pedestrian view locations.

Most taller new developments include a two storey street wall with upper levels set back so the streetwall reads as a continuous form.

Footpaths are relatively narrow with opportunities for respite on side streets and rear lanes, however existing laneways are not activated with public facing retail or commercial uses.











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5.6 Local Destinations

The suburb of Gladesville benefits from a number of local community and health facilities including:

- Gladesville Public School
- Gladesville Hospital
- Gladesville Library
- Fire and Rescue NSW / Fire station
- Grand Adventures Family Day Care
- Little Zak's Academy Gladesville
- Gladesville Shopping Village
- Sydney Bible Presbyterian Church
- Anglican Christ Church Gladesville
- Glades Hill Presbyterian Church
- Gladesville RSL & Community Club
- Glades Bay
- Trim Place
- Coulter Lane
- Bill Mitchell Park
- Riverglade Reserve
- Banjo Paterson Park

While the centre benefits from a range of local destinations, these are distributed across both sides of Victoria Road. Limited pedestrian connectivity across Victoria Road means that despite the proximity of destinations, the centre is perceived as fragmented.

Within the eastern side of Gladesville, local destinations include the GSV which services the retail needs of locals. Currently the retail activation offered within the GSV site is largely internalised with most interfaces being service areas and blank wall conditions.

Context analysis indicates that Trim Place and Gladesville Public School functions as the main community anchors, supporting pedestrian activation and a sense of community. Both locations are located west of Victoria Road. The proximity and visual connectivity between the two destinations contributes to a vibrant and active public place in this area.

The consolidated area within Block 4 offers a unique opportunity to strengthen the retail activation within the village and provide a pedestrian focal point is screened from Victoria Road, and capable of providing public access to high amenity urban areas.

Local destinations in Gladesville are indicated in **Figure 24.**

5.7 Public Parking

According to the transport Impact Assessment (by Bitzios Consulting), the Council-owned car park fronting Cowell Street includes 40 car parking spaces with 3-hour off-street car parking which has been observed to have a high occupancy.

Other off-street car parking opportunities in the area include:

- John Wilson Car Parking on Pittwater Road
- City of Ryde car Parking on Coulter Street
- Peel park Car Park on Morrison Road
- Riverglade Reserve Parkingon Manning Road



Key

1. Gladesville Public School
2. Gladesville Library
3. Trim Place
4. Gladesville Shopping Village
5. Little Zak's Academy Gladesville
6. Anglican Christ Church Gladesville
7. Gladesville RSL & Community Club
8. Coulter Lane
9. Gladesville Fire Station
10. Council's car park
11. City of Ryde car Parking on Coulter Street
12. Australia Post

Key

- Educational uses
- Carpark
- Supermarket
- Public park
- Places of worship
- Retail activation

Figure 24. Diagram indicating location of local destinations.

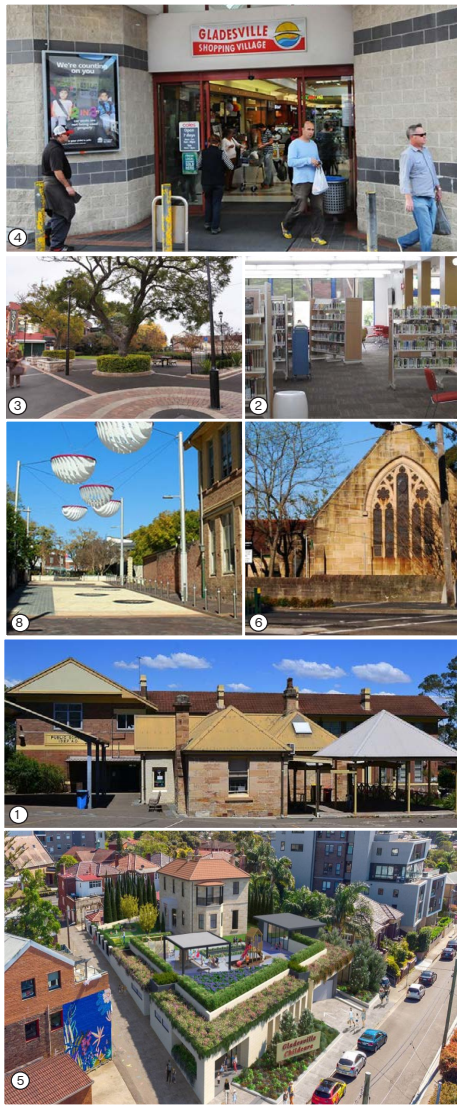

Figure 25. Local destinations.

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5.8 Existing Development Scale

As part of the context investigations, the scale of existing development along Victoria Road as well as within, and around Block 4 was considered.

Height clusters are generally concentrated near intersections along the western side of Victoria Road, or within urban blocks located behind Victoria Road.

Taller forms are concentrated within the town centre, ranging from 5-10 storeys however, the predominant development scale along Victoria Road is 2 storeys. The predominant scale within residential areas surrounding the town centre is 1-2 storey.

Along the eastern side of Victoria Road (Hunters Hill LGA), taller forms present as isolated examples of infill development within the traditional shop frontages. A continuous 2 storey presentation defines the eastern edge of Victoria Road with a few examples of 5 storey forms recessed above the streetwall.

Along the western side of Victoria Road (Ryde LGA), taller forms are concentrated in 'clusters' near key intersections, announcing the southern and northern ends of the commercial core.

North of Cowell Street, the streetscape fronting Victoria Road presents with a diversity of built form and varied architectural styles. 2-3 storey traditional shop front development presents to the eastern side of Victoria Road, whereas examples of taller and more contemporary development is visible west of Victoria Road.

One contemporary 5 storey development fronts the eastern side of Victoria Road. The taller component is recessed behind the 2 storey streetwall element which aligns with the general scale of existing development.

It is understood that a number of other active development approvals exists for sites fronting the eastern side of Victoria Road. The approvals are understood to be of a similar scale as the 5 building.









Figure 26. Key map with existing development scale demonstrated in photographs and height map.

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5.9 Emerging Scale

One of the local characteristics of Gladesville is the visual presence of contemporary buildings in proximity to traditional development.

Mixed use development up to 7 storeys front the western side of Victoria Road within Ryde LGA.

Several of the taller building forms present as continuous forms without a podium element forming the 'base' of the building.

Besides the height clusters concentrated within the commercial core along the main road corridor, existing development of 5-10 storeys is visible in areas immediately adjacent to residential areas near to, or outside, the mixed use area.

As shown in the photographs in **Figure 27**, part of Gladesville's emerging character is the presence of taller forms terminating view lines from pedestrian vantage points.





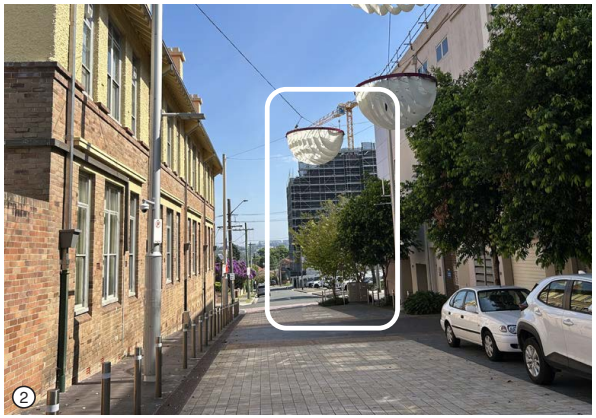



Figure 27. Pedestrian view lines terminating in taller building forms.

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5.10 Development Grain & Historic Fabric

Historic fabric and traditional shop front typologies contribute to the character and identity of Gladesville as a whole.

As part of the urban design analysis, the existing development grain was examined to understand how contemporary development and larger footprint built forms co-exist within the historic, and evolving subdivision pattern.

Within the commercial core area of Gladesville, narrow lot proportions and historic building fabric with elaborate fenestration and ornate brick details, contribute to the textured nature of the local streetscapes. Other elements emphasise the thematic subdivision pattern such as mature trees, sandstone walls, kerbs and the lot alignments.

Residential areas include traditional Bungalow typologies along with a diverse range of contemporary residential typologies including multi dwellings, residential flat buildings and terrace house. Larger footprint built forms are located east and west of Victoria Road.

The GSV Site presents extensive blank wall areas along Flagstaff Street as indicated in **Figure 26**.

Typical lot widths in proximity of Block 4 vary as follows:

- Victoria Road - Approximately 5m-13m
- Cowell Street - Approximately 15m-23m
- Massey Street - Approximately 6m-23m
- Flagstaff Street - Approximately 13m-81m

An extract of the grain analysis is included in **Figure 28**

Gladesville includes a large quantum of heritage listed items along with several Heritage Conservation Areas within both Hunters Hill and City of Ryde LGAs. Heritage items and conservation fabric contributes to the grain and visual diversity of areas like Gladesville.

Block 4 includes 2 locally listed items including:

- 10 Cowell Street (Item I514, Lot 1, DP 952446). The property is located at the south eastern corner of Block 4. Under HHLEP (Part 1), the item is listed as "House, including pressed metal linings on walls and ceilings but excluding the curtilage"
- 219 Victoria Road (Item I488, Lot B, DP 185405). The property fronts Victoria Road within the western portion of Block 4. Under HHLEP (Part 1), the item is listed as "Bank"
- Other heritage listed and contributory items are located along Victoria Road, some of which define prominent corners.

As part of the 2021 Block Study (by GMU), it is understood that Council resolved to remove the existing fabric at No 10 Cowell Street and to reinterpret the existing listed fabric at No 219 Victoria Road. It is noted that an existing approval for a 5 storey mixed use development exists on No 219 Victoria Road.

Gyde was instructed by Council to assume a similar strategy for the heritage listed fabric as intended by the 2021 Block Study. That is No 10 Cowell Street is proposed to be demolished to form part of the new low scale podium, and contributory components of the former Commonwealth Bank building are retained.

A Heritage Impact Statement by DFP Planning Consultants has been prepared as supports this document and Council's Planning Proposal.



Figure 28. A range of residential typologies are present in and around Gladesville.

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5.11 Larger Building Footprints

Larger footprint buildings are generally concentrated within, and in proximity to, the town centre where smaller lots have been assembled to enable redevelopment.

The GSV site within Block 4 provides the largest building footprint within the subject site, presenting continuous blank walls to Flagstaff Street along the eastern site edge as indicated in **Figure 29**.

Future redevelopment of the GSV Site presents an opportunity to modulate streetwalls and tower elements to complement the existing development pattern.

Large scale building footprints with uninterrupted spans are generally required for supermarket uses. The sloping terrain of the Block 4 site presents an opportunity to accommodate a supermarket below the level of a new retail plaza, which will vacate a portion of the ground plane allowing for publicly accessible open space and retail activation.

While supermarkets generally serve as retail anchors, they generally offer limited engagement with pedestrian areas which has been considered as part of the opportunities available for the area.

The local community's desire for an updated shopping experience has informed ongoing master planning work undertaken by Council since 2020. The urban analysis indicates that large footprint buildings are currently concentrated on the western side of Victoria Road. A limited number of consolidated sites present on the western side of Victoria Road (Hunters Hill) which is why the Block 4 provides the best opportunity to stimulate change and renewal within the centre.


GSV Site / existing Supermarket
Victoria Road
Flagstaff Street
Lovell Street
Alexandra Street
Western Crescent
Palmerston Road
Jocelyn Street
Ellis Street
Cowell Street
Morrison Street
Wolseley Street
Wellington Street
Hunters Hill
Woolwich Road
Gladstone Street
Gerard Street
Mary Street
Wolseley Street
Alexandra Street
Cowell Street
Palmerston Road
Victoria Road
Flagstaff Street
Wellington Street
Morrison

5.12 Pedestrian Movements and Laneway Connections

Laneways and pedestrian links provide for great urban spaces which enhance opportunities for active transport and increased foot traffic.

Well designed laneways encourage activation and increased passive surveillance. Incorporating dynamic elements such as light, sound or public art can promote a sense of curiosity and delight.

Gladesville includes a number of pedestrian links however, the visual and spatial qualities of existing links and arcades are limited and poor visual amenity impacts on opportunities for retail activation. Photographic examples are provided in **Figure 30**.

The site represents great opportunities for linkages and movements. It is a significant advantages of this part of Gladesville Town Centre and Block 4. The opportunity to activate these spaces is a key urban design outcome being sought.

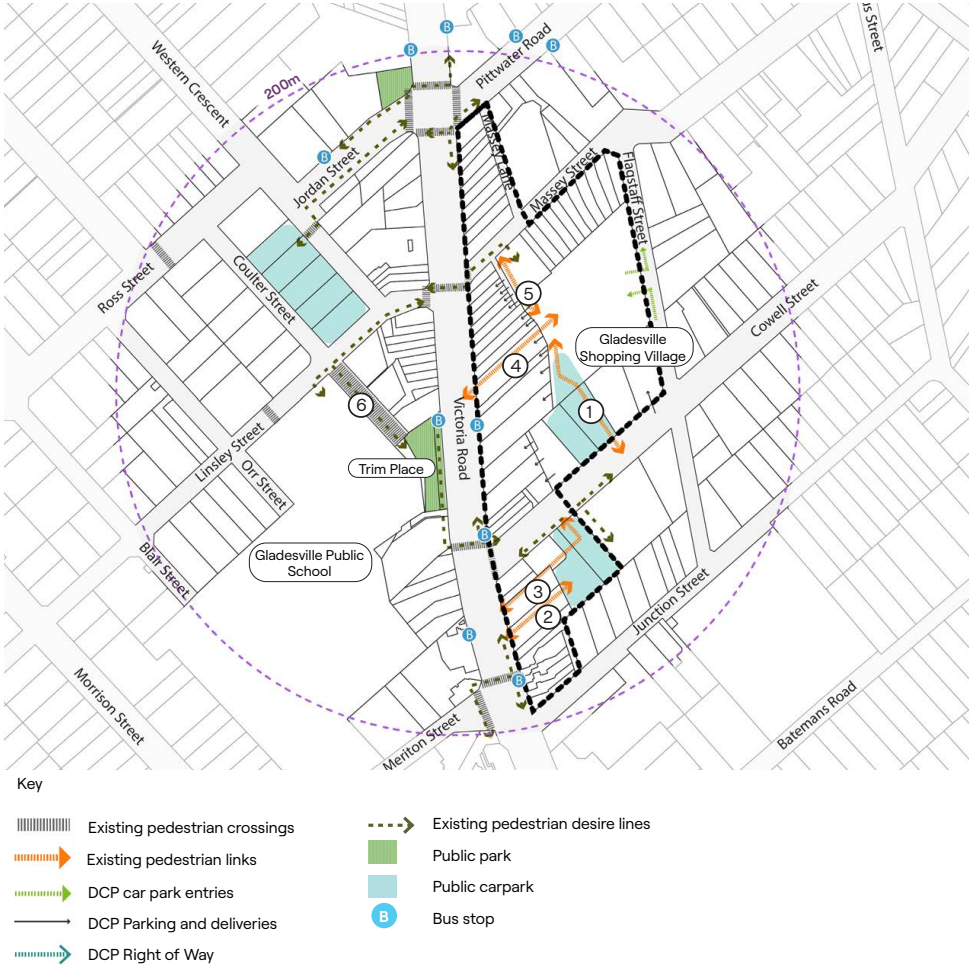
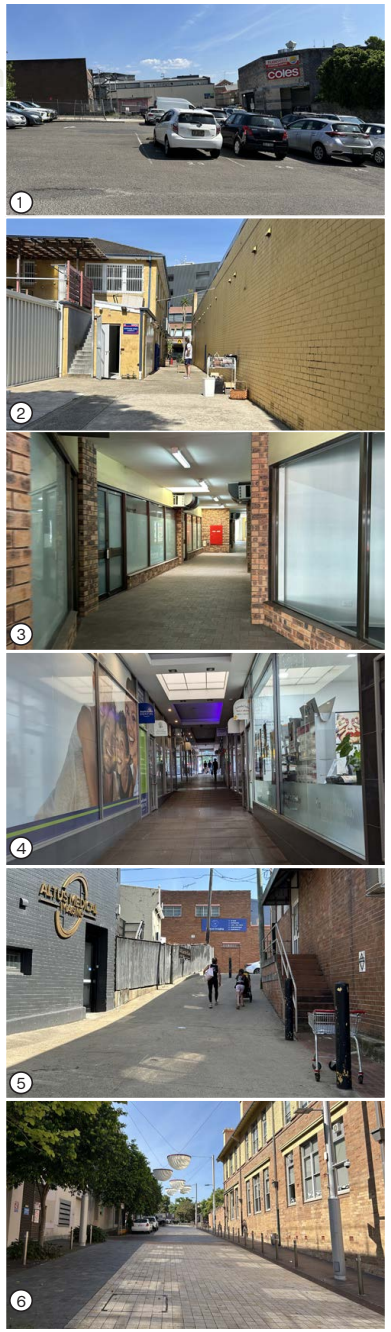


Figure 30. Analysis of existing laneway networks.



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6 Site Investigations

6.1 Block 4 Characteristics and Amenity

The Site is currently occupied by existing structures including:

- **Massey Street:** A single storey retail shop fronting Massey Street and a Right of Way (RoW).
- **Massey Street and Flagstaff Street:** A single level shopping centre, on grade parking.
- **Cowell Street:** A two storey single dwelling, an asphalt sealed car park, a 2 storey residential flat building consisting of 6 strata titled apartments and a Single storey cottage occupied by commercial premises.
- **Victoria Road:** Australia Post office building, 2 storey former bank building, single storey shopfront building, 2 storey multi-tenanted arcade with several vacant shops.

Block 4 is accessed from the north via Massey Lane, or via the on-grade car park area fronting the northern side of Cowell Street.

The area located behind Victoria Road has very limited amenity and is dominated by on-grade car park areas and blank wall exposure. They currently have no retail activation and no passive surveillance, with outlook to service areas and 'back-of-house' facilities of lots fronting Victoria Road.

Landscape amenity on site is also currently very limited with no soft landscaping within the shopping centre area site or within lots fronting Victoria Road.

Examples of the limited visual amenity are included in **Figure 31**.

6.2 An Opportunity Site

The LSPS identifies specific renewal opportunities for Gladesville.

The Statement nominates the following:

> ***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.***

The LSPS confirms that redevelopment of lands in the Gladesville Local Centre is a logical locations for any new housing targets, where mixed use zoned lands can be incorporated into the land supply mix as there are no suitable other lands for redevelopment.

The LSPS acknowledges that GSV site has the potential to become a catalyst for renewal, noting the Gladesville Shopping Village is located behind the Victoria Road shopping strip which presents a hostile environment with limited pedestrian amenity. That is, the GSV site forms an important part of the Block 4 area.

Further, the LSPS identifies that there is little opportunity to provide new public open space for any population increase in the LGA, resulting from new development.

The Statement proceeds to confirm the need to ensure all local public open spaces and recreational opportunities are optimised, including accessibility private recreational facilities through shared use management arrangements and exploring innovative ways to optimise usage.

Block 4 encompasses a large consolidated area which presents an opportunity to contribute to the suite of publicly accessible urban areas within Gladesville Town Centre. The area nominated as Block 4 presents a unique opportunity to generate renewal by becoming the new focal point of the village, offering contemporary high-amenity public areas sheltered from the noisy environment along Victoria Road.

Including Nos 217, 219 and 223-227 Victoria Road in Block 4 offers opportunities for the future open space network to link to Victoria Road and contribute to broader improvements to pedestrian permeability and the walkability of the area.

A consolidated site area (Block 4) enables a visual connection to Trim Place to occur, strengthening the cohesiveness and neighbourhood identity of Gladesville. It also provides opportunity for strengthening the landscape character of the town centre by introducing soft landscaping and canopy trees to enhance visual amenity.



Figure 31. Poor visual amenity defines the existing pedestrian areas within the GSV Site.

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6.3 Key Constraints

The following key elements that may be considered constraints or challenges for the site have been taken into account as part of the urban design analysis and master plan:

- Sloping topography.
- Intense traffic volumes and a hostile environment along Victoria Road.
- Poor pedestrian connectivity.
- Loading/ servicing and parking access not able to be provided from Victoria Road.
- Heritage listed buildings and conservation areas within and near the Site.
- Interface with fine-grained and low-scale residential buildings to the north.
- Interface with the existing residential dwellings on Massey Street immediately adjacent to the Site.
- Vehicular movements along Flagstaff Street.
- Lack of soft landscaping and open space amenity within the site and along site edges.
- Lack of street trees along Flagstaff Street and Massey Street.
- Limited pedestrian accessibility to the shopping centre.
- Poor way finding and convoluted pedestrian connectivity across the block.
- Limited passive surveillance.
- Potential overshadowing to the areas to the south.
- Visual exposure to the south and east due to the sloping topography.
- Loading and vehicular access restricted along Flagstaff Street.
- Potential for blank wall exposure to Flagstaff Street.
- Large site area requiring some (but limited) amalgamation.

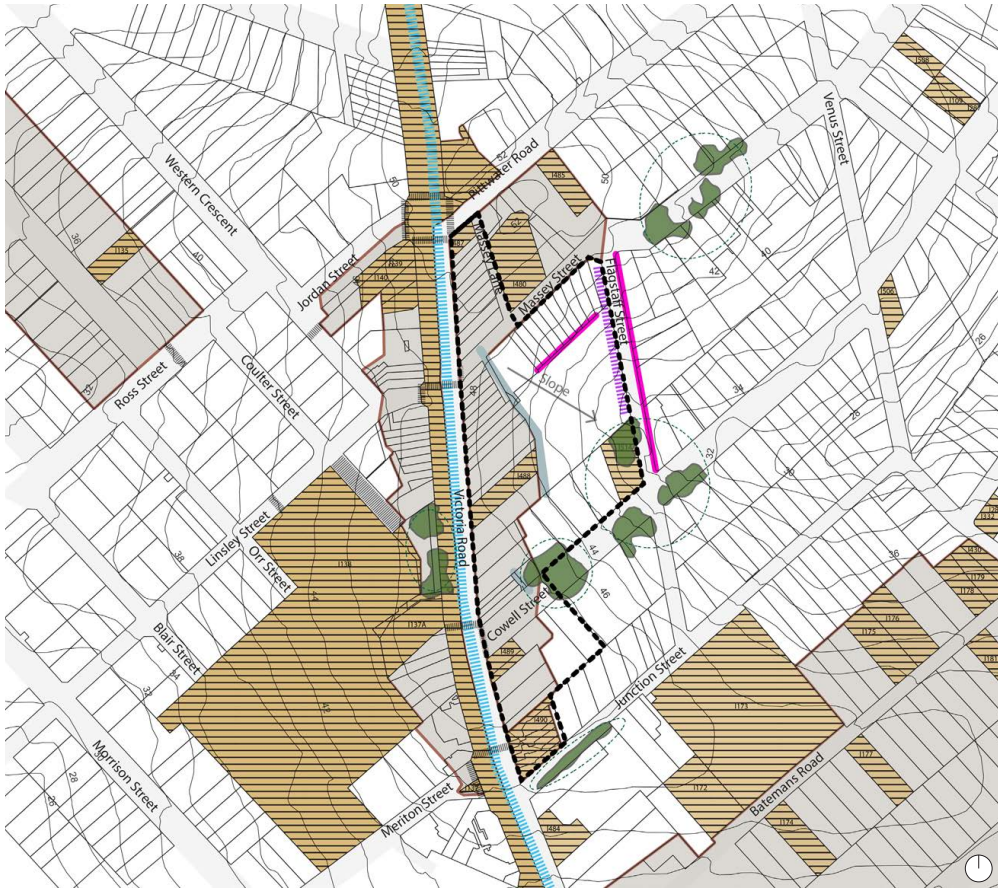

Figure 32. Constraints analysis.

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6.4 Site Opportunities

The site has a number of positive attributes that have been considered in the urban design analysis.

The following has been identified to present as an opportunity for the site:

- Large mainly consolidated site with capacity to accommodate a supermarket.
- Within walking distance of the key community destinations and recreational areas.
- Sloping topography creates an opportunity for the supermarket to be provided below a new plaza.
- Increased retail activation and improved engagement with pedestrian areas.
- An existing network of laneways that can be revitalised to improve amenity.
- Improved pedestrian links, visual connectivity and open space amenity.
- Improved landscaping and place making opportunities including landscaped areas that can allow for linking to existing tree clusters. .
- Improved pedestrian access to the GSV site.
- Enable visual connections to Trim Place.
- Improved vehicular and loading access to properties fronting Victoria Road.
- Reduce blank wall presentation to Flagstaff Street.
- Responding to existing fine grain lot subdivision pattern.
- Providing a nuanced height response tailored to the conservation area.
- Recessing taller forms from low scale residential areas.

The analysis is summarised in **Figure 33**.

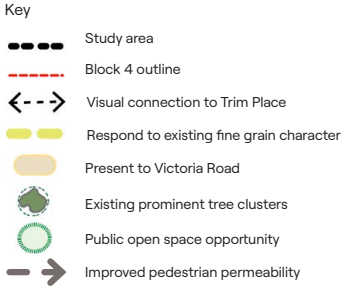



Figure 33. Opportunities analysis.

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7 Site Vision and Design Principles

7.1 Vision for Block 4

The vision statement is one that combines the information shared with the community in 2021 and the desired outcomes for Block 4.

The Block Studies shared with the community in 2021 presented alternative massing strategies developed for the site.

Following the 2021 exhibition period, "Block Study Option 1" was nominated by Council as the preferred option. It is understood that the preferred option provided approximately 4,300sqm publicly accessible open space.

The updated vision for Block 4 seeks to maximise the open space provisions for Block 4.

A lively, engaging location

A place to eat, drink, play, relax, socialise and shop

A memorable place for locals and visitors

A vibrant and active location

A green and landscaped urban plaza with connected and shared spaces

A place to live and a place to play

Delightful places with light and shade

A location for daytime and evening destinations

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7.2 Design Principles

As part of the urban design analysis, and building off the principles established in the 2021 Block Study by GMU, the following Master Plan Design Principles have been established. These are in addition to the previously agreed, exhibited Design Principles:

- Provide a contemporary high-quality mixed use development which will accommodate a new supermarket and ancillary retail offerings.
- Provide activated open space areas as a new 'heart' of Gladesville Village where sunlit and sheltered places offer outdoor seating opportunities away from Victoria Road.
- Design to address consolidated site outcomes and promote genuine urban renewal.
- Ensure building envelopes which will deliver slender tower proportions that are orientated to minimise overshadowing.
- Provide a defined solar corridor between tower forms to avoid 'bulky proportions' and overbearing bulk.
- Orientate taller forms to minimise visual interference to public domain vantage points.
- Improve site permeability through the provision of additional pedestrian links and share way zones.
- Provide improved connectivity between the public domain and the bus stops.
- Provide increased activation to site edges and to new pedestrian areas within the Site.
- Improve the landscape treatment to the eastern and southern streetscapes and share way.
- Improve the vehicular access, loading and car parking arrangement and minimise adverse visual impacts to pedestrian areas.
- Provide a lower scale streetwall height to Flagstaff Street responding to the existing lower scale context.
- Consider that the Low-to-mid rise housing reforms may change the likely future development scale within areas to the east.
- Location of the taller form taking into consideration the impacts from potential additional overshadowing.
- Ensure increased activation to site edges and to new pedestrian areas within the Site.
- Provide a planning framework to enable economically feasible development outcomes and ensure renewal and high quality public domain amenity.

These key urban design principles guiding the site layout are summarised in **Figure 34**.

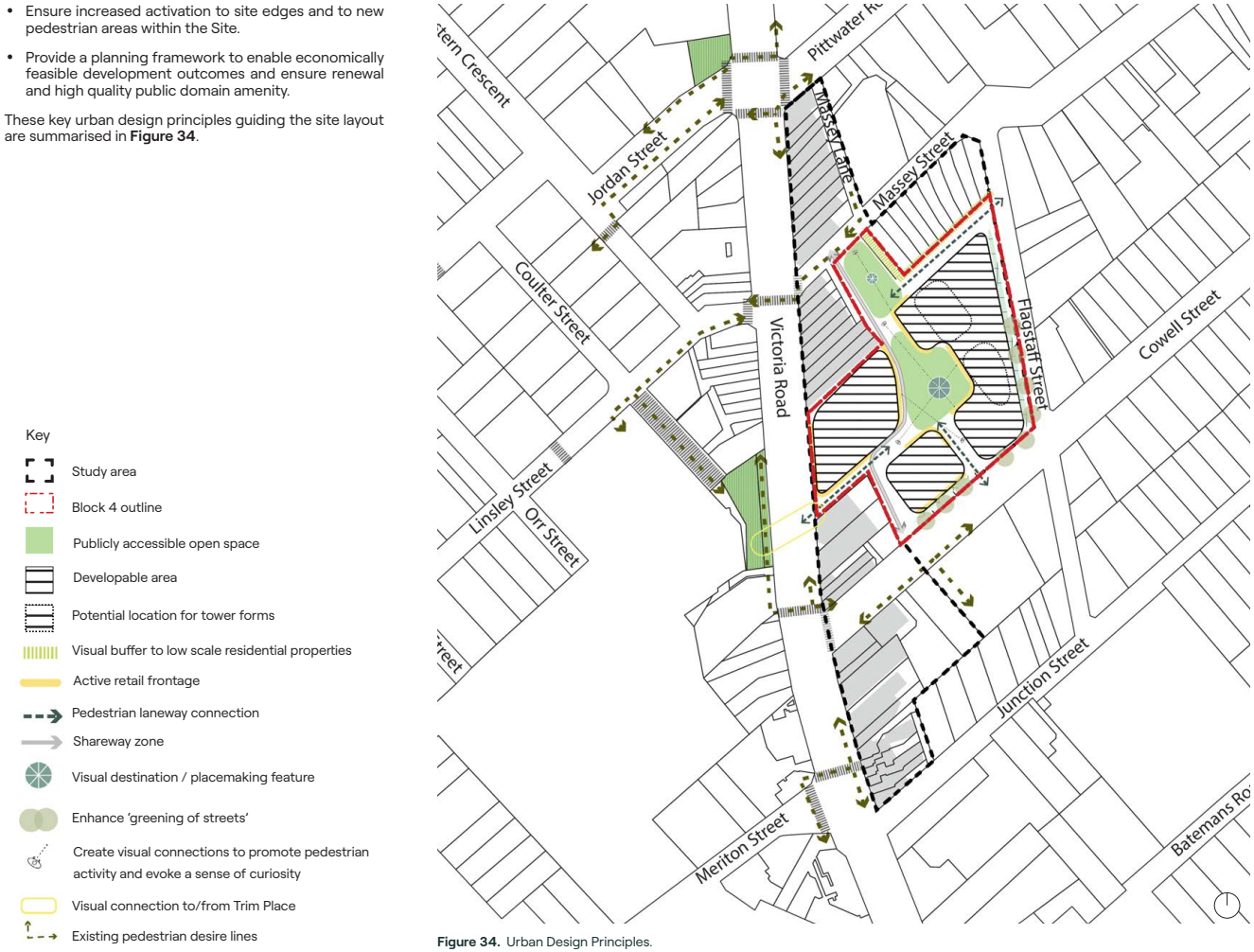

Figure 34. Urban Design Principles.

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8 Technical Studies

8.1 Economic Advice

Economic feasibility is critical if the desired outcome of the master plan is renewal and redevelopment.

When Council sought input from DPHI through the Scoping Report, a recommendation was to ensure a feasibility assessment be undertaken, taking into account current market conditions.

This advice has been taken into account in determining suitable FSRs for Block 4. It informed the design evolutions considered in Part D of this report.

Based on guidance from DPHI, Council commissioned Hill PDA to consider and update the feasibility assessment informing the 2021 Block Study, based on current market conditions.

In summary, Hill PDA's advice dated February 2025, concludes that recent significant changes to market conditions include the introduction of new infrastructure charges, such as the Housing and Productivity Contribution along with broader shifts in the property market.

Changes to the economic climate have contributed to challenges, including:

- Significant increases in project costs in the order of 30%, including factors such as construction materials, labour, finance/interest rates, and land costs
- Rising project risks, particularly in areas like procurement and market uncertainties, which have further complicated feasibility.
- End sale values of apartments have been relatively flat, and pre-sales have slowed considerably largely as a result of rising interest rates amongst other factors.

Hill PDA further concludes that while development feasibility is unlikely to be as strong as prior to 2020, it is expected to improve in the next few years from 2024.

Economic modelling suggests that if project costs stay the same and apartment sale values rise by 5%, redevelopment of Block 4 to an FSR of 4:1 may become feasible.

The economic model is summarised as "Option 2" in Chapter 4.1.2 of Hill PDAs report includes 5,000sqm (GLA) Retail uses and approximately 522 dwellings. .

Hill PDA identifies several areas where costs can be reduced and overall feasibility can be improved. These include:

- Relaxing the standards for visitor spaces which adds significantly to project cost.
- Increase the height and FSR to around 4:1 subject to a satisfactory urban design outcome.
- Allow flexibility to enable alternative designs with fewer or alternative acquisition of adjoining properties.

Based on Hill PDAs advice, it is understood that Blocks 1-3 are not currently feasible to redevelop.

The above feasibility advice has been considered by Council and incorporated into urban design and envelope testing. At all times during the built form testing, the need for floor space has been balanced by the desire for quality urban design as they were shared with the community in 2021.

8.2 Traffic and Transport

Bitzios Consulting (Bitzios) was commissioned by Council to prepare a Transport Impact Assessment (TIA) to input into the built form testing and updated master plan. This report also provides advice relating to the transport constraints and opportunities.

Bitzios' assessment dated March 2025, considers all modes of transport to, from and through the area, including how alternative transport modes can be catered and encouraged.

Key considerations include private vehicle, bus, taxi / rideshare, walking and cycling, and the provision of parking. Bitzios' key findings and recommendations are summarised below:

- **Encourage mode shift** within the future development to support quality of life for existing and future local residents and to reduce the impact of development on local congestion by reducing the vehicle trips generated and requirements to supply parking.
- Adopt car parking rates in Council's DCP, with the following changes:
  - Reduce residential visitors parking rates within mixed-use developments to 1 per 10 units as demand can be accommodated within the retail parking supply
  - Unbundle 20% of residential car parking within the development to enable separate purchase or rental to units) to provide a 20% car parking reduction.
  - Up to 5% of the required parking supply can be provided as motorcycle parking, with two motorcycle spaces offsetting one car space.
  - Each carshare parking space provided offsets 5 residential parking spaces
  - Provide bicycle parking at the rates identified by Austroads and in accordance with AS2890.3 and Austroads Guidelines
  - Restrict off-street parking on Flagstaff Street and Junction Street to 1 hour to encourage turnover and availability of spaces

With Council's DCP Parking Rates and Adopted Travel Demand Measures, Bitzios' anticipates that the intended development outcome on the site would generate a total of 565 trips in the AM peak and 829 trips in the PM peak.

This is expected to have impacts on the Victoria Road / Cowell Street intersection, particularly the right turn into Cowell Street, however impact mitigation measures, such as turn pocket extensions or lane reallocations could also be considered and be a part of future investigations.

Bitzios recommends for the laneway internal to the existing Gladesville Shopping Village from Cowell Street to Massey Street, that service vehicle access is restricted to 6am-10am only, with hours outside of this time for exclusively pedestrians and bicycle users. The laneway should be provided with attractive features such as landscaping, street furniture and embellishments to support a vibrant public domain

Based on the above, there are no unmanageable transport related matters that would prevent implemenation of the master plan subject to "reasonable and relevant conditions" at appropriate stages of the planning process.



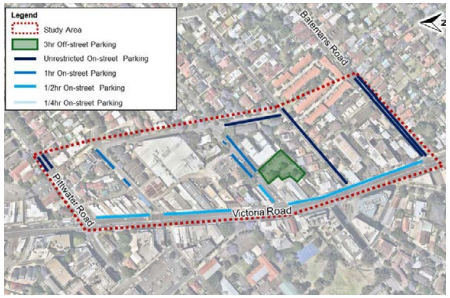

Figure 35. (Left) Diagram indicating the local road network hierarchy (Source: Bitzios)
Figure 36. (Right) Diagram indicating council controlled on-street and off-street parking (Source: Bitzios).

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8.3 Heritage

DFP was engaged by Council to undertake heritage investigations to inform the built form study and Master Plan.

In the Statement of Heritage Impacts (March 2025), DFP has given consideration to the built form outcomes proposed by this Master Plan in relation to impacts on heritage items and a heritage conservation area within, and adjacent to, the study area.

Heritage advice considers the impacts of proposed built form changes against the assessed heritage significance providing and, where appropriate, makes recommendations for measures to mitigate impacts.

In particular, the Statement of Heritage Impacts considers the following heritage matters:

1. Item I514 House, including pressed metal linings on walls and ceiling but excluding the curtilage – 10 Cowell Street, Gladesville.

In relation to this heritage items within the site DFP recommends:

- Retention of heritage item I514 would severely inhibit good planning and urban design outcomes on Block 4. The statement of significance focusses on its technical and aesthetic values.

DFP recommends archival record of the item by measured drawings and photography in accordance with NSW Heritage Guidelines and to use this information to interpret its significance in a publicly accessible location within the future development.

Based on the above, urban design testing has assumed the future removal of this building.

2. Item I488 Former Commonwealth Bank – 219 Victoria Road, Gladesville

DFP advises that a 2017 development application for the former Commonwealth Bank at 219 Victoria Road Gladesville was refused by Council.

The application would have removed most of the building leaving only the façade. The application has not been implemented and its status is not known.

DFP notes that there is an opportunity to retain the part of the building that has heritage significance in a future development that consolidates sites and places height and density uplifts on parts that are not of heritage significance, provided the impact on the building's visual curtilage is carefully handled.

DFP recommends retaining the part of the of the former bank building that has heritage significance.

DFP recommends any future development within the site area of the retained building be excluded from increased height and density standards that would raise development expectations for this item. DFP advises that the Item's inclusion in a larger consolidated site should be actively encouraged.

DFP recommends that a detailed assessment of the significance of the exterior and interior components and spatial qualities be undertaken as part of any future development. DFP advises that changes should be confined to areas of low or no significance. Façade restoration/reconstruction is strongly encouraged as part of any future development proposal, based on historical photographs. This includes removal of the ground floor awning to the street front of the building.

The built form modelling gas adopted the approach recommended by DFP. Design testing has assumed retention of this building and distributed floorspace to other more suitable parts of the site.

In addition, a site-specific DCP that is prepared as part of a future Planning Proposal will include details to provide guidance for the proportions and modulation of built forms to minimise impacts on his heritage item.



Figure 37. Photograph of I488 fronting Victoria Road.

3. Hunters Hill Conservation Area No 3 – Gladesville Village

Part of the Site is within 'Hunters Hill Conservation Area No.3 Gladesville Village,' (HCA 3) as listed under Hunters Hill LEP. 2012

DFP undertook a site inspection and a visual assessment by site survey on 31 January 2025 to consider the likely effects of any proposed changes to FSR and building height standards.

DFP notes that contributory buildings within HCA 3 have a common built form of two-storeys with a high parapet and an awning. Generally, the façades below awning level have been altered eradicating original features.

To address this concern, a site-specific DCP prepared as part of a future Planning Proposal will include details to provide guidance for the proportions and modulation of built forms to minimise impacts to the Heritage Conservation Area.

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Part D: Design Evolution

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9 Massing Strategies

9.1 Strategies Explored

Based on the updated feasibility study prepared by Hill PDA it was agreed to test opportunities to adjust the 2021 Block Study FSR to accommodate an increased FSR to 4:1 as nominated in Hill PDA's study.

This chapter outlines a series of amended massing strategies tested to examine the capacity for increasing the floor space of the building envelopes envisaged by the 2021 Block Study (by GMU).

Each of the massing options explore strategies for expanding the building envelopes to accommodate the additional floor space whilst responding to design principles defined for the project (see Chapter 7.2).

It is noted that for the purpose of adjusting the Block Study envelopes to accommodate the additional yield, a generic 80% efficiency was applied to the Gross Building Area (GBA).

This approach is consistent with the efficiencies applied to the building envelopes in the 2021 Block Study.

The selected massing strategies presented in this report builds on a comprehensive body of 3D model testing. Using a geolocated digital model of the site and its surroundings, the 3D testing has proven a valuable tool to understand the built form and amenity outcomes associated with additional floor space being added to the preferred Block Study.

The aim of the 3D testing was to explore various options for delivering the required density within the preferred site layout while responding to site specific constraints and the public benefit offerings required to facilitate genuine renewal of the town centre.

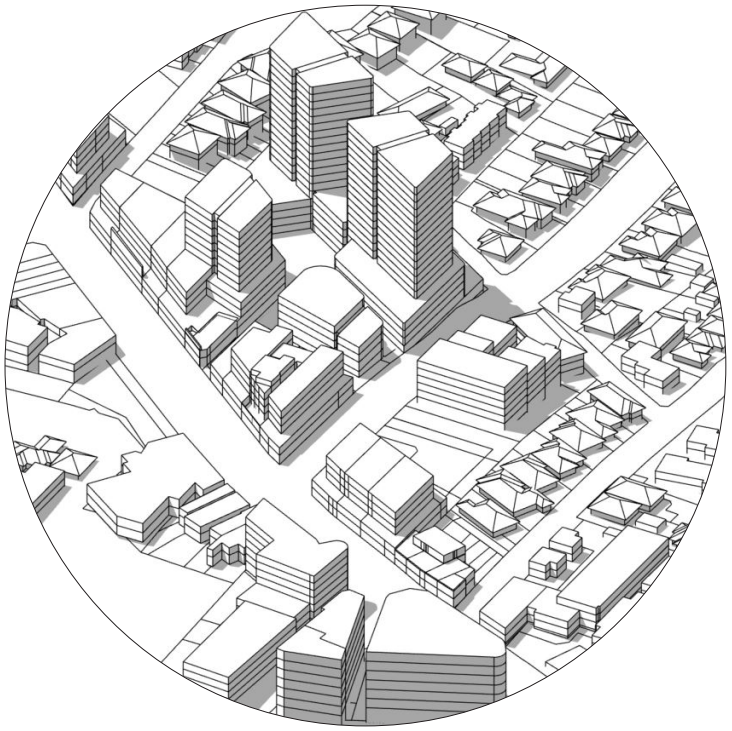
The digital 3D model includes the existing and likely future development context, taking into account recent approvals in the area, future development outcomes sought under existing local controls as well as potential outcomes sought by new state policies.

The examples included in this report illustrate the key massing strategies explored for increased floor space capacity and the key considerations behind their response to the vision for the renewal of Gladesville.

Hunters Hill Council were briefed on the selected massing options on 17 March 2025 in a workshop session.

Note:

- *A site survey has not been undertaken to confirm the site area.*
- *The 3D massing strategies were undertaken on the basis of the site area assumed by the 2021 Block Study.*
- *80% efficiency has been applied to the Gross Building Area (GBA) to calculate the Gross Floor Area (GFA).*
- *3D modelling has been undertaken based on cadastral data sourced from the NSW database.*



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9.1.1 2021 Block Study

To assist with the testing of floor space increases and to facilitate comparison between outcomes a 3D digital massing model was developed inclusive of a yield table. For comparison, a digital massing model of the 2021 Option 1 Block Study (by GMU) was prepared. Indicative yield tables of the floor space capacity were prepared to accompany the 3D model. To establish a base case on which to test the floor space increase, that is the various massing strategies, the 2021 Block Study delivered:

- Mixed use development across the area nominated as Block 4
- 3:1 FSR inclusive of 5,000sqm retail GFA
- Infill development fronting Victoria Road with built forms ranging from 2-10 storeys in heights
- Two 15 storey towers on a 1-4 storey podium are located within the eastern part of the site
- Approximately 4,300sqm publicly open space including a pedestrian link to Victoria Road

Outcome Criteria Response

To test the built form outcomes of various massing strategies, the following outcome criteria has been considered. These criteria take into account amended built form and amenity performance. Outcomes considered include:

- Built form and streetscape proportions
- Distribution of uses
- Floor plate proportions and suitability based on use
- Streetwall heights
- Open space proportions
- Existing and proposed site levels
- Active frontage opportunities
- Scale relationships to site edges
- Site access
- Solar access
- Overshadowing
- Visual connectivity
- Visual exposure

For each massing strategy key observations have been provided.

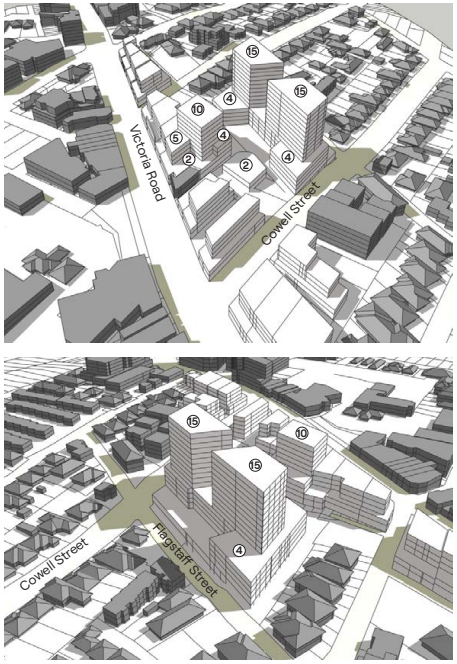



Figure 38. (Top) Plan view of Council's preferred built form option developed by GMU (2021). (Bottom) Indicative yields table 2021 Option by GMU.

Study area	Site Area(sqm)	GBA(sqm)	GFA(sqm) @ 80% efficiency	FSR	Open Space (sqm)
Block 4	13,846	52,674	42,139	3:1	4,300

Figure 39. 3D views of Council's preferred built form option developed by GMU (2021).



Figure 40. Overshadowing analysis of Council's preferred built form option developed by GMU (2021).

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9.1.2 Massing Strategy No. 1

Massing Strategy No 1 provides the following:

- 4:1 FSR inclusive of 5,000sqm retail GFA
- Increased built form scale within the eastern portion of the site with maximum tower heights of 24 storeys
- 4,332sqm publicly accessible open space. The quantum of open space is consistent with the preferred 2021 Block Study by GMU.

Observations:

The additional floor space required to achieve 4:1 was added onto the existing towers, increasing the overall height by 9 storeys.

Outcomes

Compared to the 2021 block study, Strategy No 1 provides the following outcomes:

- Dominant tower scale exposed to adjoining areas near Flagstaff Street and Cowell Street
- Increased overshadowing within and outside the site
- Open space area is consistent with the 2021 Block Study
- Increased height concentrated within the eastern part of the site.



Study area	GBA(sqm)	GFA(sqm)	FSR	Open Space (sqm)
Block 4	69,072	55,258	4:1	4,332

Additional mass

Figure 41. Strategy No 1 - Plan view and indicative yield table.



Figure 42. 3D view of Massing Strategy No 1.



Figure 43. Overshadowing analysis of Massing Strategy No 1.

Area of additional Impact (beyond what was anticipated by the 2021 the 2021 Block Study)

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9.1.3 Strategy No. 2

Massing Strategy No 2 provides the following:

- 4:1 FSR inclusive of 5,000sqm retail GFA.
- Increased built form bulk and scale distributed across the site.
- Building heights near Victoria Road are increased to 12 storeys (from 10 storeys).
- Building heights near Flagstaff Street are increased to 20 storeys (from 15 storeys).
- Increased podium heights.
- Reduced secondary setbacks.
- 4,121sqm publicly accessible open space. The quantum of open space is consistent with the preferred 2021 Block Study by GMU.

Observations:

In this massing option, the additional floor space required to achieve 4:1 was distributed across several built forms with expansion of upper level footprints only.

The approach results in deeper building footprints with reduced frontages to the upper podium levels.

The building footprints of lower levels are consistent with the 2021 Block Study so there is no reduction to open space provisions.

Outcome Criteria Response

Compared to the 2021 block study, Strategy No 2 provides the following outcomes:

- Dominant tower scale exposed to adjoining areas near Flagstaff Street and Cowell Street
- Increased overshadowing within and outside the site
- Deeper podium footprints which may compromise opportunities to accommodate flexible layouts
- Open space area is consistent with the 2021 Block Study
- Impacts to the wider skyline profile



Study area	GBA(sqm)	GFA(sqm)	FSR	Open Space (sqm)
Block 4	68,213	54,570	4:1	4,121

Figure 44. Plan view of Massing Strategy No 2.



Figure 45. 3D view of Massing Strategy No 2.



Figure 46. Overshadowing analysis of Massing Strategy No 2.

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9.1.4 Strategy No. 3

Massing Strategy No 3 provides the following:

- 4:1 FSR inclusive of 5,000sqm retail GFA.
- Increased built form bulk and scale distributed across the site.
- Building heights near Victoria Road are increased to 12 storeys (from 10 storeys).
- Building heights near Flagstaff Street are increased to 21 storeys (from 15 storeys).
- Increased podium heights.
- Reduced expansion of upper level footprints.
- 4,332sqm publicly accessible open space. The quantum of open space is consistent with the preferred 2021 Block Study by GMU.

Observations:

As per Massing Strategy No 2, this option relies on additional floor space distributed across distribute several built forms.

In comparison to Strategy No 2, this option allocates further height the the eastern towers in an effort to minimise the depth of upper level podium floors.

Outcome Criteria Response

Compared to the 2021 block study, Strategy No 3 provides:

- Increased tower scale exposed to adjoining areas near Flagstaff Street and Cowell Street.
- Increased overshadowing within and outside the site.
- Open space area is consistent with the 2021 Block Study.
- Increased scale distributed across the site.
- Strategy No 3 presents a balanced outcome compared to Strategy No 2 by maintaining workable podium footprints however, the tower heights are increased to 21 storeys which exacerbates the contrast to surrounding areas.



Study area	GBA(sqm)	GFA(sqm)	FSR	Open Space (sqm)
Block 4	68,472	54,778	4:1	4,332

Figure 47. Plan view of Massing Strategy No 3.



Figure 48. 3D view of Massing Strategy No 3.



Figure 49. Overshadowing analysis of Massing Strategy No 3.

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9.2 Strategy No. 4 - Preferred Strategy

The massing strategy exercise allowed consideration to the perceived preferred approach to the massing. This is known as the Preferred Strategy as outlined below. The preferred massing strategy delivers the following:

- 4:1 FSR inclusive of 5,000sqm retail GFA.
- The strategy relies of increased built form bulk and scale distributed across the site.
- Building heights near Victoria Road are increased to 12 storeys (from 10 storeys).
- Building heights near Flagstaff Street are 18-19 storeys.
- Podium heights are increased between eastern towers.
- The expansion of upper level footprints is tailored to accommodate residential uses.
- 3,938sqm publicly accessible open space.

Observations:

To limit the maximum tower height and limit the overall depth of upper level podium floors, an expansion of the lower podium floors was examined. The preferred strategy also allocated further floor space near Cowell Street, reducing the overall provision of open space by 538sqm.

Outcome Criteria Response

Compared to the 2021 block study, Strategy No 3 continues to provide:

- Increased tower scale which is distributed across the Block4. The increased tower scale is reduced by extending building footprints closer to Cowell Street.
- Reduced upper level podium depth to allow for flexibility in terms of future uses.
- Increased overshadowing within and outside the site but only minor additional overshadowing to Gladesville Public School and Trim Place. .
- A slight reduction in open space compared to the 2021 Block Study option.
- Open space network of sheltered and well lit areas.



Study area	GBA(sqm)	GFA(sqm)	FSR	Open Space (sqm)
Block 4	68,552	54,841	4:1	3,938

Additional mass

Figure 50. Plan view of the preferred Massing Strategy.

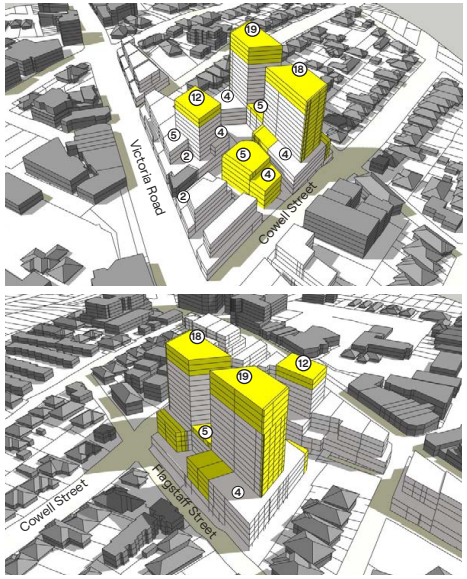

Figure 51. 3D view of the preferred Massing Strategy.



Figure 52. Overshadowing analysis of the preferred Massing Strategy.

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10 Built Form Testing

10.1 Preferred Building Envelopes

Building on the preferred massing strategy, testing of building envelopes was undertaken.

More detailed testing of 3D building envelopes provides an opportunity to examine more nuanced aspects of the built forms and the inter-relationships between built forms.

To ensure adequate capacity and flexibility for future development applications on a series of in-principle layouts were tested for individual uses. This testing was considered tailored responses to the sloping terrain.

In the process, building separation was refined to ensure adequate capacity to meet key Design Criteria under the Apartment Design Guide (ADG).

The detailed building envelope testing enabled confirmation of a range of other key parameters guiding the overall site arrangement including:

- Adjustment to the site area based on the economic advice.
- Orientation and proportions of tower footprints to ensure adequate building separation and solar access.
- Testing of footprint proportions for podium levels to ensure residential uses can be accommodated.
- Updates to residential floor to floor heights (adjusted to 3.2m).
- Adjustments to open space proportions and access laneways to enable shared zones and service access.
- Adjustments to building separation to meet minimum requirements for building separation.
- An open space area that is largely consistent with the open space areas envisaged as part of the 2021 Block Study which was placed on public exhibition.

Based on the built form testing, adjustments to heights and footprint proportions were undertaken to inform the preferred master plan developed for Block 4.

10.2 Indicative Yields

Figure 51 illustrates the heights proposed for each building envelope whereas the table in **Figure 53** summarises the indicative floor space per building envelope.

The site area has been adjusted and yields have been calculated based on site area identified in the Hill PDA report.

10.3 Bulk and Scale

Part 2B of the ADG defines Building Envelopes as: "A three dimensional volume that defines the outermost part of the site that the building can occupy."

3D building envelopes were developed for the Site to examine the potential distribution of bulk and scale across the site to deliver the vision.

The building envelopes inform the proposed amendments to primary controls, demonstrating the capacity for the Site to deliver the density and key outcomes sought for Block 4.

Further testing of building envelopes has also allowed Council and the project team to test more detailed options for the building envelope outcomes. The testing demonstrates how future envelopes may be tailored to demonstrate sufficient flexibility to deliver excellence in design and open space outcomes, as part of a future development application.

The 3D images included in **Figure 52** illustrate extracts of the detailed height strategies examined as part of the testing. The objective was to test how floor levels of built forms fronting Victoria Road may be tailored to mitigate the sloping terrain within the new open space network.



Study area	Site Area(sqm)	GBA(sqm)	GFA(sqm)	FSR	Open Space (sqm)
Block 4	13,870.5	69,077	55,262	4:1	4,067

Figure 53. Building heights under the preferred massing strategy.



Block 4 - Built form testing		
Site Area sqm (based on feasibility study)	Building ID	GFA (sqm) assumed @ 80% of GBA
13,870.50	Building No. 4-1 (includes 3,500sqm GFA supermarket (partially below ground) + 1,500sqm GFA Retail facing the new open space)	
	Total	40,985
	Building No. 4-2 (Assumes retail uses on the ground floor. GFA excludes heritage fabric fronting Victoria Road)	
	Total	10,246
	Building No. 4-3 (Includes community uses on the two lower levels of the building)	
	Total	3,557
	Building No. 4-4	
	Total	474
	Total GFA	55,262

Figure 55. Indicative floor space, per building, under the preferred massing strategy noting the former Commonwealth Bank building is excluded from the GFA calculation.

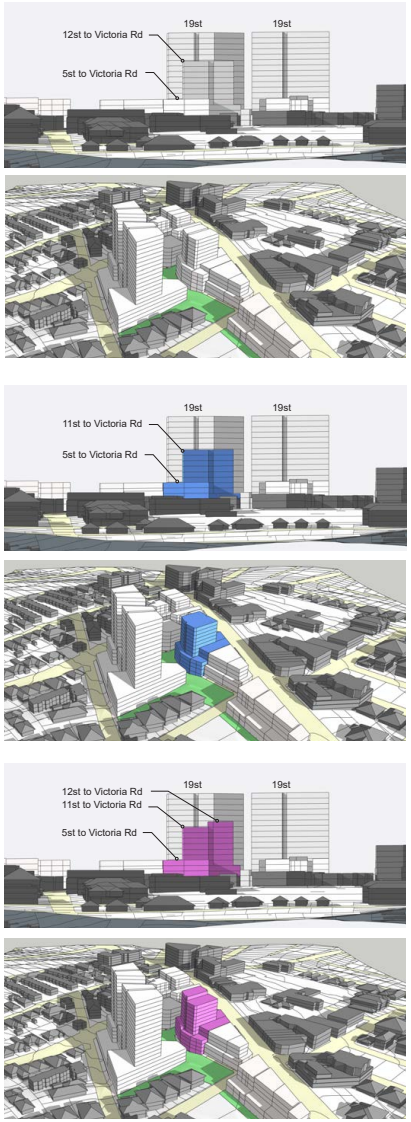

Figure 54. 3D testing of built form strategies for redistributing floor space on lots fronting Victoria Road, to mitigate the existing level changes within the new open space corridor.

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10.4 Overshadowing On and Off Site

Sunlit areas are desirable locations for outdoor dining during the winter season.

Adjustments to the 3D envelopes was informed by solar access investigations to ensure the allocation of additional building height and density can still facilitate adequate solar access to the sequence of new open spaces.

Figure 56 illustrates how testing of direct solar access to the ground plane of the open space was examined as part of the built form testing. To optimise place making opportunities, testing was undertaken to maintain adequate solar access to public open spaces during lunchtime during midwinter (11:00am-2:00pm).

Investigations into additional building height has also considered any potential additional overshadowing impacts to Gladesville Public School.

The testing concludes the additional building heights result in only a minor increase to overshadowing of Gladesville Public School as indicated in **Figure 57**. The area of additional impact occurs between 9:00-9:30 during mid-winter as outlined in blue. No additional affectation occurs during Recess or Lunch Break sessions when students occupy the school grounds.

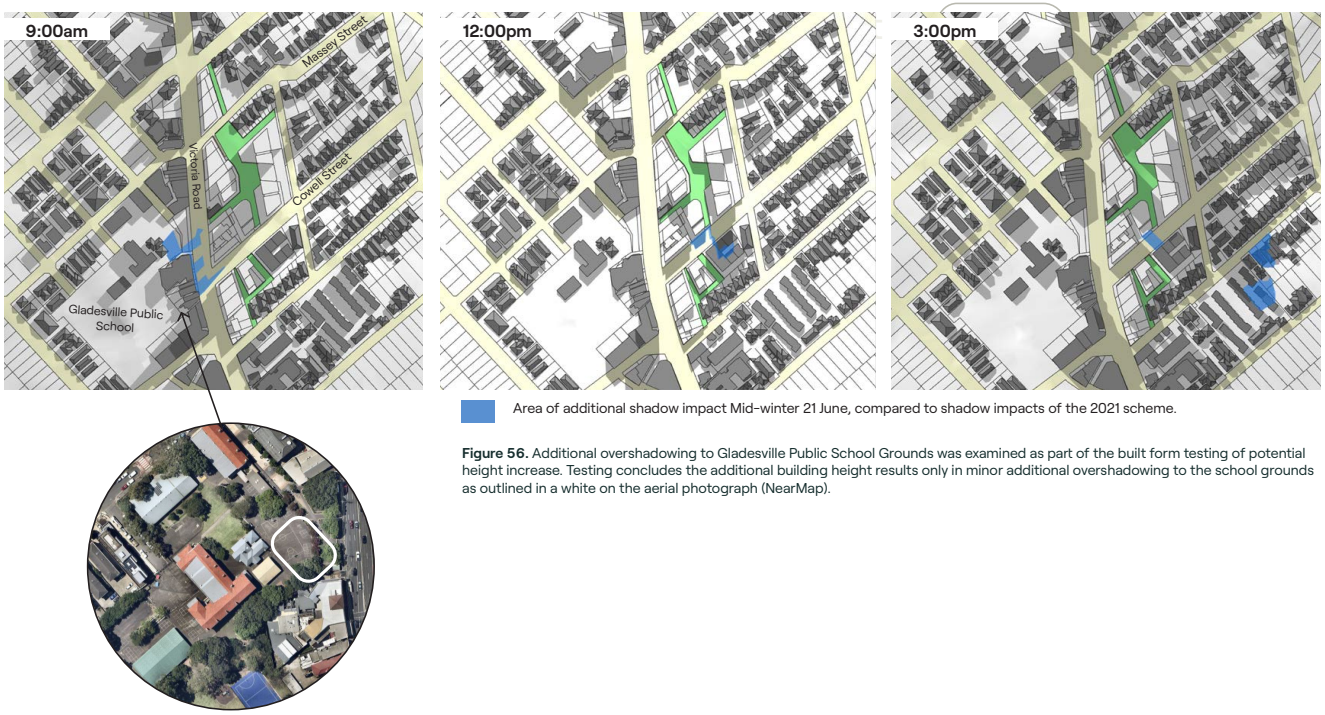

Figure 56. Additional overshadowing to Gladesville Public School Grounds was examined as part of the built form testing of potential height increase. Testing concludes the additional building height results only in minor additional overshadowing to the school grounds as outlined in a white on the aerial photograph (NearMap).



Figure 57. Publicly accessible areas receiving direct solar access during mid-winter were examined as part of the

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The massing of the podium and tower forms are designed to minimise overshadowing impacts to the public domain and adjoining developments. This enables the creation of public spaces within the site that can have good access to sun and warmth in cooler winter months. Overshadowing analysis is illustrated in **Figure 58.**

As part of the built form testing, overshadowing impacts were tested and to understand additional overshadowing caused by the preferred Massing Strategy 4 against the block form study exhibited in 2021 (**Figure 65**). The analysis concludes:

- Additional overshadowing to a minor portion of Trim Place and Gladesville Public School at 9:00am mid-winter. By 9:30am the additional overshadowing no longer affects the school grounds.
- At 12:00pm additional overshadowing impacts on Cowell Street with the majority of additional overshadowing falling on the public street.
- At 3:00pm mid-winter, some additional overshadowing occurs to properties fronting Junction Street.
- The orientation of the site, the arrangement of built forms and the slender tower proportions ensure winter shadows are fast moving with minimal additional overshadowing to lower scale residential areas to the east. The findings of the overshadowing analysis of the built form is considered reasonable in the circumstance.

A critical aspect of the Master Plan is retention of sunlight to the newly created open space, especially during lunchtime in both the summer and winter season. Solar access is an important consideration for pedestrian nodes where retail activation and outdoor dining is a desired outcome so the site layout has been tailored to maximise solar access to retail frontages facing the new open spaces.

Towers are orientated to maximise solar access to residential uses, maintaining a solar corridor between the two towers to ensure the southern tower has the capacity to meet solar access Design Criteria under Part 4A of the ADG.

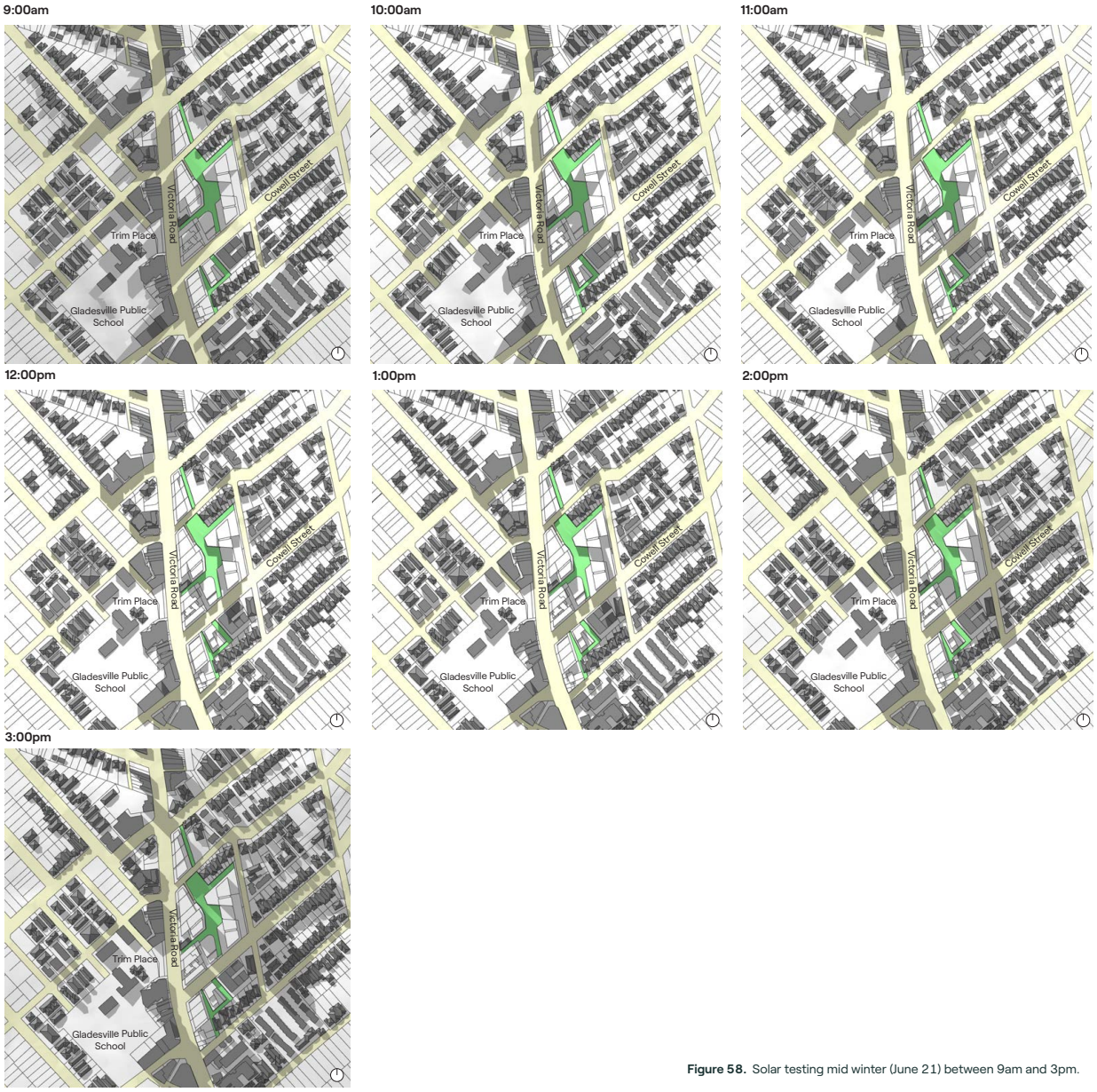

Figure 58. Solar testing mid winter (June 21) between 9am and 3pm.

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Part E: The Master Plan

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11 Preferred Master Plan

11.1 Block 4 Master Plan

As demonstrated in this report and building on the 2021 Block Studies, the Master Plan for Block 4 was developed on the basis of extensive built form testing and updated technical advice.

The plan seeks to deliver a vibrant mixed use development with a strong retail presence and a new supermarket to revitalise the town centre.

It seeks to provide a contemporary development which integrates a series of high amenity urban spaces to invigorate the area and encourage pedestrian activity in areas sheltered from the hostile environment along Victoria Road.

The distribution of built form builds on the design principles and feedback from the community feedback in 2021, delivering target adjustments to the building envelopes to accommodate the updated floor space capacity required to make redevelopment economically feasible.

Importantly, the master plan responds to site specific constraints and opportunities provides options to significantly improve the amenity and quality of spaces within and around the Site.

The updated Master Plan provides for:

- Two distinctive and connected areas of public open space connected by shareway links to Massey Street, Cowell Street, Flagstaff Street and Victoria Road.
- New infill development fronting Victoria Road which retains a 2 storey streetwall presence and retains heritage listed fabric.
- A shared way opportunity linking Massey Street to Cowell Street to allow for rear service and loading access to properties fronting Victoria Road. The shared zone will be designed to provide a comfortable and safe balance between pedestrian and vehicular connectivity.
- Activated building edges at the ground level and a human-scaled podium containment to the new public spaces.
- Well located residential towers that allow for good solar access to public spaces and adjoining development.
- A contemporary mixed use development with high-amenity residential apartments in as desirable location close to public transport, recreational areas, retail facilities and lively open space nodes at the heart of Gladesville.

The preferred Master Plan provides the following building heights:

- 2-12 storeys fronting Victoria Road.
- 4-5 storeys fronting Cowell Street.
- 2-19 Storeys fronting Flagstaff Street.

A new landscaped open space fronting Massey Street.

The Master Plan layout is illustrated in **Figure 59.**

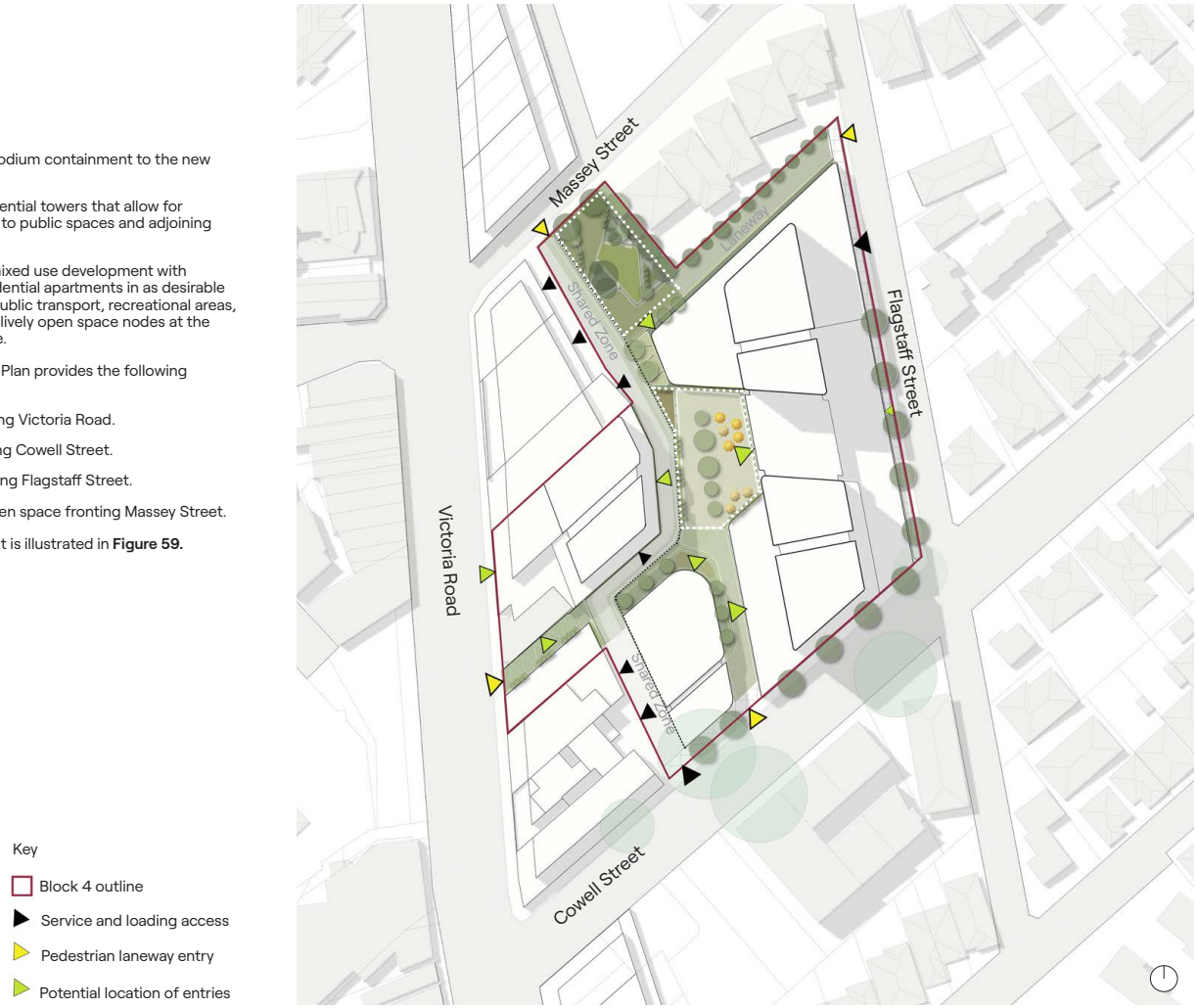

Figure 59. Block 4 Master Plan the site layouts as well as the distribution of building mass and open space networks.

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11.2 Setbacks and Building Separation

To achieve the desired development outcomes, setback principles for development within the site have been developed as follows:

The podium setbacks are to:

- Accommodate, and complement, public domain improvements.
- Allow for a well articulated podium form which defines a 'base' for the tower form.
- Enable the delivery of a shared way zone to facilitate service and loading access to properties fronting Victoria Road.
- Deliver improvements to the existing site edges and facilitate strengthening of the landscape presence in selected locations.
- Allow for an improved footpath to be provided along the western side of Flagstaff Street.

The tower setbacks are to:

- Ensure adequate relief from continuous tower bulk to pedestrian areas and new open spaces.
- Provide generous separation between new tower forms and residential areas to the east.
- Provide tailored tower setbacks to ensure streetwall heights respond to the human scale when perceived from pedestrian areas.
- Minimise overshadowing to Gladesville Public School.
- Ensure slender tower proportions.
- Allow for adequate building separation to meet ADG design guidelines and minimise adverse privacy impact.

Based on these principles, the indicative scheme provides the following setbacks as shown in **Figure 60:**

- Podium setback (north)
  - Minimum 9m setback to the rear boundary of lots fronting Massey Street
  - Minimum 40m setback to Massey Street
- Podium setback (south)
  - A minimum 4m setback to be provided at the western end of Block 4
- Podium setback (east)
  - A minimum 3m setback to be provided along Flagstaff Street
- Podium setback (west)
  - A minimum 8m setback to the rear boundary of the properties fronting Victoria Road.
  - Nil setback to be provided along Victoria Road
- Tower setbacks (north)
  - Minimum 4m
- Tower setbacks (south)
  - Minimum 4m
- Tower setbacks (east)
  - Minimum 15m
- Tower setbacks (west)
  - Minimum 11m to the new open space link fronting Cowell Street
- Setbacks (west) - Infill development
  - Minimum 5m setback above streetwall to Victoria Road

Note: All building separation is required to meet Design Guidance under Part 2F and Part 3F of the ADG.



Figure 60. Minimum building setbacks and dimensions.

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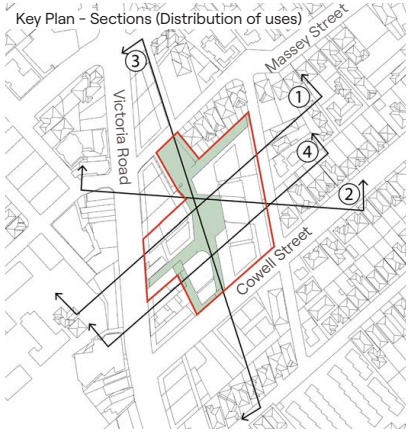
11.3 Sectional Studies

As part of preparing the Master Plan, the 3D massing was considered in a series of typical sections to 'ground-truth' principles for the distribution of uses and how these may relate to the sloping site levels and adjoining streets.

The sections indicate the distribution of uses anticipated by the Master Plan, and how these relate to the levels of the new open space network.

Sections proved a valuable tool to test and refine built form responses to neighbouring lots and the wider urban context as indicated in **Figure 61.**



Key - Uses

- Retail / Commercial
- Residential use
- Supermarket
- Car parking / Basement
- Community uses
- New public open space

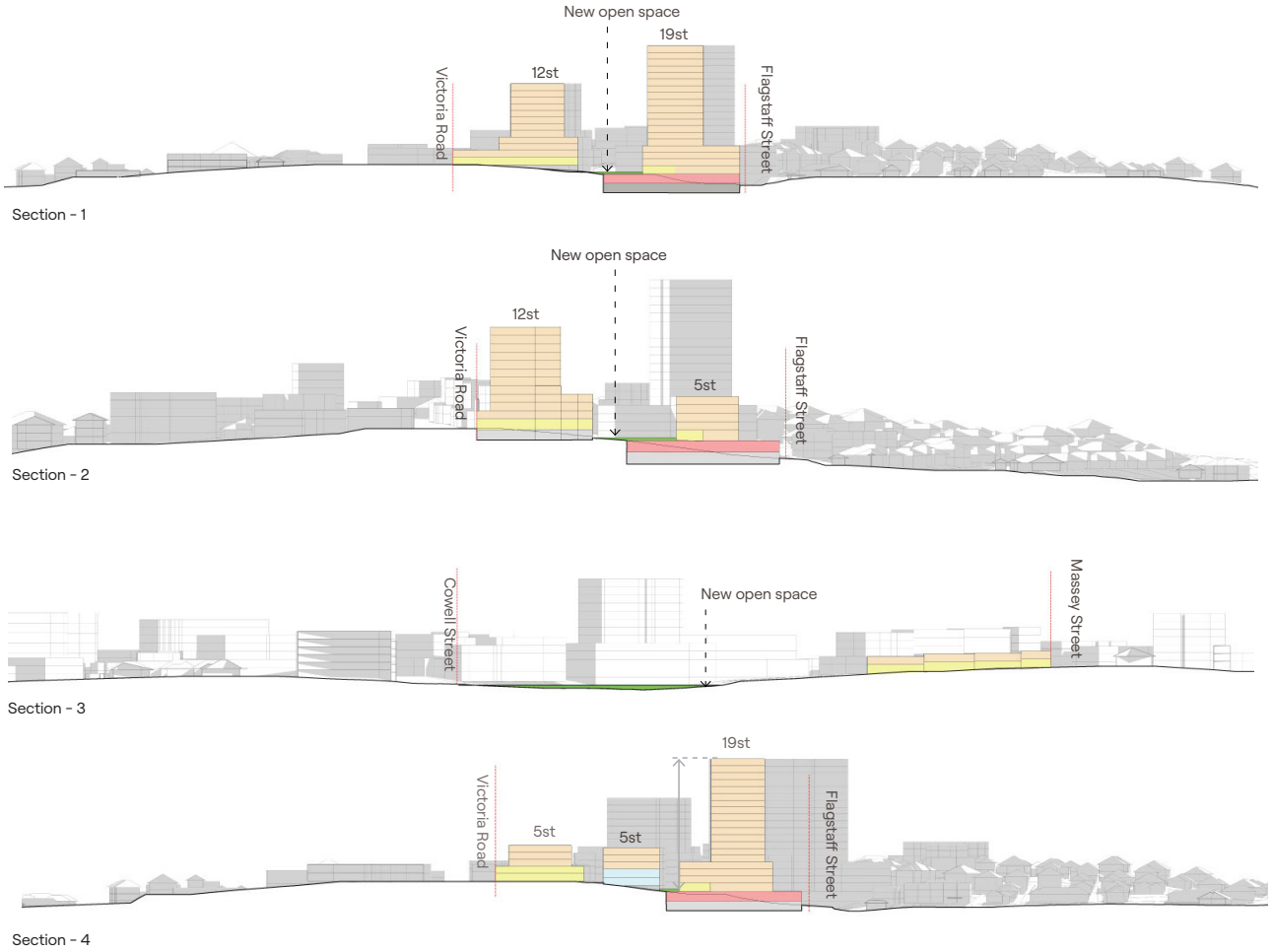


Figure 61. Typical sections indicating the distribution of uses and the relationship with the existing terrain and future site levels.

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11.4 Future Development Scale

Digital terrain models assisted in understanding the maximum building heights across the site and how these relate to the existing terrain.

Consideration was also given to how the Mid-and Low Rise Housing Policy discussed in earlier chapters of this report, may impact on the potential development scale of adjoining areas, and the broader skyline profile of the suburb.

As demonstrated scale and character in the context of Gladesville. Government initiatives to encourage much needed housing in Sydney will impact the built form outcomes for the areas immediately adjoining the Site.

Extracts of the sectional studies are included in **Figure 62 and 63.**

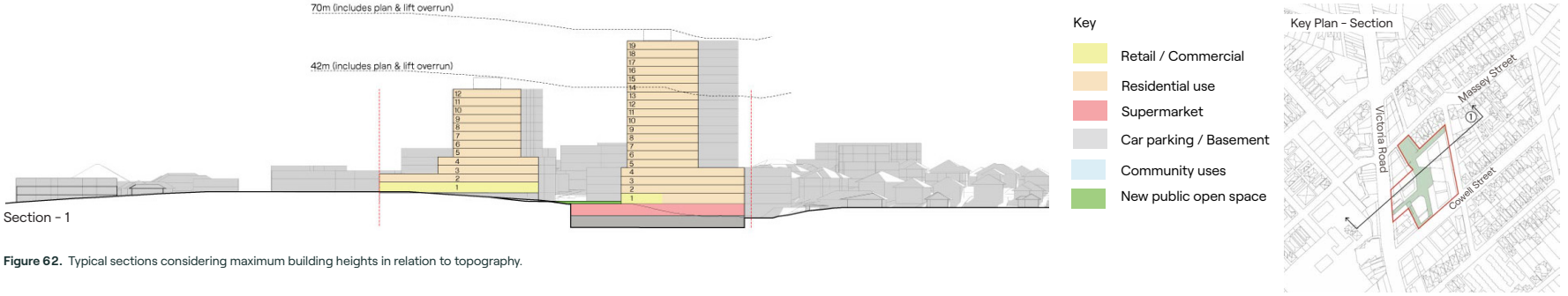

Figure 62. Typical sections considering maximum building heights in relation to topography.

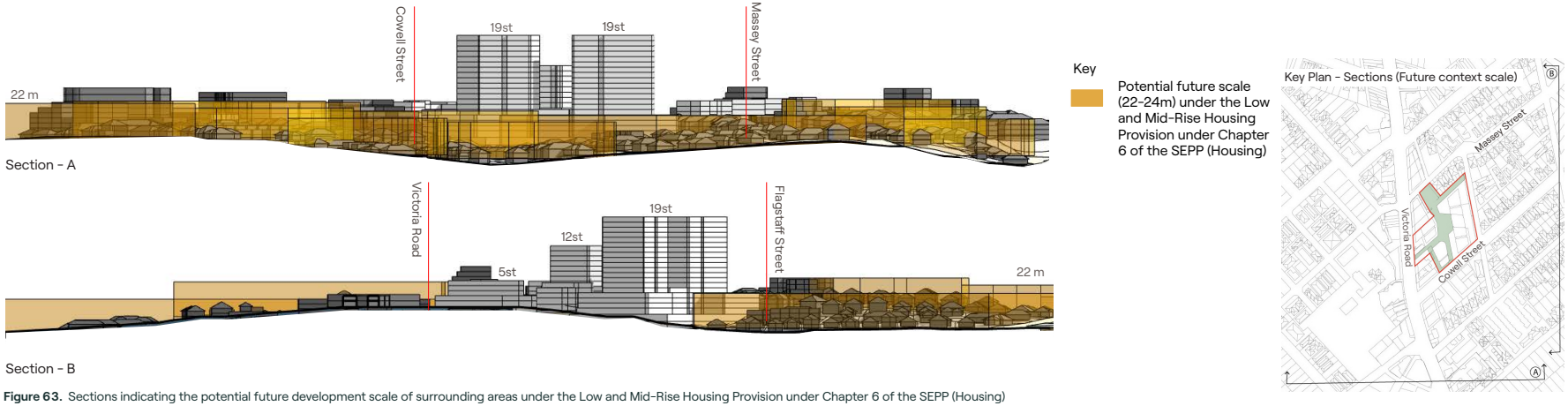

Figure 63. Sections indicating the potential future development scale of surrounding areas under the Low and Mid-Rise Housing Provision under Chapter 6 of the SEPP (Housing)

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11.5 Envelope Proportions

The tower forms are designed to emphasise the vertical slender proportions, achieve daylight and maintain visual corridors between the towers when viewed from surrounding residential areas.

Building envelopes are typically 22m in depth to minimise deep apartment layouts and maximise opportunities for dual aspect apartments.

Well proportioned building footprints optimise opportunities for good apartment layouts with generous access to daylight and natural ventilation. The outcome is consistent with Part 2E of the ADG and Design Guidance provided under Objective 4D-2 .

Taller tower forms provide generous setbacks to pedestrian areas and streetwall heights are generally limited to 4-5 storeys, to prevent overbearing bulk and a 'canyon effect' as indicated in **Figure 64.**

11.6 Building Separation

Adequate building separation is required to achieve acceptable built form outcomes and minimise potential privacy impacts to neighbouring sites as well as to future occupants of the development.

Building separation is also an important consideration for visual bulk exposure which was considered in the massing strategy.

The Master Plan has been designed to satisfy Design Guidance provided under Part 2F and Part 3F of the ADG with regard to building separation.

11.7 Residential Entries

The Master Plan anticipates residential basement car parking however, residential buildings are also expected to have a street address.

Residential entries and lobbies with be designed to have a visual connection to public areas to maximise engagement and activation of the ground plane.

Residential entries will be integrated with landscape solutions to provide an individual visual identify to building entries and assist in way-finding, both to the street and newly created open space network.

The indicative location of residential entries is illustrated in **Figure 65**.

11.8 Passive Surveillance

The Master Plan seeks to increased passive surveillance to public open spaces to encourage a safe a pedestrian environment with opportunities for day- and night-time activation. Retail activation and well distributed location of pedestrian entries will ensure visual engagement with common spaces and high levels of foot traffic.

Direct sight lines from surrounding streets should be prioritised along with balconies and communal open spaces overlooking the public areas. Passive surveillance generates a sense of security and community identity. The outcomes are consistent with Design Guidance provided under Objective 3D-4 of the ADG.



Figure 64. Diagrams indicating the built form proportions and their relationship with the new pedestrian areas.



Figure 65. Indicative location of building entries

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11.9 Solar Access

Tower orientation and proportions of the residential floor plates have been designed to ensure ADG Design Criteria for solar access can be met.

The envelopes are orientated and proportioned to ensure residential apartments can achieving minimum 2 hours direct sunlight between 9 am and 3 pm at mid winter as required under Objective 4A-1 of the ADG.

The Master Plan seeks to ensure capacity to meet Design Criteria No 3 under ADG Objective 4A-1 which requires maximum 15% of apartments in a building to receive no direct sunlight between 9 am and 3 pm during mid winter.

11.10 Natural Cross Ventilation

Design Guidance provided under Objective 4B-3 of the ADG requires minimum 60% of apartments in the first nine storeys of the building to be naturally ventilated.

By limiting the depth of residential floor plates and by maximising opportunities for naturally ventilated corner apartments, the preferred master plan can meet this design criteria.

11.11 Communal Open Space

Consideration has been given to locating communal open space on building podiums where they are able to receive good solar access. Communal open pace may also be accommodated on tower rooftops where expansive and city and river views may be obtained.

The proposal demonstrates the capacity to provide communal open space to benefit future residential occupants, in accordance with Design Criteria No. 2 under Objective 3D-1 of the ADG.

Outcomes are indicated in **Figure 66.**

11.12 Overshadowing

Consideration has been given overshadowing as summarised in Chapter 10.4 of this report. The findings of the overshadowing analysis of the Master Plan built form is considered reasonable in the circumstance.



Figure 66. Potential location of communal open spaces.

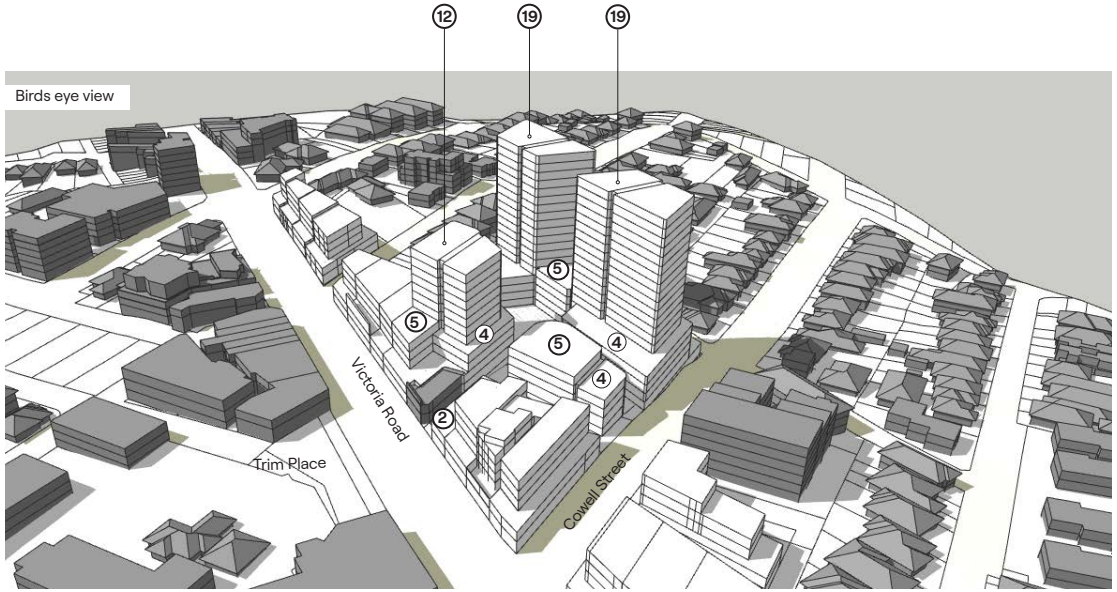

Figure 67. Birds Eye View of the proposed massing.

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12 Place Making

12.1 Place Principles

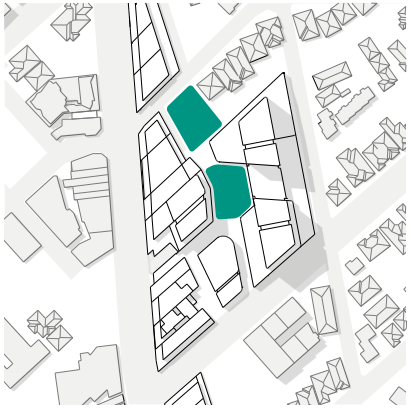
The Master Plan has been developed to reflect a number of key place making principles that will underpin the delivery of a high quality, attractive and engaging public domain.

Placemaking is about creating many steps through a place, enticing, fun, enjoyable, interesting and comfortable. Great places provide activation and interest with a multitude of interconnected destinations and focal points that are enjoyable in their own right, together forming a journey between activities and experiences.

Key factor in the place making and public domain design approach is firstly to provide places for enjoyment that provide respite from the noise and congestion of Victoria Road. It is also important to create a new heart for Gladesville with good solar access and a high degree of pedestrian connection between attractive new public spaces and the traditional Victoria Road high street.

The following principles underpin the public domain elements of the master plan as a basis for guiding future detailed design processes. To achieve these particular outcomes, it is proposed to specifically refer to their delivery as part of the Planning Proposal.

Refer to **Figure 68**.

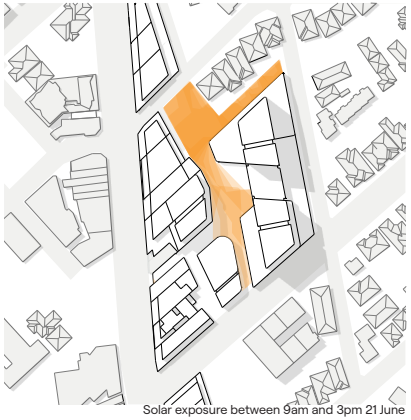


1. Well-located and proportioned open space destinations with a unique character

Creates two individual, connected and dynamic public space destinations, each with their own character and function.

Careful consideration of spatial proportions will ensure a balance between intimacy and openness, providing attractive places to relax, enjoy and socialise.

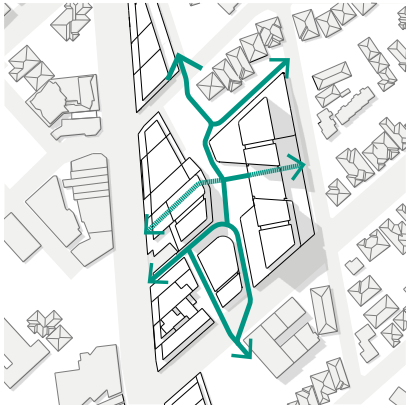
Spatial containment to the new open space destinations is provided by human-scaled streetwall components defining the edges of the pedestrian focal points. Well contained spaces provide shelter from the noisy environment of Victoria and evoke a sense of place.



2. Good solar access that provides a mix of sun and shade

Careful arrangement of public open space, solar access and the relationship to building envelope establishes places that are comfortable and inviting.

Well-designed spaces that provide good solar access at different times of day balances exposure to sunlight with areas of shade, allowing for a variety of experiences throughout the day.



3. A highly permeable precinct

A combination of open air and internal through site links will provide multiple opportunities to access the precinct from different directions.

Multiple entries will enhance community safety while providing an interesting and varied journey through places and experiences. Providing multiple opportunities to access places within the precinct from surrounding streets via interesting and active laneways will also provide an added sense of attraction and maintain a strong relationship to Victoria Road's traditional main street offer.

At the ground level, visually permeable façades will ensure visual connectivity between the various open space areas.

Figure 68. Key place principles

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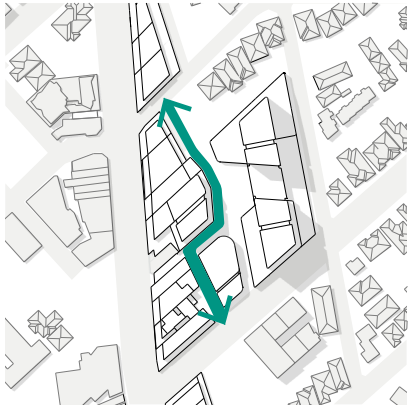
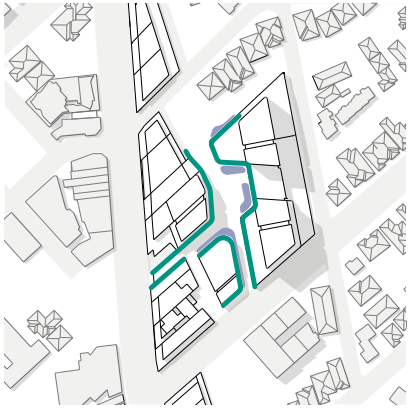


4. 'Quarantine' vehicle movement and service access

Well designed shared zones with high-quality finishes that provide clear delineation between pedestrian only and vehicle accessible public space.

Given the low volumes of traffic expected to pass through the site, a share way provides optimal use of public open space within the precinct and a safe and pedestrian friendly environment.

Options to time limit access by heavy vehicles can be used to support the public benefits of this space.

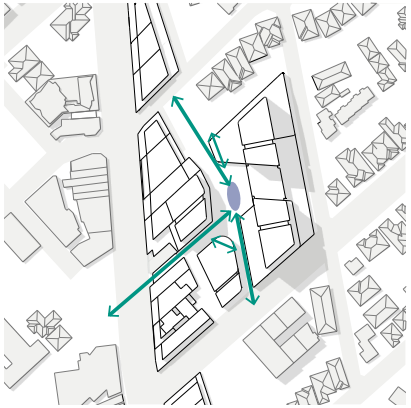


5. Supporting day and night time activation

Active edges to public spaces and pedestrian lanes and links will foster vibrant, dynamic and attractive precinct. Incorporating human-scale and fine grained design elements along these edges will attract greater usage and generate an approachable and inviting feel.

Active edges will encourage interaction between businesses and public space where businesses can spill out into the adjacent public domain. This will establish an engaging destination with a mix of activities like eating, drinking, shopping, playing, relaxing, attracting a diverse range of people throughout the day and night.

Activation and nigh time safety will also be supported by good lighting and access to residential towers from public spaces.



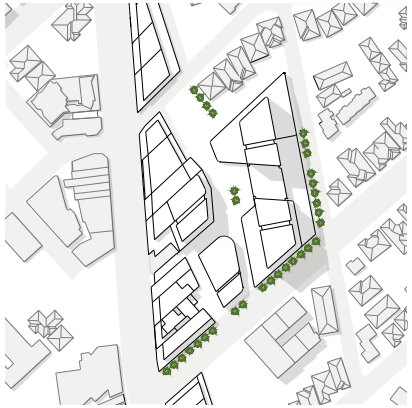
6. A community heart

A destination in the form of interactive landscape features (e.g. garden beds, seating nook, pavilion, water feature, trafficable/ occupiable or dynamic public art elements) will provide a central focus and contribute to the public domain as a memorable destination for visitors and the locals community.

Sightlines will support visibility of the focal node from external streets to serve as an attractor for visitors to explore and activate public space.

Landscape elements will be included for shade, shelter and greening.

Visual connection through buildings which protrude into the space or result in acute angles between pedestrian approaches will also be designed with ground level glazing that provides sight lines through buildings.



7. Better and greener streetscapes

Streetscape with additional setbacks will include tree planting and furnishing (e.g. quality paving, public seating and rubbish bins) to support visual attractiveness, convenience and comfort.

The Master Plan provides an opportunity to create more accessible footpaths for pedestrians and encourages social interaction to create liveable, welcoming and functional precinct for residents, workers and visitors.

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12.2 Key Place Elements and Destinations

To support the implementation of the master plan vision and establish Gladesville town centre as a lively, engaging location that supports a range of day and night time activities, the following place making initiatives are proposed.

Key place making elements are illustrated in **Figure 69** with precedent images providing an indication of the potential for place outcomes within the area.

The open space typologies highlighted in the Place Plan (**Figure 69**) are:

1. Massey Street Pocket Park

2. Urban Courtyard Plaza

3. Pedestrian Links and Shared Zone

4. The Community Heart



Figure 69. Place Plan.

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1. Massey Street Pocket Park

A new north oriented pocket park will present as a welcoming destination on arrival to the precinct from Massey Street.

The space will be an urban landscape node, enjoying good solar access and include a combination of both hard and soft-scape areas for people to gather and socialise.

The park will be a sunlit, attractive 'green' space with canopy coverage, lawn areas and native landscape garden beds. Dynamic elements may include a cinema pod and public art installations.

2. Urban Courtyard Plaza

This central plaza space will be the open space focal node. It will include active retail edges with generous opportunities for dining, wine bars, access to supermarket, speciality retail and anchored by the community pod - incubator space, meeting rooms, library book returns, one stop Council shop and markets on weekends.

Retail spaces will be designed with active frontages that will activity such as alfresco dining to spill out and activate the plaza. A central feature will be a visible attraction from surrounding streets inviting and encouraging movements through the space.

3. Pedestrian Links and Shared Zone

High Quality Pedestrian links will create a permeable, intuitive and safe public space network. Links will be activated where feasible with retail uses that will provide visual interest and vibrancy

Attractive finishes interspersed with green landscaping elements and dynamic lighting with create visual interest and provide opportunities for people to linger and socialise.

4.The Community Heart

An attractive destination in the central courtyard plaza that provides a visual reference from outside streets as a place to enjoy interact.

This may be a contemporary and people-oriented landscape feature that provides opportunities to linger, sit and interact or a place to enjoy lunch, or artistically designed business pod that engages with other placemaking elements such as integrated street furniture and water features.



Figure 70. Vision imagery.

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13 Development Outcomes

13.1 Key Development Outcomes

The development outcomes anticipated by the Master Plan and associated amended planning controls are outlined below:

- A 19 storeys mixed use development including approximately 55,262 sqm GFA of floor space of which 5,000 sqm GFA is assumed to be retail.
- A supermarket (3,500sqm GFA) located below the new plaza.
- Basement car parking, loading and servicing etc.
- 2 slender towers above a 1-5 storeys podium form located within the eastern portion of the site.
- Infill development within the western portion of the Site of 2-12 storeys. Taller forms are to be recessed from the Victoria Street interface to minimise visual interference.
- Approximately 522 new residential dwellings.
- A new community heart with retail activation along pedestrian areas.

The new open space network delivers the following improvements:

- Shared zone extending from Massey Street (north) to Cowell Street (south). The shared zone will enable service access and loading of the properties fronting Victoria Road.
- Approximately 4,067 sqm of new publicly accessible open space with activated ground floor areas.
- Improved landscape outcomes to public street edges.
- Improved pedestrian amenity and enhanced passive surveillance to laneways and pedestrian nodes.
- Improved landscape amenity within the site.
- Consolidated loading and service access to properties minimising the number of basement entries and service areas.
- Significant improvements to all site edges through improved architectural and visual character along minimised blank wall exposure and removal of on-grade car parking.
- Increased retail activation fronting pedestrian areas with residential entries presenting to nearby streets to maximise pedestrian movements and promote a sense of community.
- The indicative location of the supermarket (below ground) is outlined in **Figure 72**.
- The distribution of uses is indicated in **Figure 71.**

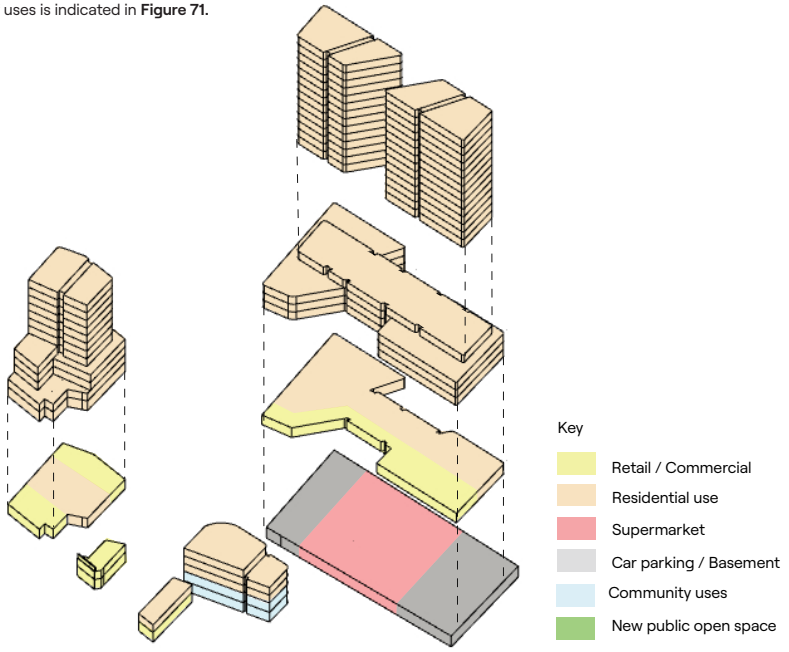

Figure 71. Diagram indicating the distribution of uses envisaged by the Master Plan.

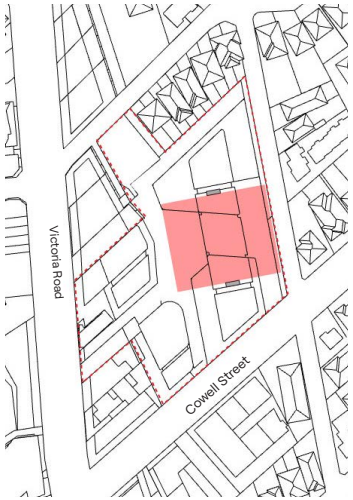

Figure 72. Indicative location of the new supermarket.

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Part F: Implementation

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14 Implementation

14.1 Hunters Hill Local Environmental Plan 2012

Amendments will be required to the HHLEP to realise the outcomes of the Master Plan.

It is intended that the recommendations for implementation of this Master Plan will form the basis of a Council-initiated planning proposal to amend the HHLEP.

The following sections outline recommended implementation approach and required amendments to the HHLEP.

In order to achieve the outcome of the master plan and to encourage the delivery of the identified public benefits, it is proposed to incentivise future development of the site via amendments to height and floor space ratio using a key site map and supporting provisions under Part 6 of the HHLEP. The amendments under Part 6 will directly seek to achieve:

- amalgamation of a single feasible land parcel that is suitably sized and configured to achieve the intended development forms to overcome fragmented land ownership.
- implementation of new public domain elements and retail floorspace proposed by the master plan.
- optimised solar access to public open space to ensure amenity particular during mid-winter lunchtime hours.
- limiting potential for 'one off' speculative smaller scale development which would comprise the delivery of the overall master plan vision.

14.1.1 Land Zoning

The existing MU1 Mixed Use zone provides suitable land use permissibility to deliver the intended outcomes of the master plan. No amendment to the existing land use zoning under the HHLEP is required.

While permissible under the HHLEP, particular land uses recommended by the master plan including public open space (i.e. recreation areas) and the area of retail floorspace will require additional local provisions under Part 6 of the HHLEP. The aim is to support the delivery of public benefits and the quantum of retail floorspace intended by the master plan.

14.1.2 Height of Buildings

It is proposed to retain existing height of building controls set out under the HHLEP for the site.

While increased building height is intended under the Master Plan, it is proposed that this be achieved via the introduction of a key site map supported by additional site specific provisions under Part 6 of the HHLEP. This will provide a basis for establishing building height incentives to assist in delivery of intended land amalgamation, public open space and minimum retail floorspace.

14.1.3 Floor Space Ratio

It is proposed to retain existing floor space ratio controls set out under the HHLEP for the site.

While increased building height is intended under the Master Plan, it is proposed that this be achieved via the introduction of a key site map supported by additional site specific provisions under Part 6 of the HHLEP. This will provide a basis for establishing building height incentives to assist in delivery of intended land amalgamation, public open space and minimum retail floorspace.

14.1.4 Key Site Provisions / Part 6 Local Provisions

It is proposed to identify the site on a Key Site Map (**Figure 67**) and establish site-specific local provisions under Part 6 of HHLEP. This will include height and floor space bonus incentives subject to minimum site area, minimum provision of public open space, solar access standards and a minimum retail provision. A key sites map would need to be established as none currently exists under the HHLEP.

Gladesville Key Site [X] - Indicative Drafting

(Note this is indicative drafting only to outline the intent and development standards to be incorporated into a local provision - its is subject to drafting by the NSW Department of Planning, Housing and Infrastructure and NSW Parliamentary Counsel's Office)

6.XX Development of Gladesville Site

(1) The object of this clause is to facilitate the development of the Gladesville Site, including residential accommodation, retail and public open spaces.

(2) This clause applies to land in Gladesville identified as "Area A" on the Key Sites Map.

(3) Development may exceed the maximum permissible height to an overall maximum of 70 metres in accordance with subclause (5).

(4) Development may exceed the maximum permissible floor space ratio to an overall maximum of 4:1 in accordance with subclause (5).

(5) Development consent must not be granted to development on the land unless the consent authority is satisfied of the following—

(a) a minimum site area of *13,500sqm* is achieved.

(b) despite subclause (3) height may not exceed 42 metres within 60 metres of Victoria Road.

(c) built form over *28 metres* is limited to a floorplate maximum of 750sqm GFA.

(d) a public open space is provided adjoining Massey Street that:

(i) is a minimum area of 950 sqm.

(ii) receives, on average, at least 70% direct sunlight between 11am and 2pm on 21 June each year.

(iii) is provided at grade.

(e) in addition to subclause 5(d), a centrally located public open space is provided that:

(i) is a minimum area of 800 sqm

(ii) receives, on average, at least 60% direct sunlight between 12noon and 2pm on 21 June each year

(iii) is provided at grade.

(f) in addition to subclause 5(d) and 5(e), provsion of through site link with a minimum width of 6m connecting the public open spaces to Victoria Road, Massey Street and Cowell Street.

(g) At least 5,000sqm of the gross floor area permitted for the land under the maximum permissible FSR will be used for the purposes of retail including at least 3,500sqm for the purposes of a supermarket.

(h) no part of the ground floor of a building that is facing a street or public space is used for the purposes of residential accommodation with the exception of Flagstaff Street.

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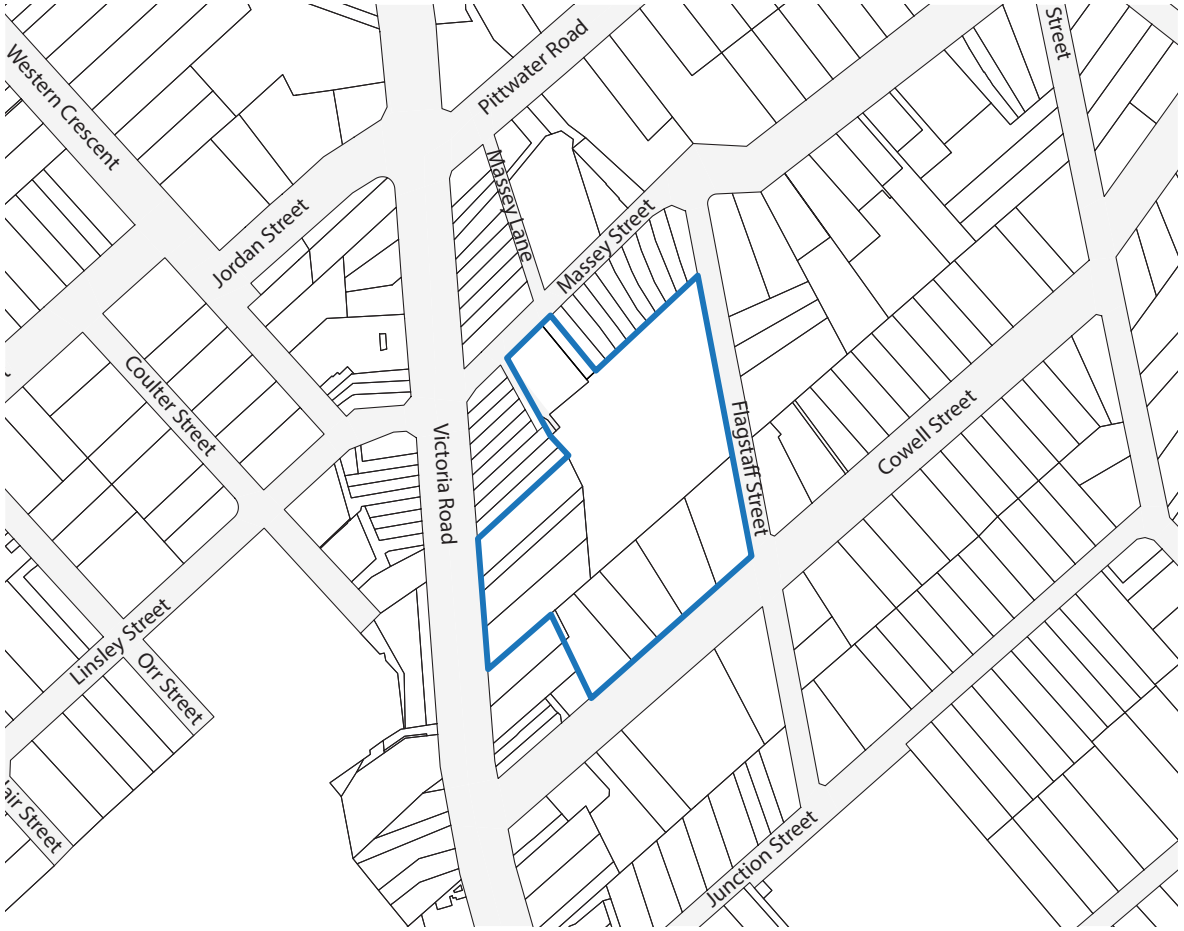

Figure 73. Proposed Key Sites Map

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15.2 Principles for Design Guidance via the HHDCP

To support the delivery of intended high quality urban design and place making outcomes, detailed place-specific guidance will be provided under the HHDCP to complement the HHLEP provisions.

Building envelopes under the master plan have been tested in accordance with the design criteria and general guidance set out by the NSW Apartment Design Guide (ADG). The DCP provisions are intended to complement those set out in the ADG.

Draft site specific DCP provisions will be developed in collaboration with Hunter's Hill Council prior to public exhibition to guide design outcomes that are particular to this site. It is likely that this will include updates to section 4.4 (Gladesville Village Centre) and section 4.4.8 (Key Site - Precinct 4).

The site specific DCP will set out the overall vision, aims and objectives, and design principles for the precinct, as well as providing the site-specific development controls and guidance to complement the broader development control framework.

The key focus areas for guidance under the DCP are intended as follows:

1. **Establishing an interconnected site layout**

   New development will be required to occur generally in accordance with the development pattern set out in the master plan. This will include the location and configuration of building footprints, public open space, pedestrian links and shared zones. Provisions will be included to support connection between key public open spaces and Victoria Road. Massey Street and Cowell Street.

2. **Providing building envelopes that support local amenity**

   To control building form, the site specific DCP will provide indicative envelopes consistent with the modelling and envelope testing carried out in Part D of the Master Plan and as outlined in **Figure 54.** This will ensure that interpretation and application of development standards and supporting controls set out under the ADG suitably address matters including public domain amenity, solar access and podium/ street wall height.

3. **Activating the public domain**

   A key aim of the master plan is to establish lively and active public domain including new public spaces and links through the site. The DCP will seek to ensure that the arrangement of land uses and building frontages at ground levels promote activity that attract pedestrian traffic, provide visual interest and ensure passive surveillance over the public domain. The DCP will provide guidance in relation to building edge and interface conditions to maximise opportunities for people to interact and engage in activity within building and public space. Public domain activation will be supported by additional provisions which will support the fine grained commercial/ retail frontage at ground levels and under-grounding of supermarket uses.

4. **Rationalising development in relation to the ground plane**

   The topography of the site is complex, requiring careful consideration of levels throughout the site especially in relation to the established levels of existing surrounding streets. To ensure seamless and intuitive integration of public domain and land uses, the DCP will provide guidance on datum levels for public domain levels and interfacing building levels.

5. **Movement Network**

   The DCP will aim to facilitate the permeability safety and functionality of movement networks within the site. Particular regard will be given to:

   - identifying preferred vehicular access and servicing locations, the design and configuration of pedestrian vehicle shared zones.
   - ensuring basement parking on the site has appropriate access while minimising the impact of parking structures on the public domain, so as to balance accessibility and streetscape quality.
   - configuration of pedestrian / vehicle shared zones

6. **Public Domain and Open Space Outcomes**

   The DCP will required the preparation of a public domain plan as part of a future development application to confirm specific placemaking elements, role and function, and overarching design principles for new public domain and landscape elements on the site and integration with new public open spaces.

7. **Heritage / Materiality**

   Site specific controls that are complementary to Section 2.4 of the HHDCP 2013 will be established to provide guidance for the proportions, modulation and materiality of built forms to minimise impacts to heritage items and Heritage Conservation Area within the Site.

8. **Car Parking**

   The following amendments to car parking rates specific to the Gladesville Village Centre will be established via the HHDCP 2013 as follows:

   - The residential visitors parking rates within mixed-use developments is reduced to 1 per 10 units, as demand can be accommodated within the retail parking supply
   - Up to 5% of the required parking supply can be provided as motorcycle parking, with two motorcycle spaces offsetting one car space
   - 20% of residential parking within the development can be provided as unbundled car parking (purchased or rented separately to units) to provide a 20% car parking reduction
   - Each carshare parking space provided offsets 5 residential parking spaces
   - Bicycle parking is provided at the rates identified by Austroads and is in accordance with AS2890.3 and Austroads Guidelines
   - - Unrestricted off-street parking on Flagstaff Street and Junction Street are restricted to 1hr parking to ensure parking remains available

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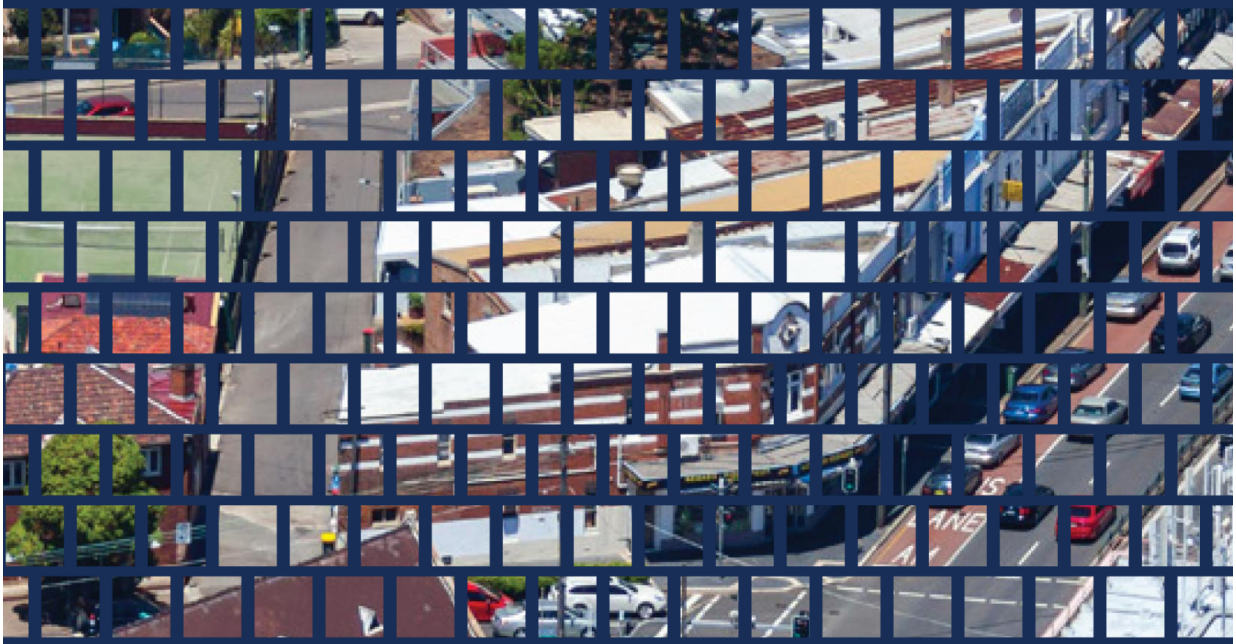
Attachment 2 – Economic and Feasibility Assessment

Gladesville Masterplan

Economic and Feasibility Assessment



Prepared for:
Hunters Hill Council
26 February 2025

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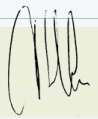
Quality control

This document is for discussion purposes only unless signed and dated by a Principal of HillPDA.

Reviewer

Signature		Dated	26/02/25

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Acknowledgment of Country

HillPDA acknowledges the Traditional Custodians of Country throughout Australia and their continuing connection to land, waters, culture, and community.

We acknowledge the Gadigal people of the Eora Nation, the traditional owners of the land on which this report is prepared, and we show our respect for elders' past and present.

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1.0 INTRODUCTION

The Gladesville Masterplan Planning Proposal seeks to amend the Hunters Hill Local Environmental Plan 2012 to align with the vision established in the Gladesville Town Centre Block Study (September 2020) and the Gladesville Block Study – Concept Plans (May 2021) prepared by GM Urban Design & Architecture. This vision builds on Council's strategic planning framework, including the Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS), and reflects extensive consultation with the Hunters Hill community. The Proposal represents a key initiative by Hunters Hill Council to deliver a revitalized Gladesville town centre that supports housing, employment, and community growth while enhancing the urban environment.

Council's initial work, including urban design investigations by GMU, an economic feasibility assessment by Atlas Economics, and a traffic study by McLaren Traffic Engineering, laid the foundation for this Planning Proposal. The process aimed to identify opportunities and address community concerns about the town centre's poor presentation, inconsistent trading performance, and delayed redevelopment. These studies were instrumental in developing a framework for change that prioritizes public benefit and market interest while maintaining alignment with Council's long-term strategic goals.

Since the initial economic feasibility analysis conducted by Atlas Economics in 2020, market conditions have shifted significantly. Key changes include the introduction of new infrastructure charges, such as the Housing and Productivity Contribution, and broader shifts in the property market and the economic climate. In particular there has been sharp increases in project costs including construction materials and labour, finance/interest costs and land costs. Adding to feasibility difficulties has been recent increases in project risk including procurement and market risk.

To advance the planning proposal DPHI recommended Council update the feasibility assessment. Accordingly Council commissioned HillPDA to prepare this report which provides a more updated feasibility assessment of options for the redevelopment in the Gladesville town centre.

Four key sites or 'blocks' were identified in the Gladesville Town Centre Block Study being:

- Block 1 which includes the properties fronting Victoria Road between Massey Street and Cowell Street
- Block 2 which includes the properties fronting Victoria Road south of Cowell Street
- Block 3 which includes the properties fronting Victoria Road north of Massey Street.
- Block 4 which includes the Gladesville Shopping Village

The blocks are depicted in the figure below.

Figure 1: The Blocks identified in the Gladesville Town Centre Block Study



Source: Gladesville Block Study, GMU

HillPDA completed feasibility testing of Blocks 1, 2, 3 and 4. Council's focus has been on Block 4 where there is the strongest opportunity for redevelopment. It's generally recognised that the feasibility of developing Blocks 1, 2 and 3 is difficult due to fragmented ownership, lot sizes and various constraints including heritage.

This report has been structured as follows:

- **Chapter 1 | Introduction** (this Chapter)
- **Chapter 2 | The Housing Market**: considers the demand for additional residential apartments in Greater Sydney and in the locality. This chapter expresses the current crisis in undersupply of housing as well as the current barriers and difficulties in increasing supply.
- **Chapter 3 | Methodology of feasibility assessment:** introduces the methodology for testing the feasibility of redevelopment using the Estate Master DF software.
- **Chapter 4 | Feasibility assessment:** introduces the key sites that were tested, density options and results of the feasibility assessment and conclusions.
- **Chapter 5 | Conclusions and recommendations**
- **Appendix A |** provides the market evidence for the revenue assumptions in the modelling
- **Appendix B |** lists the assumptions in the feasibility modelling
- **Appendix C |** provides the outputs of the Estate Master feasibility model of Block 4

2.0 THE HOUSING MARKET

2.1 The Housing Crisis

The housing market faces ongoing challenges. Over the six-year period from July 2023 to June 2029, there is an estimated shortfall of 39,000 homes nationally relative to new demand, compounding the existing undersupply and worsening affordability issues[1]. All levels of Government recognise that Australia is facing a 'housing crisis', with the National Cabinet announcing a National Housing Accord in October 2023 with the ambitious aim of delivering 1.2 million new dwellings over 2024-2029.

In accordance with the Accord, the NSW Government is committed to facilitating 377,000 new dwellings by 2029 (around 75,000 new homes annually over five years). Based on current supply forecasts, there is an expected shortfall of around 170,000 homes to meet the National Housing Accord target.

Notwithstanding strong demand for housing there has been significant difficulties in delivery. Rising construction costs, borrowing constraints, and development feasibility challenges are making it increasingly difficult for developers to deliver the required volume of new homes. This constrained supply has exacerbated the housing shortage and affordability concerns.

Economic, climatic, and demographic trends will further pressure construction costs and housing affordability. Additionally, an aging population and a growing number of individuals with disabilities will necessitate new homes tailored to their needs, intensifying the housing shortage.

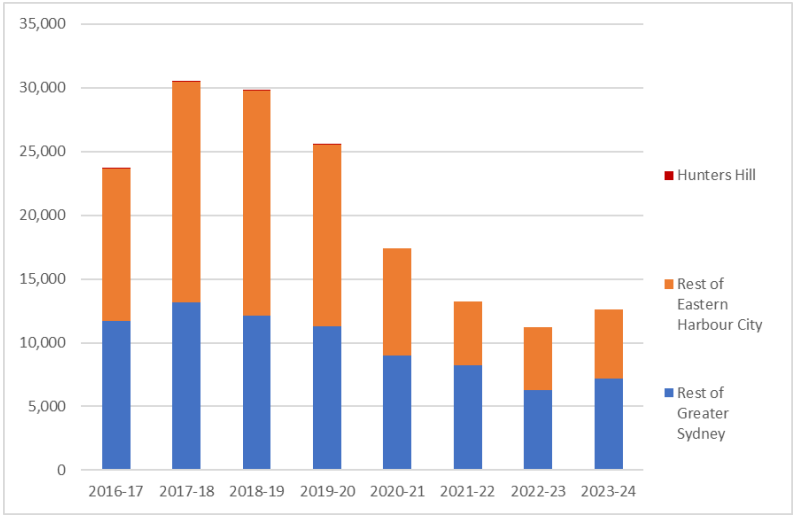
Across Sydney and across the country we are experiencing declining housing affordability due to interest rate rises and cost of living increases in the post-COVID period. Notwithstanding, house price have been steady or have continued to increase in many parts of Sydney. The primary reason for this has been a slow down in dwelling completions and the inability for the industry to keep up with rising demand for housing from immigration.

2.2 Dwelling completions

The unfortunate state of the market is shown clearly in the figure immediately below.

[1] Source: National housing supply and affordability council (2024) State of the housing system

Figure 2: Net increase in dwellings



Source: NSW Urban Development Program

In 2018-19 Greater Sydney produced more than 42,400 dwellings. Production rates have declined since to just around half that level in the past three years. The Eastern Harbour City levels fell significantly from 18,639 to 5,666 dwelling completions in 2022-23 – a decline of 70% over the same period. In the five year period to 2017-18 Hunters Hill averaged 40 new dwellings per annum. In the past four years it has failed to deliver any net increase in dwellings. The State Government has set a target of 80 new dwellings in each year in Hunters Hill LGA.

In the three years to 2019-20 the three local government areas of Hunters Hill, Ryde and Lane Cove averaged 3,080 net increase in dwellings per annum. Since then, they have averaged only 1,072 – a decline in production of 65%. The NSW Department of Planning, Industry and Environment's five-year target for dwelling completions to 2028-29 in these three LGAs is 15,400 – an average of 3,080 per annum. These three LGAs need to increase their current production rate almost three-fold to meet that housing target.

2.3 The Housing Industry

In this post-Covid period the delivery of new real estate has become difficult not only in Greater Sydney but across the whole country. Increases in costs and fees has been a primary barrier to supply of new dwellings. Development generally will only proceed if it is likely to achieve a sufficient return to offset the potential project risks which all factor into the hurdle rate. Viability is primarily a function of:

1. the acquisition price of land,
2. market take-up and the end sale value of new real estate,
3. the cost to construct,
4. the cost to finance, and
5. statutory charges on development.

There are challenges that can prevent a development from moving from commencement to completion. For private developers a key barrier has been financing. Banks are risk averse and require some level of guaranteed revenue (commonly 60%-100% of loan amount). Because of higher interest rates and other factors small

investors have turned shy in the post-Covid period resulting in a slowdown of pre-sales of residential apartments which then delays the commencement of the project and increases the holding costs of development. When combined with the accelerated cost increases in the construction sector and a lack of compensatory price growth this can compound to an unviable project.

Lending requirements are beginning to relax but the post-pandemic development landscape remains affected by economic volatility, supply chain disruptions, labour shortages, and inflated costs. As a result, numerous projects have experienced delays increasing holding costs and financial strain.

Even where developments may be theoretically viable, difficulties associated with financing has resulted in developments being delayed or abandoned. This has resulted in a widening of the supply and demand gap. The development industry has expressed this downturn ominously as the '**Perfect Storm**'.

Developers have found managing these risks in recent times to be very difficult. In theory the recent increases in these risks should have developers increase their required hurdle rates, thereby reducing the market price of development sites. However this is difficult when land owners expectations and competition between developers to procure sites remain high. As a result, the acquisition of development sites has slowed.

The important consideration is that very few projects in the pipeline are viable in the current climate. It is expected that conditions will improve over time. As housing undersupply worsens, buyers and lenders will have no choice but to accept higher prices and with improvements in supply and delivery we will see some return to more price competitive tendering, a return to fixed price contracting and less procurement risk. As a result projects that are assessed as marginally unfeasible today are likely to be marginally feasible within say the next 5 years. In assessing the feasibility of the sites in the following chapters we have made some value judgements about the likelihood of redevelopment and at what densities.

3.0 METHODOLOGY OF FEASIBILITY ASSESSMENT

To complete the development feasibility testing, HillPDA undertook a Residual Land Value (**RLV**) approach using the propriety software EstateMaster which is an industry benchmark used by developers, financers and property valuers.

The RLV is the maximum price that a developer would pay for the site to still generate their required rate of return given the levels of risk associated with redevelopment. Redevelopment is deemed viable when the RLV is greater than the Existing Use Value (**'as is' value**). 'As is' values were estimated from the market research.

Land ownership in centres is fragmented and commonly held in multiple ownerships making redevelopment difficult. Where sites are unable to be developed in isolation, it is common that a premium, usually 20% to 40% of the 'as is' market value, is required to incentivise landowners to sell.

Various density options can be assessed by comparing the RLV with the 'as is' land value of sites. Increasing the density or FSR reduces land costs over a higher number of apartments.

3.1 Hurdle rates

Hurdle rates are the required financial returns that make a project viable. Higher hurdle rates are required for riskier projects. Risk in development include:

- planning risk (relating to obtaining planning consent and/or costs and further delays in obtaining consent);
- market risk (obtaining sufficient sales and pre-sales);
- procurement risk (obtaining labour and materials, cost overruns and/or delays in delivery);
- financial risk (obtaining finance and/or delays due to insufficient pre-sales and cost certainty).

The two most common hurdle rates in development are:

- The Development Margin (**DM**) which is the net profit before tax that a developer receives from a development expressed as a percentage of the total cost where cost includes interest on finance.
- The discount rate or target Internal Rate of Return (**IRR**) which is the return of an investment on an annualised basis and expressed as a percentage. The IRR is calculated using a discounted cash flow model which includes time value of money. It can be compared to interest received on funds invested expressed as %/ann.

The IRR has been adopted as the preferred hurdle rate based on HillPDA's previous consultation with the development and financing sector and industry norms. DM has been used as a supplementary rate to support analysis where applicable and is sometimes the preferred hurdle rates for single staged projects with a short project life. For the purpose of the feasibility testing, we have adopted the rates of 18% target development margin and 16% target IRR.

A hypothetical project is deemed feasible when both hurdle rates are achieved. Where development return is marginal a developer may potentially undertake development if they had unique circumstances, such as a higher tolerance for risk, lower construction costs or an above-market financing.

3.2 Project costs

Project costs are sourced from various published materials including Rawlinsons Construction Handbook 2025, RLB Digest 2024 and Napier & Blakeley Construction Cost Datacards. Various recent cost estimate reports from Quantity Surveyors of similar projects in similar markets are a further source of data.

Cost assumptions in the feasibility models are listed in Appendix B of this report.

3.3 Market research

Market research was undertaken to inform the land cost and revenue assumptions in the feasibility modelling. The research included recently constructed and 'off-the-plan' apartments and shop front premises. The findings from the research are provided in Appendix A.

3.4 Limitations and exclusions

The purpose of our modelling was to investigate the feasibility of hypothetical development in the identified sites at identified densities. In undertaking the modelling, we note that the following points should be considered:

- The advice given in this report is based on projections. We have made specific assumptions that seem reasonable given current market sentiment and forecasts at the time of writing. However, any one of the assumptions may change over time and no responsibility can be accepted in the instance any changes occur. The projected value performance is an estimate of potential trends and should not be viewed as guaranteed figures;
- Contingencies were included in the development feasibility modelling which encompass allowances for unexpected delays or costs in the development process. Reducing the risks in development, whether real or perceived, can reduce the contingencies applied by developers and enable development;
- We are of the opinion that development feasibility is a matter that should be considered on a site-by-site basis, however for the purposes of this advice, the testing has been done on the basis of a general hypothetical development for each of the respective sites. We have endeavoured to ensure costs and revenues are representative of a hypothetical development in the subject location but do not purport they apply evenly on all sites; and
- Any unpredicted change, such as an increase in developer contributions or development costs in the short term could have a notable effect on development feasibility unless it could be absorbed by either making allowances in the project contingency or increases in market sale values for the developed product.

4.0 FEASIBILITY RESULTS

Four sites or 'blocks', as identified in the Scoping Proposal / Block Study prepared by GMU, were tested being:

- Block 1 which includes the properties fronting Victoria Road between Massey Street and Cowell Street
- Block 2 which includes the properties fronting Victoria Road south of Cowell Street
- Block 3 which includes the properties fronting Victoria Road north of Massey Street.
- Block 4 which includes the Gladesville Shopping Village

The results of the feasibility testing of each of these sites is discussed immediately below.

4.1 Block 4 (Gladesville Shopping Village site)

4.1.1 Site details

The site is identified as Block 4 in the Gladesville Block Study prepared by GMU and depicted in the image immediately below by a broken yellow line. Total site area is 13,850sqm.

Figure 3: Block 4 – the Gladesville Shopping Village Site



Source: Six Viewer and HillPDA

The site is largely owned by the Gladesville Shopping Village including properties fronting Massey Street (No. 1) and Cowell Street. The site shown in the above figure would require amalgamations with four properties fronting Victoria Road being No.s 217, 219, 223 and 225-227. Assuming a 25% premium, the Victoria Road properties would cost around $28m to acquire. Total land cost is likely to be around $90m in 2024-25 dollars.

4.1.2 Development Options

For the purpose of the feasibility three options were modelled as summarised in the table immediately below:

Option	Retail GLA (sqm)	FSR	Approx storeys above ground	Approx. number of apartments
Option 1	5,000	3.0:1	13-14	381
Option 2	5,000	4.0:1	15-17	522
Option 3	5,000	4.75:1	18-20	633

4.1.3 Feasibility results

Refer to Appendix B for a list of the assumptions in the feasibility model and refer to Appendix C for the full Estate Master DF model of Option 1.

The results of the feasibility assessment are summarised in the table immediately below.

Table 1: Block 4 - Feasibility of Options

OPTIONS	Option 1	Option 2	Option 3
	Block 4 Option 1 FSR 3:1	Block 4 Option 1 FSR 4:1	Block 4 Option 1 FSR 4.75:1
	365 Residential Units 42,028 GFA	500 Residential Units 55,400 GFA	607 Residential Units 65,882.50 GFA
Revenues	-	-	-
Gross Sales Revenue	503,788,118	685,860,469	840,783,251
Less Selling Costs	(8,896,506)	(11,967,561)	(14,602,803)
NET SALES REVENUE	494,891,611	673,892,908	826,180,448
Less GST paid on all Revenue	(34,031,998)	(50,355,224)	(64,310,427)
TOTAL REVENUE (after GST paid)	460,859,613	623,537,685	761,870,020
Costs			
Land Purchase Cost	90,000,000	90,000,000	90,000,000
Land Acquisition Costs	6,690,490	6,690,490	6,690,490
Construction	275,755,576	372,198,587	455,295,729
Professional Fees	23,439,224	31,636,880	38,700,137
Statutory Fees	14,876,231	20,089,889	24,484,231
Compensation (Coles)	2,500,000	2,500,000	2,500,000
Marketing	5,037,881	6,858,605	8,407,833
Land Holding Costs	3,024,087	3,119,102	3,863,232
Pre-Sale Commissions	3,698,197	5,178,951	6,416,778
Finance Charges (inc. Fees)	666,109	899,063	1,099,781
Interest Expense	18,970,021	27,763,893	36,926,125
TOTAL COSTS	444,657,816	566,935,459	674,384,334
Performance Indicators			
Gross Development Profit	16,201,797	56,602,225	87,485,686
Development Margin (Profit/Risk Margin)	3.64%	9.98%	12.97%
Target Development Margin	18.00%	18.00%	18.00%
Residual Land Value (Target Margin)	36,165,750	51,611,296	61,333,553
Discount Rate (Target IRR)	16.00%	16.00%	16.00%
Net Present Value	(48,699,177)	(36,363,954)	(30,359,480)
Project Internal Rate of Return (IRR)	5.08%	9.48%	11.43%
Residual Land Value (NPV)	40,875,964	53,317,282	59,392,990

The table above shows that the returns from Option 1 are too low to be viable providing both a development margin and internal rate of return below 6%. The sensitivity testing shows that even with a 10% increase in end sale values the project IRR remains a little low at just below 11% and the development margin reaches 13.6%.

At FSR 4:1 project feasibility improves showing both the development margin and project IRR achieving 9.5% to 10%. These levels remain a little below target. However sensitivity testing shows that with an improvement in end sale values of around 5% the development margin increases to 15% and the project IRR to 13% which begins to look possible.

FSR at 4.75:1 is not quite viable in the current period, which is not unusual given the 'perfect storm' conditions. As stated above few projects in the pipeline are viable in the current climate. It is expected that conditions will improve over time as housing supply worsens, consumer preferences shift further towards higher density options and construction costs and procurement risk move towards more favourable levels for development. Sensitivity testing shows that a 5% increase in end sale values would tip both the development margin and project IRR over 18%.

4.2 Block 1

4.2.1 Site details

Block 1 refers to the lots depicted in the figure immediately below. For the purpose of the feasibility the northern part of Block 1 was tested being the 6 lots known as 173 to 183 Victoria Road. The area of these lots total 2,081sqm. The lots to the south being No.s 203 to 215 Victoria Road are unviable to redevelop largely because of the higher value of existing improvements. In particular, No. 209 is a relatively modern five storey mixed use building with residential apartments above ground floor retail.

Figure 4: Block 1 – Site map



Source: Six Viewer and HillPDA

4.2.2 Development options

For the purpose of the feasibility two options were modelled being:

1. Mixed use development to an FSR of 4:1. Building height is likely to be around 8 to 10 storeys.
1. Same as Option 1 but with an FSR of 5:1 which is likely to result in a building between 10 and 12 storeys.

4.2.3 Feasibility results

The feasibility results are summarised in the table below.

Table 2: Block 1 - Feasibility of Options

OPTIONS	Option 1	Option 2
	Block 1 FSR 4:1 72 Residential Units 8,324 GFA	Block 1 FSR 5:1 93 Residential Units 10,405 GFA
Revenues	-	-
Gross Sales Revenue	100,299,988	129,237,329
Less Selling Costs	(2,173,061)	(2,791,285)
NET SALES REVENUE	98,126,927	126,446,043
Less GST paid on all Revenue	(6,378,332)	(8,954,680)
TOTAL REVENUE (after GST paid)	91,748,595	117,491,364
Costs		
Land Purchase Cost	21,000,000	21,000,000
Land Acquisition Costs	1,515,490	1,515,490
Construction	56,394,347	72,515,793
Professional Fees	4,793,519	6,163,842
Statutory Fees	3,014,664	3,869,731
Marketing	1,003,000	1,292,373
Land Holding Costs	1,029,913	1,062,496
Pre-Sale Commissions	835,939	1,085,835
Finance Charges (inc. Fees)	136,230	175,171
Interest Expense	3,643,513	5,067,965
TOTAL COSTS	93,366,615	113,748,697
Performance Indicators		
Gross Development Profit	(1,618,021)	3,742,667
Development Margin (Profit/Risk Margin)	(1.73%)	3.29%
Target Development Margin	18.00%	18.00%
Residual Land Value (Target Margin)	5,488,602	6,884,550
Discount Rate (Target IRR)	16.00%	16.00%
Net Present Value	(13,687,015)	(12,364,352)
Project Internal Rate of Return (IRR)	1.41%	4.99%
Residual Land Value (NPV)	7,203,852	8,535,107

Under both options the financial returns are too low. Even at FSR 5:1 the development margin and IRR are both below 5%. The biggest hurdle with this site is the number of small lots in multiple ownerships which makes redevelopment unlikely in the foreseeable future. End sale values would need to increase by 15% before development becomes viable.

4.3 Block 2

4.3.1 Site details

This site comprises 13 lots known as 173 to 199 Victoria Road, 1 Cowell Street and 3A Cowell Street (Council car park site). The site area is 4,182sqm and is depicted in the figure immediately below bounded by a broken yellow line.

Figure 5: Block 2 – Site map



Source: Six Viewer and HillPDA

This site includes an open Council car park fronting Cowell Street.

4.3.2 Development options

For the purpose of the feasibility two options were modelled being:

2. Mixed use development to an FSR of 4.2:1. Building height is likely to be around 9 to 12 storeys. It is assumed that the car spaces in Council's car park would need to be reinstated as part of any redevelopment.
3. Same as Option 1 but with an FSR of 5:1 which is likely to result in a building between 11 and 15 storeys.

4.3.3 Feasibility results

The feasibility results are summarised in the table below.

Table 3: Block 2 - Feasibility of Options

OPTIONS	Option 1	Option 2
	Block 2 FSR 4:1	Block 2 FSR 5:1
	158 Residential Units 17,564.40 GFA	192 Residential Units 20,910 GFA
Revenues	-	-
Gross Sales Revenue	215,259,380	262,808,545
Less Selling Costs	(4,644,659)	(5,645,787)
NET SALES REVENUE	210,614,722	257,162,758
Less GST paid on all Revenue	(14,913,654)	(19,175,769)
TOTAL REVENUE (after GST paid)	195,701,068	237,986,990
Costs		
Land Purchase Cost	35,000,000	35,000,000
Land Acquisition Costs	2,565,490	2,565,490
Construction	117,444,673	143,426,294
Professional Fees	9,982,797	12,191,235
Statutory Fees	6,346,946	7,726,626
Marketing	2,152,594	2,628,085
Land Holding Costs	2,974,180	3,128,043
Pre-Sale Commissions	1,813,123	2,238,470
Finance Charges (inc. Fees)	283,702	346,460
Interest Expense	7,664,883	10,148,039
TOTAL COSTS	186,228,388	219,398,742
Performance Indicators		
Gross Development Profit	9,472,679	18,588,248
Development Margin (Profit/Risk Margin)	5.09%	8.47%
Target Development Margin	18.00%	18.00%
Residual Land Value (Target Margin)	14,710,169	17,348,519
Discount Rate (Target IRR)	16.00%	16.00%
Net Present Value	(17,916,018)	(16,647,623)
Project Internal Rate of Return (IRR)	6.10%	8.31%
Residual Land Value (NPV)	16,919,792	18,210,914

Under both options the financial returns are low. Even at FSR 5:1 the development margin and IRR are both below 9%. With an improvement in end sale values of 10% the feasibility is possible providing a development margin of more than 18% and a project IRR of 14%. However, we understand that a couple of the buildings have heritage recognition from Council making redevelopment more problematic.

4.4 Block 3

4.4.1 Site details

This site comprises 10 lots known as 241 to 263A Victoria Road, north of Gladesville Village shopping centre. The site area is 2,307sqm and is depicted in the figure immediately below bounded by a broken yellow line.

Figure 6: Block 3 – Site map



Source: Six Viewer and HillPDA

4.4.2 Development options

For the purpose of the feasibility two options were modelled being:

1. Mixed use development to an FSR of 4:1. Building height is likely to be around 10 storeys.
2. Same as Option 1 but with an FSR of 5:1 which is likely to result in a building between 12 and 14 storeys.

4.4.3 Feasibility results

The feasibility results are summarised in the table below.

Table 4: Block 3 - Feasibility of Options

OPTIONS	Option 1	Option 2
	Block 2 FSR 4:1	Block 2 FSR 5:1
	83 Residential Units	106 Residential Units
	9,230 GFA	11,537.50 GFA
Revenues	-	-
Gross Sales Revenue	113,413,744	145,189,901
Less Selling Costs	(2,457,421)	(3,105,947)
NET SALES REVENUE	110,956,323	142,083,954
Less GST paid on all Revenue	(7,198,354)	(10,033,798)
TOTAL REVENUE (after GST paid)	103,757,969	132,050,156
Costs		
Land Purchase Cost	26,000,000	26,000,000
Land Acquisition Costs	1,890,490	1,890,490
Construction	62,544,275	80,436,532
Professional Fees	5,316,263	6,837,105
Statutory Fees	3,369,315	4,315,084
Marketing	1,134,137	1,451,899
Land Holding Costs	1,030,111	1,075,036
Pre-Sale Commissions	944,992	1,249,750
Finance Charges (inc. Fees)	151,086	194,304
Interest Expense	4,038,730	5,635,270
TOTAL COSTS	106,419,400	129,085,472
Performance Indicators		
Gross Development Profit	(2,661,432)	2,964,685
Development Margin (Profit/Risk Margin)	(2.50%)	2.30%
Target Development Margin	18.00%	18.00%
Residual Land Value (Target Margin)	7,600,045	8,882,099
Discount Rate (Target IRR)	16.00%	16.00%
Net Present Value	(16,822,269)	(15,656,601)
Project Internal Rate of Return (IRR)	0.81%	4.15%
Residual Land Value (NPV)	9,024,817	10,204,261

Under both options the financial returns are well below feasible benchmarks. Even at FSR 5:1 the development margin and IRR are both below 5%. The biggest hurdle with this site is the number of small lots in multiple ownerships which makes redevelopment unlikely in the foreseeable future. End sale values would need to increase by 15% before development becomes viable.

4.5 Note about affordable housing

Please note that we have not included any allowance for affordable housing provision in the modelling. We note that Council does not yet have a policy on it. Any requirement for the provision of affordable housing would undermine the feasibility of development further thereby reducing the likelihood of redevelopment, particularly in the scenario where affordable housing is dedicated in perpetuity.

5.0 JOB CREATION

5.1 Jobs in Construction

Based on an estimated design and construction cost (before escalation and net of GST) of around $391m the development of Block 4 at an FSR of 4:1 would generate around 809 job years (where one job year equals one full time equivalent (FTE) job over 12 months. Assuming a design and construction period of four years this would equate to 202 FTE over four years.

The construction industry has strong linkages with other sectors, so the impacts on the economy go further than the direct contribution of construction. This is known as the multiplier effect. Multipliers refer to the level of additional economic activity generated and/or supported by a source industry.

There are two types of effects captured by multipliers:

- Production Induced Effects: which is made up of:
  - Direct effects: which constitutes all outputs and employment required to produce the inputs for construction, and
  - Indirect effects: which is the induced extra output and employment from all industries to support the increased production of the construction sector.
- Consumption Induced Effects: which relates to the demand for additional goods and services due to increased spending by the wage and salary earners across all industries arising from employment.

The modelling used to measure the economic impacts during the construction phase is based on the Australian National Accounts Input Output tables 2021-22.

Based on this modelling we estimate that the 809 job years directly generated by design and construction a further 1,243 job years will be generated and/or supported through production induced impacts and a further 982 job years will be generated through consumption induced impacts across NSW. Total job years generated and supported in NSW would total 3,034.

5.2 Jobs in Operation

Assuming 5,000sqm of net lettable shop front floor space on the site, we estimate around 167 FTE jobs on site in retail goods and services operations. This is based on an average of one FTE per 30sqm of lettable floor space (various sources including NSW Common Planning Assumptions, ABS Retail Surveys and various annual reports). Note that total jobs are likely to exceed 200 and are probably closer to 250 given the high proportion of part time and casual work in the industry.

We further expect some proportion of residents will undertake the majority of their paid work at home. It would be reasonable to assumed that around 7% to 8% of working residents would work from home (around 4% in 2016 based on ABS Census). This would mean a further 35 to 40 FTE jobs on site.

Total jobs estimated on site would be around 300 including part time workers or around 200 to 205 FTE.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Since the earlier feasibilities prepared by Atlas in 2020 project costs have increased considerably. Construction costs have increased 30% or more, and development charges, land acquisition and holding costs have all increased. End sale values of apartments have been relatively flat, and pre-sales have slowed considerably largely as a result of rising interest rates amongst other factors.

The viability of development is very difficult in the current climate. However, the 'perfect storm' appears to be passing. Inflation appears to be falling and the consensus is that interest rates are more likely to fall over the next several months rather than increase. We will face a housing shortage for some time and housing preferences will have to shift towards apartments. Some increase in values with rising household incomes and some return in investor confidence, combined with a return to more price competitive building should improve the feasibility of development.

Over the next few years, it is unlikely that the feasibility of development will be as strong and attractive as it was pre-2020. However it is highly likely to improve from 2024. The modelling above shows that if current project costs remain flat over the next few years and end sale values on apartments increase by 5% then redevelopment of Block 4 to an FSR of 4:1 starts to look possible. There are developers that would begin to show some interest under that scenario, particularly if they are anticipating a general improvement in market and industry conditions. An FSR of 3:1 also looks possible but requires an increase in end sale values of around 15%. Feasibility of this option may be possible at the next upturn in the market but the probability of redevelopment is clearly lower than the option of FSR 4:1.

There are several areas where costs can be reduced. At FSR of 3:1 Council's DCP requires 95 visitor car spaces which adds around $9m to $10m to total project cost. Unfortunately, visitor spaces add very little end sale value to the residential apartments. Removing or reducing the requirement for visitor spaces will reduce costs and improve feasibility. At FSR of 4:1 and an improvement in end sale values of 5% plus a reduced requirement for visitor spaces (say 25) the returns begin to achieve industry requirements with a development margin of 17.5% and a project IRR of 14%.

Also the feasibility (or probability) of development is likely to improve with less properties to acquire.

The results of the feasibility testing show that development under the masterplan is not currently viable. However during these difficult times planning for future development remains important and imperative. The masterplan should still be made. To improve the overall feasibility of development we recommend the following:

1. Consideration be given to relaxing the standards for visitor spaces (remove or significantly reduce the required number of on-site visitor spaces)
2. Increase the height and FSR to around 4:1 subject to a satisfactory urban design outcome
3. Allow flexibility to enable alternative designs with fewer or alternative acquisition of adjoining properties.

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APPENDIX A : MARKET EVIDENCE

Retail

There hasn't been a publicly available reported trading figure for Gladesville shopping centre over the past decade. However anecdotally it has lost some market share largely due to increasing competition from the new shopping centres particularly in Ryde City and West Ryde and to a lesser extent Lane Cove, Birkenhead Point and Rhodes.

Some recent comparable size shopping centres sales in NSW include the following.

Table 5: Comparable shopping centre sales in NSW 2022-24

Name	Suburb	Sale Date	Sale Price	Yield	GLA (sqm)	$/sqm
Kellyville West Shopping Centre	Kellyville	Nov-23	78,400,000	5.4%	4,011	$10,084
West Ryde Marketplace	West Ryde	Apr-24	60,200,000	5.6%	6,384	$9,430
Pemulwuy Marketplace	Greystanes	Apr-24	40,000,000	5.6%	5,211	$7,676
Woolworths Kirrawee S.C.	Kirrawee	Dec-23	39,750,000		4,500	$8,833
Coles Richmond Mall	Richmond	May-24	35,000,000	5.5%	5,153	$6,792
Huntlee Shopping Centre	Branxton	Nov-23	33,000,000	6.0%	4,624	$7,137
Rutherford Marketplace	Rutherford	Jun-24	49,750,000	6.0%	6,867	$7,245
Schofields Village	Schofields	May-23	53,000,000	5.6%	9,049	$5,857
Elermore Shopping Centre	Elermore Vale	Jun-23	27,000,000	4.8%	4,049	$6,668
Beecroft Place	Beecroft	Jul-22	65,000,000	5.4%	5,474	$11,874

Source: Shopping Centre News

The existing Gladesville Shopping Village has 5,250sqm of leasable retail floor space of which around half is occupied by a Coles supermarket. Based on the above comparable sales an 'as is' value of $46.2m has been assumed ($8,800/sqm GLA). The specialty shops fronting Victoria Road are typical of strip shops each with a frontage of 5m to 10m and a floor area of around 100sqm. These shops typically have a value in the $1.2m to $2.5m range in centres with fairly mundane to average trading levels.

Residential apartments

The market has slowed down considerably in Sydney since the boom in apartment sales in 2015-20. The most comparable sales in the locality are re-sales of apartments in the Putney Hills Estate which was developed by Frasers. This was a multi-staged development providing 791 dwellings on 13.9ha. Half of the estate is open space. As with Gladesville these dwellings are around one kilometre from the harbour. Apartments in the estate were built from 2016 to 2019 and generally re-sell for:

- 1-bed for $650,000 to $750,000 (around 13,000 to $13,500/sqm)
- 2-bed with 2-bath for $800,000 to $1.15m (around $13,000 to $14,000/sqm)
- 3-bed with 2-bath for $1.5m to $2.0m (around $14,000 to $15,500/sqm)

The newer (post 2013 constructed) 3-bedroom apartments in Meadowbank sell from $1.2m and up to $1.6m with some water views.

The table below shows some statistics on prices of apartments in the suburb of Ryde that were sold in the last 24 months and were constructed post 2010. A large proportion of these apartments are in in two locations – Putney Hills estate and Top Ryde shopping centre (developed by Crown).

Table 6: Statistics on the prices of strata apartments in Suburb of Ryde

	2-bed*	3-bed
Number of sales	257	32
Average price	$872,667	$1,264,566
Median price	$818,000	$1,185,000
Third Quartile price	$910,000	$1,548,250
Highest Decile price	$1,055,155	$1,925,200

* 2-bedroom apartments with 2 bathrooms and one car space

Based on the above analysis we have assumed the following end sale values:

- 1-bedroom unit with 1 car space = $730,000 to $770,000 ($13,000 - $14,000/sqm)
- 2-bed unit with 2-bath and 1.2 car spaces = $1.1m to $1.15m average ($14,000 - $14,500/sqm)
- 3-bed unit with 2-bath and 1.5 car spaces = $1.6m to $1.7m average ($14,500 - $15,500/sqm)

Average end sale prices of apartments increase slightly with higher FSR options as the proportion of apartments with water views increase with the height of the building. While that is a benefit, the increase in building height also increases both construction and finance costs (the latter increasing due to increasing holding costs with a longer construction time).

APPENDIX B : FEASIBILITY ASSUMPTIONS

Milestones

- Land is exchanged upfront and settled in Month 3 and it is assumed the land is appropriately zoned to permit redevelopment
- Planning and preliminary design work commences immediately and development approvals and pre-sales are achieved over the next 18 to 21 months.
- Demolition commences in Month 21 and spanning 3 months
- Construction commences in Month 24
- Construction spans 20 months for buildings 12-13 storeys high increasing to 24 months for buildings above 18 storeys.

Escalation

- Both costs and revenues are escalated at 3.5% per annum. Construction costs are escalated to start of construction and pre-sold apartments are escalated to the exchange dates. It is assumed that 75% of the residential apartments would be pre-sold before and during construction.

Project costs

- For Block 4 the land is purchased for $90m based on the following breakdown plus a 20% premium is assumed on the properties fronting Victoria Road to incentivise amalgamation:

Address	Building Area (sqm)	Description	Assumed Existing Value
1, 1A & 1C Massey St	984	A single storey retail shop fronting Massey Street and adjoining a Right of Way (RoW). The building is occupied by a not-for-profit charity business	$3,500,000
1B Massey St, 1-3 Flagstaff St	5,730	A single level shopping centre built circa 1970 with on-site car parking for 239 spaces accessed via Cowell Street and Flagstaff Street. The shopping centre accommodates approx. 5,250sqm lettable area anchored by a Coles Supermarket (2,750sqm) and a mix of smaller specialty style retailers (mix of food, fashion and professional services).	$42,600,000
2 Cowell St	701	A circa 1960's part two storey residence with 3 bedrooms, 1 bathroom and single under-croft garage. The tenancy status of the property is unknown.	$2,775,000
4-6 Cowell St	1,329	An asphalt sealed car park across a sloping block providing approximately 30 spaces. The car park is un-metred and accessible by the public	$5,000,000
8 Cowell St	970	A circa 1960's 2 storey residential flat building consisting of 6 strata titled units each with 2 bedrooms and 1 bathroom. Unallocated off-street parking is provided.	$5,100,000
10 Cowell St	986	Single storey residence (local heritage item) occupied as commercial premises.	$2,700,000
217 Victoria Rd	899	Aust Post office single storey	$8,362,500
219 Victoria Rd	805	2-storey art-deco heritage bldg	$5,975,250
223 Victoria Rd	299	Run down single storey bldg convenience store	$2,453,100
225-7 Victoria Rd	827	Glades Centre - 2-storey multi-tenanted arcade 14-15	$6,700,000

- A similar rate was used to estimate the 'as is' values for Blocks 1, 2 and 3.
- Land is purchased with a 10% deposit upfront and the balance is settled in Month 3

- Stamp duty and additional land acquisition costs at 0.5% of the land price (for valuation, due diligence, etc) is paid in Month 3.
- Professional fees include
  - Concept design and DA preparation at 2% of construction paid before construction
  - Design documentation at 2% of construction cost paid before construction
  - Project management and supervision costs at 3% of construction cost paid during construction
  - A development management fee of 1.5% paid through the life of the project
  - Marketing and advertising at 1% of total end sale values paid during the pre-selling period
- Demolition is $200/sqm of existing building floor space commencing in Month 21 and spanning 3 months
- Fully enclosed building area (FEBA) = 110% times GFA
- Construction costs include:
  - Residential FEBA at $4,000/sqm (12 storeys) to $4,400/sqm (up to 20 storeys).
  - Retail FEBA at $3,400/sqm (excluding shop fitouts)
  - Basement parking at $75,000 per car space
  - Balconies at $1,500 per square metre
  - Site costs, landscaping and external works at 1.7% to 2.5% of above construction costs
  - 5% contingency

  Construction costs were sourced from various published materials including Rawlinsons Construction Handbook 2025, RLB Digest 2024 and Napier & Blakeley Construction Cost Datacards. Various recent cost estimate reports from Quantity Surveyors of similar projects in similar markets are a further source of data.
- Car parking is provided on site based on Council DCP rates:
  - 1.0 spaces per 1-bed unit
  - 1.2 spaces per 2-bed unit
  - 1.6 spaces per 3-bed unit
  - 0.25 visitor spaces per apartment
  - 1 car space per 30sqm of non-residential GFA
- Statutory fees include:
  - Development application fees at 0.4% of design and construction (D+C) costs
  - Construction certificate fees at 0.25% of D+C costs
  - Long service levy at 0.35% of D+C costs
  - Housing productivity contribution at $10,500 per residential apartment and $31 per square metre GFA of non-residential uses paid just before construction commencement
  - Section 7.12 at 1% of construction paid immediately before construction
  - Annual land tax, council and water rates
  - Strata bond at 2% of construction cost (assumed it is not recovered)
- Compensation paid for termination of retail leases assumed at $2.5m paid shortly before construction

Revenue assumptions

- Gross saleable or lettable area (GLA) = 82.5% of GFA (75% of FEBA)
- Sales include residential apartments at an average of $725,000 to $750,000 for 1-bedroom, $1.1 to $1.15m for 2-bedroom and $1.65m to $1.72m for 3-bedroom units inclusive of GST (based on market research in Appendix A). Average prices increase a little with density due to additional height and an increasing number of apartments enjoying distant views.

- Sales include supermarket space at 3,800sqm by $425/sqm net rent by 5.5% capitalisation rate and specialty retail at $10,800/sqm net of GST.
- 75% of the residential sales are pre-sold
- GST is paid on residential sales at one eleventh of the gross price (net of land price under the consideration method)
- Commission on sales is 2.2% half of which is paid at exchange dates for pre-sales
- Other costs on sales (legals, etc) at 0.3% of gross sales revenue paid at settlement

Finance assumptions

- The project is finance with equity up to start of construction. Thereafter the project is financed by bank debt with 7.5% interest charged monthly in arrears and capitalised. Debt is repaid before equity. After equity is fully repaid the project makes a profit.

Hurdle Rates

- Discount rate (target project internal rate of return) = 16%
- Target development margin = 18%

APPENDIX C : ESTATE MASTER FEASIBILITY MODEL OF BLOCK 4 OPTION 1 (FSR 3:1)

Development Feasibility Model

ARGUS EstateMaster Licensed to: Hill PDA

C25051 : Gladesville

Block 4 Option 1 FSR 3:1 : FSR 3:1

Date of Report :	26-Feb-2025	**Project Size :**	365 Residential Units
Time Span :	Apr-25 to Jun-29 (50 Months)		1 per 38 SqM of Site Area
Type :	Residential	**Project Size :**	42,028 GFA
Status :	Under Review		1 per 0.33 SqM of Site Area
Site Area :	13,870 SqM	**FSR :**	3.03:1
		Equated GFA :	42,026.10 SqM
Prepared By :	Hill PDA	**Address :**	Block 4 (Gladesville Shopping Centre)
Prepared For :	Hunters Hill Council		Gladesville
Developer :	Hypothetical		NSW
			Australia

Disclaimer

1.This report and its attached appendices are based on estimates, assumptions and information provided by the Client or sourced and referenced from external sources by Hill PDA. While we endeavour to check these estimates, assumptions and information, no warranty is given in relation to their reliability, feasibility, accuracy or reasonableness. Hill PDA presents these estimates and assumptions as a basis for the Client's interpretation and analysis. With respect to forecasts, Hill PDA does not present them as results that will actually be achieved. Hill PDA relies upon the interpretation of the Client to judge for itself the likelihood of whether these projections can be achieved or not.
2. Due care has been taken to prepare the attached financial models from available information at the time of writing, however no responsibility can be or is accepted for errors or inaccuracies that may have occurred either with the programming or the resultant financial projections and their assumptions.

Main Inputs for Gladesville

Block 4 Option 1 FSR 3:1 - FSR 3:1

Licensed to: Hill PDA

PRELIMINARY

Cash Flow Title	Block 4 Option 1 FSR 3:1	Description of Option/Stage	FSR 3:1		
Date of First Period:	Apr-2025				
Cash Flow Rest Period:	Monthly				
Project Size (a)	365.00	Residential Units			
Project Size (b)	42,028.00	GFA			
Site Area	13,870.00	SqM	Floor Space Ratio	3.03 :1	

Input Sheet Last Recalled as Option/Stage 4

Equated Gross Floor Area= 42,026.10 SqM

Type	Residential	Sub-Type	
Status	Under Review		

Based on Template 'Hill PDA Blank Template' created by EM\mhill 12/09/2016 12:50:12 PM

GOODS & SERVICES TAX

Using Margin Scheme

Goods and Services Tax Rate	10.00%
Value at 1-7-2000 or Acquisition Price	90,000,000
Percentage of Sale Price Withheld by Purchaser	7.00%

Project Costs	To be entered Exclusive of GST
Contingencies	To be entered Exclusive of GST
Rental Income & Leasing Costs	To be entered Exclusive of GST
Sales Revenue	To be entered Inclusive of GST
Other Income	To be entered Exclusive of GST

Developer
Credits Reclaimed TWO Months Later
Liability Paid in the Same Month
Liability on Sales All Paid by Developer

1000 LAND PURCHASE & ACQUISITION COSTS

Land Purchase Price	90,000,000

Code	Stage		% of Land Purchase Price: % paid	% of Land Purchase Price: Amount	AND/OR Lump Sum Amount	Month Start	Month Span	Cash Flow Period		Total Escalated Cost
1002	-	Deposit In Trust Account [1]	10.00%	9,000,000	-	1	1	May-25 - May-25	No input credit is available to the developer for	9,000,000
1003	-	Payment 1	0.00%	-	-	0	-	-	land purchase because the margin scheme is selected!	-
1004	-	Payment 2	0.00%	-	-	0	-	-		-
1005	-	Payment 3	0.00%	-	-	0	-	-		-
1006	-	Payment 4	0.00%	-	-	0	-	-		-
1007	-	Settlement (Balance)	90.00%		81,000,000	3	1	Jul-25 - Jul-25		81,000,000
1008	-	Stamp Duty [1]	NSW		6,240,490	3	1	Jul-25 - Jul-25	(Stamp Duty calculated on Land Value of 90,000,000)	6,240,490
		Interest on Deposit in Trust Account	0.00%	Interest from deposit shared between parties						96,240,490
		Profit Share to Land Owner	0.00%	Paid in full at project end.						

Code	Stage	Other Acquisition Costs (To be entered Exclusive of GST)	% of Land Price inc Tax: % paid	% of Land Price inc Tax: Amount	AND/OR Lump Sum Amount	Month Start	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
1011	-	Due Dilgence and legal costs	0.50%	450,000	-	0	2	Apr-25 - May-25	N		450,000	450,000	450,000
1012	-	.	0.00%	-	-	3	1	Jul-25 - Jul-25	N		-	-	-
1013	-	.	0.00%	-	-	0	-	-	N		-	-	-
1014	-	.	0.00%	-	-	0	-	-	N		-	-	-
1015	-	.	0.00%	-	-	0	-	-	N		-	-	-
										Manual Input (refer to Cash Flow)	-	-	-
										TOTAL	450,000	450,000	450,000

[1] (No GST credit available for Stamp Duty)

[2] Pro-rata with Land Payments ('L')

COST ESCALATION

Monthly Compounded Escalation - based on Cashflow Period Years commencing

Code		Apr-25	Apr-26	Apr-27	Apr-28	Apr-29	Apr-30	Apr-31	Apr-32	Apr-33	Apr-34
	Professional Fees	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
	Construction Costs (Uncategorised)	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
SUB	Subdivision Costs	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
STG	Stage Costs	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
BUI	Built Form	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
OT1	Other	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
OT2	Other	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
	Statutory Fees	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
	Compensation (Coles)	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
	Miscellaneous	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
	Marketing	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
	Land Holding Costs	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
	Selling and Leasing Costs	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
	Outgoings	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
	Finance Costs	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%

2000 PROJECT CONTINGENCY

-	And / Or	0.00%	% of Professional Fees, Construction Costs, Statutory Fees, Compensation (Coles), Miscellaneous, Marketing, Pre-Sale Commissions (Inc Tax)	GST	0.00%	TOTAL	-

Main Inputs for Gladesville

Block 4 Option 1 FSR 3:1 - FSR 3:1

3000 PROFESSIONAL FEES

Costs to be entered Exclusive of GST

Code	Stage	Description	% of Construct. [1]	AND / OR No. Units	Base Rate / Unit	Escalate (E,R,N)	S-Curve	Month Start[2]	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
3001	-	Masterplanning	0.00%	-	-	n	-	0	3	Apr-25 - Jun-25	N		-	-	-
3002	-	Concept design and D.A. preparation	2.00%	-	-	n	-	3	9	Jul-25 - Mar-26	N		5,515,112	5,515,112	5,515,112
3003	-	Design documentation	2.00%	-	-	-	-	12	9	Apr-26 - Dec-26	N		5,515,112	5,515,112	5,515,112
3004	-	Project management and supervision	3.00%	-	-	-	-	C	-	Jan-27 - Nov-28	N		8,272,667	8,272,667	8,272,667
3005	-	.	0.00%	-	-	-	-	0	-	-	N	Court $200K tio $500K	-	-	-
3006	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
3007	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
3008	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
3009	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
3010	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
		[1] % Based on Net Costs						[2] Pro-rata with Construction ('C')							
3099	-	Development Management	1.50%	-	-	-	-	0	44	Apr-25 - Nov-28	N		4,136,334	4,136,334	4,136,334
		% of Construction Costs (exc Tax)						[2] Pro-rata with Construction ('C'), Settlements ('S'), Project Costs inc Land ('P1') or exc Land ('P2')				Manual Input (refer to Cash Flow)	-	-	-
												TOTAL	23,439,224	23,439,224	23,439,224

4000 CONSTRUCTION COSTS

Costs to be entered Exclusive of GST

Code	Stage	Description	Cost Type	Units	Base Rate / Units	Escalate (E,R,N)	S-Curve	Month Start	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
4001	-	Demolition and Clearing	BUI	7,250	200	E	S	21	3	Jan-27 - Mar-27	N		1,450,000	1,450,000	1,487,898
4002	-	Basement car parking	BUI	751	75,000	E	S	24	20	Apr-27 - Nov-28	N		56,325,000	56,325,000	58,296,375
4003	-	Retail FEBA	BUI	6,707	3,400	E	S	24	20	Apr-27 - Nov-28	N		22,804,878	22,804,878	23,603,049
4004	-	Residential FEBA	BUI	39,523	4,000	E	S	24	20	Apr-27 - Nov-28	N		158,093,932	158,093,932	163,627,219
4005	-	Balconies	BUI	5,929	1,500	E	S	24	20	Apr-27 - Nov-28	N		8,892,784	8,892,784	9,204,031
4006	-	External works, site costs, etc	BUI	1	6,189,165	E	S	24	20	Apr-27 - Nov-28	N		6,189,165	6,189,165	6,405,786
4007	-	.	BUI	-	-	E	S	24	20	Apr-27 - Nov-28	N		-	-	-
4008	-	.	-	-	-	-	-	0	-	-	N		-	-	-
4009	-	.	-	-	-	-	-	0	-	-	N		-	-	-
4010	-	.	-	-	-	-	-	0	-	-	N		-	-	-
4011	-	.	-	-	-	-	-	0	-	-	N		-	-	-
4012	-	.	-	-	-	-	-	0	-	-	N		-	-	-
4013	-	.	-	-	-	-	-	0	-	-	N		-	-	-
4014	-	.	-	-	-	-	-	0	-	-	N		-	-	-
4015	-	.	-	-	-	-	-	0	-	-	N		-	-	-
												Manual Input (refer to Cash Flow)	-	-	-
4099		**Construction Contingency**		-	And / Or	5.00%	of Construction Costs (inc GST)				GST 0.00%	Construction Contingency	12,687,788	12,687,788	13,131,218
												TOTAL	266,443,546	266,443,546	275,755,576

5000 Statutory Fees

Costs to be entered Exclusive of GST

Code	Stage	Description	Units	Base Rate / Units	Escalate (E,R,N)	S-Curve	Month Start	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
5001	-	Development application fees	1	1,108,780	-	-	11	1	Mar-26 - Mar-26	N	DA	1,108,780	1,108,780	1,108,780
5002	-	Construction certification	1	692,987	-	-	20	1	Dec-26 - Dec-26	N	Paid prior to construction start	692,987	692,987	692,987
5003	-	Long service levy	1	970,182	-	-	23	1	Mar-27 - Mar-27	N	Paid prior to construction start	970,182	970,182	970,182
5004	-	.	-	-	-	-	0	-	-	N		-	-	-
5005	-	HPC Residential	365	10,500	-	-	43	1	Nov-28 - Nov-28	N	Prior to OC	3,832,500	3,832,500	3,832,500
5006	-	HPC Commercial	6,098	31	-	-	43	1	Nov-28 - Nov-28	N	Prior to OC	189,024	189,024	189,024
5007	-	Sydney Water fees	1	-	-	-	23	1	Mar-27 - Mar-27	N	Paid prior to construction start	-	-	-
5008	-	.	-	-	-	-	0	-	-	N		-	-	-
5009	-	Section 7.11	1	-	-	-	23	1	Mar-27 - Mar-27	N	Paid prior to construction start	-	-	-
5010	-	Section 7.12	1	2,753,886	-	-	23	1	Mar-27 - Mar-27	N	Paid prior to construction start	2,753,886	2,753,886	2,753,886
5011	-		-	-	-	-	0	-	-	N		-	-	-
5012	-	Strata Bond	1	5,328,871	-	-	43	1	Nov-28 - Nov-28	N	Prior to OC	5,328,871	5,328,871	5,328,871
5013	-		-	-	-	-	0	-	-	N		-	-	-
5014	-		-	-	-	-	0	-	-	N		-	-	-
5015	-		-	-	-	-	0	-	-	N		-	-	-
											Manual Input (refer to Cash Flow)	-	-	-
											TOTAL	14,876,231	14,876,231	14,876,231

6000 Compensation (Coles)

Costs to be entered Exclusive of GST

Code	Stage	Description	% of Construction [1]	AND / OR No. Units	Base Rate / Unit	Escalate (E,R,N)	S-Curve	Month Start[2]	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
6001	-	Compensation for lease termination	0.00%	1	2,500,000	-	-	19	1	Nov-26 - Nov-26	N		2,500,000	2,500,000	2,500,000
6002	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6003	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6004	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6005	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
												Manual Input (refer to Cash Flow)	-	-	-
												TOTAL	2,500,000	2,500,000	2,500,000

[1] Based on Net Costs.

[2] Pro-rata with Construction ('C'), Settlements ('S') or Rental Income (R)

Main Inputs for Gladesville

Block 4 Option 1 FSR 3:1 - FSR 3:1

6000 Miscellaneous

Costs to be entered Exclusive of GST

Code	Stage	Description	% of Construction [1]	AND / OR No. Units	Base Rate / Unit	Escalate (E,R,N)	S-Curve	Month Start[2]	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
6001	-		0.00%	-	-	-	-	0	-	-	N		-	-	-
6002	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6003	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6004	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6010	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
												Manual Input (refer to Cash Flow)	-	-	-
												TOTAL	-	-	-

[1] Based on Net Costs. [2] Pro-rata with Construction ('C'), Settlements ('S') or Rental Income (R)

6000 Marketing

Costs to be entered Exclusive of GST

Code	Stage	Description	% of Gross Sales	AND / OR No. Units	Base Rate / Unit	Escalate (E,R,N)	S-Curve	Month Start[2]	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
6001	-	Advertising and Marketing	1.00%	-	-	-	-	9	18	Jan-26 - Jun-27	N		5,037,881	5,037,881	5,037,881
6002	-		0.00%	-	-	-	-	0	-	-	N		-	-	-
6003	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6004	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6005	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6006	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6007	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6008	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6009	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
6010	-	.	0.00%	-	-	-	-	0	-	-	N		-	-	-
												Manual Input (refer to Cash Flow)	-	-	-
												TOTAL	5,037,881	5,037,881	5,037,881

[2] Pro-rata with Construction ('C'), Settlements ('S') or Rental Income (R)

7000 LAND HOLDING COSTS

Costs to be entered Exclusive of GST

Code	Stage	Description	No. Units	Base Rate /unit/term	Term [1]	Escalate (E,R,N)	Month Start	Month Span[2]	Cash Flow Period	Add GST	Remarks	Total Annual Costs (exc GST)	Total Annual Costs (inc GST)	Total Escalated Cost
7001	-	Land	1	780,000	Y	R	11	DS	Mar-26 - Jun-29	N		780,000	780,000	2,506,373
7002	-	Water	1	12,188	Q	R	5	DS	Sep-25 - Jun-29	N		48,750	48,750	172,571
7003	-	Council	1	24,375	Q	R	5	DS	Sep-25 - Jun-29	N		97,500	97,500	345,143
7004	-	.	-	-	M	-	0	-	-	N		-	-	-
7005	-	.	-	-	M	-	0	-	-	N		-	-	-
7006	-	.	-	-	M	-	0	-	-	N		-	-	-
7007	-	.	-	-	M	-	0	-	-	N		-	-	-
7008	-	.	-	-	M	-	0	-	-	N		-	-	-
7009	-	.	-	-	M	-	0	-	-	N		-	-	-
7010	-	.	-	-	M	-	0	-	-	N		-	-	-
											Manual Input (refer to Cash Flow)	-	-	-
											TOTAL	926,250	926,250	3,024,087

[1] Y=Yearly, BA=BiAnnualy, Q=Quarterly, BM=BiMonthly, M=Monthly [2] Diminish proportionally with Leasing ('DR') or Settlements ('DS')

REVENUE ESCALATION

Monthly Compounded Escalation - based on Cashflow Period Years commencing

Code	Category	Apr-25	Apr-26	Apr-27	Apr-28	Apr-29	Apr-30	Apr-31	Apr-32	Apr-33	Apr-34
RS1	Residential - 1 Bedroom Units	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
RS2	Residential - 2 Bedroom Units	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
RS3	Residential - 3 Bedroom Units	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
RDD	Detached Dwellings Lots	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
RTH	Townhouse Lots	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
COM	Commerical Office	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
RET	Retail Shops	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
IND	Industrial Units	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
STW	Storage & Warehousing	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
AFF	Affordable Housing	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%

Rental escalation occurs up to lease start date. For rent review escalation during lease period refer to the Tenants sheet.

8000 SELLING & LEASING COSTS

Code			Sales Commission[1]	% of Comm. Pre-sales[2]	Deposits (% of Price)[3]	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
8001	RS1	Residential - 1 Bedroom Units	2.20%	50.00%	0.00%	N		1,435,500	1,435,500	1,565,395
8002	RS2	Residential - 2 Bedroom Units	2.20%	50.00%	0.00%	N		4,452,800	4,452,800	4,857,484
8003	RS3	Residential - 3 Bedroom Units	2.20%	50.00%	0.00%	N		3,303,300	3,303,300	3,604,160
8004	RDD	Detached Dwellings Lots	2.20%	50.00%	0.00%	N		-	-	-
8005	RTH	Townhouse Lots	2.20%	50.00%	0.00%	N		-	-	-
8006	COM	Commerical Office	2.20%	50.00%	0.00%	N		-	-	-
8007	RET	Retail Shops	2.20%	50.00%	0.00%	N		931,120	931,120	1,056,299
8008	IND	Industrial Units	2.20%	50.00%	0.00%	N		-	-	-
8009	STW	Storage & Warehousing	2.20%	50.00%	0.00%	N		-	-	-
8010	AFF	Affordable Housing	2.20%	50.00%	0.00%	N		-	-	-
							TOTAL	10,122,720	10,122,720	11,083,339

[1] % of Gross Sale Values (including Tax). The rate entered is Exclusive of GST
[2] Percentage of Sales Commission paid at exchange date for pre-sales
[3] Percentage of price deposited on exchange (for pre-sales)

Pre-sale Comm are reported as a	Project Cost

Interest Rate on Deposits Invested in Trust Account	0.00%
% of Interest retained by Developer upon Settlement	0.00%

Main Inputs for Gladesville

Block 4 Option 1 FSR 3:1 - FSR 3:1

Code	Stage	Other Selling Costs To be entered Exclusive of GST	% of Gross Sales	AND / OR No. Units	Base Rate / Unit	Escalate (E,R,N)	Month Start	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
8101	-	.	0.00%	-	-	-	0	-	-	N		-	-	-
8102	-	Legals and disbursements	0.30%	-	-	-	S	-	Dec-28 - Jun-29	N		1,380,371	1,380,371	1,511,364
8103	-	.	0.00%	-	-	-	0	-	-	N		-	-	-
8104	-	.	0.00%	-	-	-	0	-	-	N		-	-	-
8105	-	.	0.00%	-	-	-	0	-	-	N		-	-	-
											Manual Input (refer to Cash Flow)	-	-	-
											TOTAL	1,380,371	1,380,371	1,511,364

Pro-rata with Settlements ('S') or Exchanges ('E')

Code	Stage	Other Leasing Costs To be entered Exclusive of GST	% of Gross Rent	AND / OR No. Units	Base Rate / Unit	Escalate (E,R,N)	Month Start	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
8201	-	.	0.00%	-	-	-	0	-	-	N		-	-	-
8202	-	.	0.00%	-	-	-	0	-	-	N		-	-	-
8203	-	.	0.00%	-	-	-	0	-	-	N		-	-	-
8204	-	.	0.00%	-	-	-	0	-	-	N		-	-	-
8205	-	.	0.00%	-	-	-	0	-	-	N		-	-	-
											Manual Input (refer to Cash Flow)	-	-	-
											TOTAL	-	-	-

Pro-rata with Rental Income ('R')

9000 SALES

Sales Revenue to be entered Inclusive of GST

Code	Stage	Description	No. Units	Total Area SqM	Current Sale Price	Sales Calc Method	Pre-Sale Exchange Month Start	Pre-Sale Exchange Month Span	Settlements Month Start	Settlements Month Span	Settlements Cash Flow Period	Sales Rate Units / SqM per Month	GST Included on Sales	GST Withheld by Purchaser	Land Use Code	Total Current Sales Revenue (exc GST)	Total Current Sales Revenue (inc GST)	Total Escalated Sales Revenue (exc GST Withheld)
9001	-	RESIDENTIAL	-	-	-	Per Unit	0	-	0	-	-	-	Y	N	-	-	-	-
9002	-	PRE-SALES	-	-	-	Per Unit	0	-	0	-	-	-	Y	N	-	-	-	-
9003	-	Studio	-	-	-	Per Unit	0	-	0	-	-	-	Y	N	-	-	-	-
9004	-	1bed	68	3,740	725,000	Per Unit	10	30	44	2	Dec-28 - Jan-29	2.27	Y	N	RS1	45,618,843	49,300,000	52,903,429
9005	-	2bed	138	11,040	1,100,000	Per Unit	10	30	44	2	Dec-28 - Jan-29	4.60	Y	N	RS2	140,465,322	151,800,000	162,895,345
9006	-	3bed	68	7,480	1,650,000	Per Unit	10	30	44	2	Dec-28 - Jan-29	2.27	Y	N	RS3	103,822,195	112,200,000	120,400,907
9007	-	4bed	-	-	-	Per Unit	0	-	0	-	-	-	Y	N	-	-	-	-
9008	-	BALANCE	-	-	-	Per Unit	0	-	0	-	-	-	Y	N	-	-	-	-
9009	-	Studio	-	-	-	Per Unit	0	-	0	-	-	-	Y	N	-	-	-	-
9010	-	1bed	22	1,210	725,000	Per Unit	0	-	44	7	Dec-28 - Jun-29	3.14	Y	N	RS1	14,759,037	15,950,000	18,250,896
9011	-	2bed	46	3,680	1,100,000	Per Unit	0	-	44	7	Dec-28 - Jun-29	6.57	Y	N	RS2	46,821,774	50,600,000	57,899,395
9012	-	3bed	23	2,530	1,650,000	Per Unit	0	-	44	7	Dec-28 - Jun-29	3.29	Y	N	RS3	35,116,331	37,950,000	43,424,546
9013	-	4bed	-	-	-	Per Unit	0	-	0	-	-	-	Y	N	-	-	-	-
9014	-	.	-	-	-	Per Unit	0	-	0	-	-	-	Y	N	-	-	-	-
9015	-	NON RESIDENTIAL	-	-	-	Per Unit	0	-	0	-	-	-				-	-	-
9016	-	Supermarket	-	3,800	7,727	Per SqM	0	-	44	1	Dec-28 - Dec-28	3,800.00	N	N	RET	29,363,636	29,363,636	33,311,265
9017	-	Specialty retail	-	1,200	10,800	Per SqM	0	-	44	1	Dec-28 - Dec-28	1,200.00	N	N	RET	12,960,000	12,960,000	14,702,334
9018	-	.	-	-	-	Per Unit	0	-	0	-	-	-			-	-	-	-
9019	-	.	-	-	-	Per Unit	0	-	0	-	-	-				-	-	-
9020	-	.	-	-	-	Per Unit	0	-	0	-	-	-				-	-	-
															Capitalised Sales (refer to Tenants)	-	-	-
															Manual Input (refer to Cash Flow)	-	-	-
															TOTAL	428,927,138	460,123,636	503,788,118

9100 OTHER INCOME

Other Income to be entered Exclusive of GST

Code	Stage	Description	Land Use Code	Units	Base Rate / Units	Month Start	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Income (exc GST)	Total Current Income (inc GST)	Total Escalated Income
9101	-	.	-	-	-	0	-	-	Y		-	-	-
9102	-	.	-	-	-	0	-	-	Y		-	-	-
9103	-	.	-	-	-	0	-	-	Y		-	-	-
9104	-	.	-	-	-	0	-	-	Y		-	-	-
9105	-	.	-	-	-	0	-	-	Y		-	-	-
										Manual Input (refer to Cash Flow)	-	-	-
										TOTAL	-	-	-

10000 FINANCING

Simple Mode

Equity

	Fixed Amount	Percentage
Developer's Equity Contribution Progressively injected when required.	121,106,740	0.00%

Opening Balances		Equity Totals
	Developer's Injections	121,106,740

10001	Interest Charged on Equity	0.00% per annum Nominal - Capitalised (Compounded)	- Interest Charged -
10002	Interest received on Surplus Cash	0.00% per annum received in arrears.	- Interest Received -

% of Available Funds to Repay Equity Before Debt	0.00%

Notes: Equity is paying outstanding debt. Equity is repaid when available (retain cash for future costs).

Main Inputs for Gladesville

Block 4 Option 1 FSR 3:1 - FSR 3:1

	Senior Loan	Description	Bank	Debt	Opening Balances		Senior Loan Totals
	No Limit (use as overdraft facility)		-			Drawdown	304,467,163
10007	Interest Rate		7.50%	per annum Nominal - Capitalised (Compounded)	-	Interest Charged	18,970,021
10008	Fees	Amount	Percentage	Month Paid	All Fees Capitalised		
	Application Fee	-	0.00%	0		- Application Fees	-
	Annual Line Fee	-	0.00%	Monthly	Paid in Arrears	- Line Fees	-
	Standby Fee		0.00%	Monthly	Paid in Arrears	- Standby Fees	-
	Maintain Leverage on Senior Loan		0.00%	% of Future Positive Net Cash Flows			

Notes: Senior Loan is being used as an overdraft facility.

Code	Stage	Financing Costs (To be entered Exclusive of GST)	No. of Units	Base Rate / Unit	Escalate (E,R,N)	Month Start	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
10009	-	Establishment Costs	1	666,109	-	21	1	Jan-27 - Jan-27	N	0.25% of construction cost	666,109	666,109	666,109
10010	-	.			-	0	-	-	N		-	-	-
10011	-	.	-	-	-	0	-	-	N		-	-	-
10012	-	.	-	-	-	0	-	-	N		-	-	-
10013	-	.	-	-	-	0	-	-	N		-	-	-
										Manual Input (refer to Cash Flow)	-	-	-
										TOTAL	666,109	666,109	666,109

PROJECT HURDLE RATES

Project Discount Rate (target IRR)	16.00%	per annum Effective, on cash flow that includes financing costs but excludes interest and corp tax.
Nominate an estimate of IRR	20.00%	per ann.
Developer's Target Dev. Margin	18.00%	on total development costs (net of selling and leasing costs).
Developer's Cost of Equity (for WACC)	20.00%	

Cash Flow Table for Gladesville

Block 4 Option 1 FSR 3:1 - FSR 3:1

PROJECT CASH FLOW	TOTAL	GST	0	1	2	3	4	5	6	7	8	9	10	11	12	13
			Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26
Sale Summary																
Units Sold	365.00		-	-	-	-	-	-	-	-	-	-	9.13	9.13	9.13	9.13
Cumulative Units Sold			-	-	-	-	-	-	-	-	-	-	9.13	18.27	27.40	36.53
% Units Sold			-	-	-	-	-	-	-	-	-	-	2.5%	5.0%	7.5%	10.0%
SqM Sold	34,680.00		-	-	-	-	-	-	-	-	-	-	742.00	742.00	742.00	742.00
Cumulative SqM Sold			-	-	-	-	-	-	-	-	-	-	742.00	1,484.00	2,226.00	2,968.00
% SqM Sold			-	-	-	-	-	-	-	-	-	-	2.1%	4.3%	6.4%	8.6%
AUD Sold	503,788,118		-	-	-	-	-	-	-	-	-	-	10,747,054	10,777,908	10,808,850	10,839,881
Cumulative AUD Sold			-	-	-	-	-	-	-	-	-	-	10,747,054	21,524,962	32,333,812	43,173,693
% AUD Sold			-	-	-	-	-	-	-	-	-	-	2.1%	4.3%	6.4%	8.6%
Handover Summary																
Units Handed Over	365.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative Units Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
% Units Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
SqM Handed Over	34,680.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative SqM Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
% SqM Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
AUD Handed Over	503,788,118		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative AUD Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
% AUD Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Cash Flow																
Revenue																
Gross Sales Revenue	503,788,118		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Selling Costs	(8,896,506)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gross Rental Income	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Leasing Costs	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Received*	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
GST Payments (Liabilities)	(34,031,998)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL NET REVENUE	460,859,613		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Costs																
Land and Acquisition	96,690,490		225,000	9,225,000	-	87,240,490	-	-	-	-	-	-	-	-	-	-
Professional Fees	23,439,224		94,008	94,008	94,008	706,798	706,798	706,798	706,798	706,798	706,798	706,798	706,798	706,798	706,798	706,798
Construction Costs (inc. Contingency)	275,755,576		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Statutory Fees	14,876,231		-	-	-	-	-	-	-	-	-	-	-	1,108,780	-	-
Compensation (Coles)	2,500,000		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Marketing	5,037,881		-	-	-	-	-	-	-	-	-	279,882	279,882	279,882	279,882	279,882
Project Contingency (Reserve)	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Land Holding Costs	3,024,087		-	-	-	-	-	36,563	-	-	36,563	-	-	816,563	-	-
Pre-Sale Commissions	3,698,197		-	-	-	-	-	-	-	-	-	-	123,273	123,273	123,273	123,273
Financing Costs (exc Fees)	666,109		-	-	-	-	-	-	-	-	-	-	-	-	-	-
GST Refunds (Input Credits)	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL COSTS	425,687,795		319,008	9,319,008	94,008	87,947,288	706,798	743,360	706,798	706,798	743,360	986,680	1,109,953	3,035,296	1,109,953	1,109,953
Net Cash Flow (before Interest & Corporate Tax)	35,171,818		(319,008)	(9,319,008)	(94,008)	(87,947,288)	(706,798)	(743,360)	(706,798)	(706,798)	(743,360)	(986,680)	(1,109,953)	(3,035,296)	(1,109,953)	(1,109,953)
Cumulative Cash Flow			(319,008)	(9,638,015)	(9,732,023)	(97,679,310)	(98,386,108)	(99,129,469)	(99,836,266)	(100,543,064)	(101,286,424)	(102,273,104)	(103,383,058)	(106,418,353)	(107,528,306)	(108,638,260)
Corporate Tax	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Cash Flow (before Interest & after Corporate Tax)	35,171,818		(319,008)	(9,319,008)	(94,008)	(87,947,288)	(706,798)	(743,360)	(706,798)	(706,798)	(743,360)	(986,680)	(1,109,953)	(3,035,296)	(1,109,953)	(1,109,953)
Cumulative Cash Flow			(319,008)	(9,638,015)	(9,732,023)	(97,679,310)	(98,386,108)	(99,129,469)	(99,836,266)	(100,543,064)	(101,286,424)	(102,273,104)	(103,383,058)	(106,418,353)	(107,528,306)	(108,638,260)
Financing																
Developer's Equity																
Manual Adjustments (Inject + / Repay -)			0	0	0	0	0	0	0	0	0	0	0	0	0	0
Injections	121,106,740		319,008	9,319,008	94,008	87,947,288	706,798	743,360	706,798	706,798	743,360	986,680	1,109,953	3,035,296	1,109,953	1,109,953
Interest Charged	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Repayment	137,308,537		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less Profit Share	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Balance	16,201,797		(319,008)	(9,638,015)	(9,732,023)	(97,679,310)	(98,386,108)	(99,129,468)	(99,836,266)	(100,543,064)	(101,286,424)	(102,273,104)	(103,383,058)	(106,418,353)	(107,528,306)	(108,638,260)
Equity Cash Flow	16,201,797		(319,008)	(9,319,008)	(94,008)	(87,947,288)	(706,798)	(743,360)	(706,798)	(706,798)	(743,360)	(986,680)	(1,109,953)	(3,035,296)	(1,109,953)	(1,109,953)
Project Cash Account																
Surplus Cash Injection	75,618,200		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cash Reserve Drawdown	(75,618,200)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest on Surplus Cash	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Surplus Cash Balance			-	-	-	-	-	-	-	-	-	-	-	-	-	-

Cash Flow Table for Gladesville **Block 4 Option 1 FSR 3:1 - FSR 3:1**

PROJECT CASH FLOW	TOTAL	GST	0	1	2	3	4	5	6	7	8	9	10	11	12	13
			Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26
Senior Loan - Bank	Debt															
Drawdown	(304,467,163)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Interest Rate (%/ann)			7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%
Interest Charged	(18,970,021)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fees Charged (Application, Line & Standby)	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest & Fees Paid by other Loans	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Repayment	323,437,183		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest & Fees	18,970,021		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Principal	304,467,163		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Balance	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
% of Project & Finance Costs (inc Interest/Fees and net of GST).																
Senior Loan Cash Flow	18,970,021		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Coverage Ratio	143.36		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Ratio	1.19		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Overdraft			-	-	-	-	-	-	-	-	-	-	-	-	-	-
% of Project & Finance Costs (inc Interest/Fees and net of GST).																
Total Equity to Debt Ratio	39.78%		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Debt Interest Coverage Ratio	143.36		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Debt Service Ratio	1.19		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Cash Flow (after Interest & Corporate Tax)	16,201,797		(319,008)	(9,319,008)	(94,008)	(87,947,288)	(706,798)	(743,360)	(706,798)	(706,798)	(743,360)	(986,680)	(1,109,953)	(3,035,296)	(1,109,953)	(1,109,953)
Cumulative Cash Flow**			(319,008)	(9,638,015)	(9,732,023)	(97,679,310)	(98,386,108)	(99,129,469)	(99,836,266)	(100,543,064)	(101,286,424)	(102,273,104)	(103,383,058)	(106,418,353)	(107,528,306)	(108,638,260)
Check Balance	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
GST Liability Summary																
Total Liability on Revenue	(34,031,998)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Withheld by Purchaser	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Liability (-ve) / Credit (+ve)	(34,031,998)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project IRR & NPV																
Cash Flow that includes financing costs but excludes interest and corp tax.			(319,008)	(9,319,008)	(94,008)	(87,947,288)	(706,798)	(743,360)	(706,798)	(706,798)	(743,360)	(986,680)	(1,109,953)	(3,035,296)	(1,109,953)	(1,109,953)
Static Discount Rate (per ann. effective)	16.00%															
PV for each Month	(48,699,177)		(319,008)	(9,204,457)	(91,711)	(84,743,804)	(672,681)	(698,782)	(656,245)	(648,179)	(673,329)	(882,740)	(980,821)	(2,649,199)	(956,856)	(945,094)
NPV of Future Cash Flows			(48,699,177)	(48,982,268)	(40,156,875)	(40,561,455)	47,975,556	49,288,212	50,654,222	52,000,215	53,362,959	54,779,680	56,460,380	58,286,804	62,085,261	63,981,688
Variable Discount Rate (per ann. effective)	0.00%		16.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
NPV (using weighted avg discount rate)	35,171,818															

* Includes half interest from deposit on land acquisition plus interest received from pre-sale deposits

** Cumulative Cash Flow After Interest is revenue less costs (including interest on overdraft)

Licensed to: Hill PDA

Cash Flow Table for Gladesville

Block 4 Option 1 FSR 3:1 - FSR 3:1

PROJECT CASH FLOW	TOTAL	GST	14	15	16	17	18	19	20	21	22	23	24	25	26	27
			Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27
Sale Summary																
Units Sold	365.00		9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13
Cumulative Units Sold			45.67	54.80	63.93	73.07	82.20	91.33	100.47	109.60	118.73	127.87	137.00	146.13	155.27	164.40
% Units Sold			12.5%	15.0%	17.5%	20.0%	22.5%	25.0%	27.5%	30.0%	32.5%	35.0%	37.5%	40.0%	42.5%	45.0%
SqM Sold	34,680.00		742.00	742.00	742.00	742.00	742.00	742.00	742.00	742.00	742.00	742.00	742.00	742.00	742.00	742.00
Cumulative SqM Sold			3,710.00	4,452.00	5,194.00	5,936.00	6,678.00	7,420.00	8,162.00	8,904.00	9,646.00	10,388.00	11,130.00	11,872.00	12,614.00	13,356.00
% SqM Sold			10.7%	12.8%	15.0%	17.1%	19.3%	21.4%	23.5%	25.7%	27.8%	30.0%	32.1%	34.2%	36.4%	38.5%
AUD Sold	503,788,118		10,871,001	10,902,211	10,933,510	10,964,899	10,996,378	11,027,948	11,059,608	11,091,359	11,123,201	11,155,134	11,187,160	11,219,277	11,251,486	11,283,788
Cumulative AUD Sold			54,044,694	64,946,905	75,880,415	86,845,314	97,841,692	108,869,640	119,929,247	131,020,606	142,143,807	153,298,942	164,486,101	175,705,378	186,956,865	198,240,653
% AUD Sold			10.7%	12.9%	15.1%	17.2%	19.4%	21.6%	23.8%	26.0%	28.2%	30.4%	32.6%	34.9%	37.1%	39.4%
Handover Summary																
Units Handed Over	365.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative Units Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
% Units Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
SqM Handed Over	34,680.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative SqM Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
% SqM Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
AUD Handed Over	503,788,118		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative AUD Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
% AUD Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Cash Flow																
Revenue																
Gross Sales Revenue	503,788,118		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Selling Costs	(8,896,506)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gross Rental Income	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Leasing Costs	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Received*	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
GST Payments (Liabilities)	(34,031,998)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL NET REVENUE	460,859,613		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Costs																
Land and Acquisition	96,690,490		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Professional Fees	23,439,224		706,798	706,798	706,798	706,798	706,798	706,798	706,798	103,264	112,404	113,224	299,653	299,653	330,499	351,064
Construction Costs (inc. Contingency)	275,755,576		-	-	-	-	-	-	-	308,553	613,200	640,540	6,854,832	6,854,832	7,883,057	8,568,540
Statutory Fees	14,876,231		-	-	-	-	-	-	692,987	-	-	3,724,069	-	-	-	-
Compensation (Coles)	2,500,000		-	-	-	-	-	2,500,000	-	-	-	-	-	-	-	-
Miscellaneous	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Marketing	5,037,881		279,882	279,882	279,882	279,882	279,882	279,882	279,882	279,882	279,882	279,882	279,882	279,882	279,882	-
Project Contingency (Reserve)	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Land Holding Costs	3,024,087		36,773	-	-	37,090	-	-	37,411	-	-	842,723	-	-	38,060	-
Pre-Sale Commissions	3,698,197		123,273	123,273	123,273	123,273	123,273	123,273	123,273	123,273	123,273	123,273	123,273	123,273	123,273	123,273
Financing Costs (exc Fees)	666,109		-	-	-	-	-	-	-	666,109	-	-	-	-	-	-
GST Refunds (Input Credits)	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL COSTS	425,687,795		1,146,726	1,109,953	1,109,953	1,147,044	1,109,953	3,609,953	1,840,351	1,481,081	1,128,759	5,723,711	7,557,640	7,557,640	8,654,771	9,042,877
Net Cash Flow (before Interest & Corporate Tax)	35,171,818		(1,146,726)	(1,109,953)	(1,109,953)	(1,147,044)	(1,109,953)	(3,609,953)	(1,840,351)	(1,481,081)	(1,128,759)	(5,723,711)	(7,557,640)	(7,557,640)	(8,654,771)	(9,042,877)
Cumulative Cash Flow			(109,784,986)	(110,894,939)	(112,004,892)	(113,151,936)	(114,261,889)	(117,871,842)	(119,712,194)	(121,193,275)	(122,322,034)	(128,045,746)	(135,603,386)	(143,161,026)	(151,815,797)	(160,858,674)
Corporate Tax	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Cash Flow (before Interest & after Corporate Tax)	35,171,818		(1,146,726)	(1,109,953)	(1,109,953)	(1,147,044)	(1,109,953)	(3,609,953)	(1,840,351)	(1,481,081)	(1,128,759)	(5,723,711)	(7,557,640)	(7,557,640)	(8,654,771)	(9,042,877)
Cumulative Cash Flow			(109,784,986)	(110,894,939)	(112,004,892)	(113,151,936)	(114,261,889)	(117,871,842)	(119,712,194)	(121,193,275)	(122,322,034)	(128,045,746)	(135,603,386)	(143,161,026)	(151,815,797)	(160,858,674)
Financing																
Developer's Equity																
Manual Adjustments (Inject + / Repay -)			0	0	0	0	0	0	0	0	0	0	0	0	0	0
Injections	121,106,740		1,146,726	1,109,953	1,109,953	1,147,044	1,109,953	3,609,953	1,840,351	1,394,546	-	-	-	-	-	-
Interest Charged	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Repayment	137,308,537		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less Profit Share	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Balance	16,201,797		(109,784,986)	(110,894,939)	(112,004,892)	(113,151,936)	(114,261,889)	(117,871,842)	(119,712,194)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)
Equity Cash Flow	16,201,797		(1,146,726)	(1,109,953)	(1,109,953)	(1,147,044)	(1,109,953)	(3,609,953)	(1,840,351)	(1,394,546)	-	-	-	-	-	-
Project Cash Account																
Surplus Cash Injection	75,618,200		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cash Reserve Drawdown	(75,618,200)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest on Surplus Cash	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Surplus Cash Balance			-	-	-	-	-	-	-	-	-	-	-	-	-	-

Cash Flow Table for Gladesville

Block 4 Option 1 FSR 3:1 - FSR 3:1

PROJECT CASH FLOW	TOTAL	GST	14	15	16	17	18	19	20	21	22	23	24	25	26	27
			Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27
Senior Loan - Bank	Debt															
Drawdown	(304,467,163)		-	-	-	-	-	-	-	(86,535)	(1,128,759)	(5,723,711)	(7,557,640)	(7,557,640)	(8,654,771)	(9,042,877)
Loan Interest Rate (%/ann)			7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%
Interest Charged	(18,970,021)		-	-	-	-	-	-	-	-	(541)	(7,599)	(43,420)	(90,926)	(138,730)	(193,689)
Fees Charged (Application, Line & Standby)	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest & Fees Paid by other Loans	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Repayment	323,437,183		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest & Fees	18,970,021		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Principal	304,467,163		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Balance	-		-	-	-	-	-	-	-	(86,535)	(1,215,835)	(6,947,145)	(14,548,205)	(22,196,772)	(30,990,273)	(40,226,839)
% of Project & Finance Costs (inc Interest/Fees and net of GST).										0.02%	0.27%	1.56%	3.26%	4.96%	6.91%	8.94%
Senior Loan Cash Flow	18,970,021		-	-	-	-	-	-	-	(86,535)	(1,128,759)	(5,723,711)	(7,557,640)	(7,557,640)	(8,654,771)	(9,042,877)
Interest Coverage Ratio	143.36		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Ratio	1.19		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Overdraft			-	-	-	-	-	-	-	(86,535)	(1,215,835)	(6,947,145)	(14,548,205)	(22,196,772)	(30,990,273)	(40,226,839)
% of Project & Finance Costs (inc Interest/Fees and net of GST).										0.02%	0.27%	1.56%	3.26%	4.96%	6.91%	8.94%
Total Equity to Debt Ratio	39.78%		-	-	-	-	-	-	-	139950.64%	9965.22%	1745.30%	835.41%	549.13%	394.37%	304.66%
Total Debt Interest Coverage Ratio	143.36		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Debt Service Ratio	1.19		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Cash Flow (after Interest & Corporate Tax)	16,201,797		(1,146,726)	(1,109,953)	(1,109,953)	(1,147,044)	(1,109,953)	(3,609,953)	(1,840,351)	(1,481,081)	(1,128,300)	(5,731,310)	(7,601,060)	(7,848,588)	(8,793,501)	(9,236,566)
Cumulative Cash Flow**			(109,784,986)	(110,894,939)	(112,004,892)	(113,151,936)	(114,261,889)	(117,871,842)	(119,712,194)	(121,193,275)	(122,322,575)	(128,053,885)	(135,654,945)	(143,303,512)	(152,097,013)	(161,333,579)
Check Balance	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
GST Liability Summary																
Total Liability on Revenue	(34,031,998)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Withheld by Purchaser	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Liability (-ve) / Credit (+ve)	(34,031,998)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project IRR & NPV																
Cash Flow that includes financing costs but excludes interest and corp tax.			(1,146,726)	(1,109,953)	(1,109,953)	(1,147,044)	(1,109,953)	(3,609,953)	(1,840,351)	(1,481,081)	(1,128,759)	(5,723,711)	(7,557,640)	(7,557,640)	(8,654,771)	(9,042,877)
Static Discount Rate (per ann. effective)	16.00%															
PV for each Month	(48,699,177)		(964,403)	(922,003)	(910,669)	(929,532)	(888,419)	(2,853,929)	(1,437,046)	(1,142,293)	(859,861)	(4,306,587)	(5,616,558)	(5,547,518)	(6,274,753)	(6,475,542)
NPV of Future Cash Flows			65,901,716	67,882,869	69,851,447	71,844,525	73,899,959	75,943,421	80,543,426	83,409,055	85,946,606	88,159,030	95,051,125	103,885,746	112,830,314	122,996,984
Variable Discount Rate (per ann. effective)	0.00%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
NPV (using weighted avg discount rate)	35,171,818															

* Includes half interest from deposit on land acquisition plus interest received from pre-sale deposits

** Cumulative Cash Flow After Interest is revenue less costs (including interest on overdraft)

Licensed to: Hill PDA

Cash Flow Table for Gladesville

Block 4 Option 1 FSR 3:1 - FSR 3:1

PROJECT CASH FLOW	TOTAL	GST	28	29	30	31	32	33	34	35	36	37	38	39	40	41
			Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28
Sale Summary																
Units Sold	365.00		9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	9.13	-	-
Cumulative Units Sold			173.53	182.67	191.80	200.93	210.07	219.20	228.33	237.47	246.60	255.73	264.87	274.00	274.00	274.00
% Units Sold			47.5%	50.0%	52.5%	55.1%	57.6%	60.1%	62.6%	65.1%	67.6%	70.1%	72.6%	75.1%	75.1%	75.1%
SqM Sold	34,680.00		742.00	742.00	742.00	742.00	742.00	742.00	742.00	742.00	742.00	742.00	742.00	742.00	-	-
Cumulative SqM Sold			14,098.00	14,840.00	15,582.00	16,324.00	17,066.00	17,808.00	18,550.00	19,292.00	20,034.00	20,776.00	21,518.00	22,260.00	22,260.00	22,260.00
% SqM Sold			40.7%	42.8%	44.9%	47.1%	49.2%	51.3%	53.5%	55.6%	57.8%	59.9%	62.0%	64.2%	64.2%	64.2%
AUD Sold	503,788,118		11,316,183	11,348,670	11,381,251	11,413,926	11,446,694	11,479,556	11,512,513	11,545,564	11,578,710	11,611,952	11,645,288	11,678,721	-	-
Cumulative AUD Sold			209,556,836	220,905,506	232,286,758	243,700,683	255,147,377	266,626,934	278,139,447	289,685,011	301,263,721	312,875,673	324,520,961	336,199,682	336,199,682	336,199,682
% AUD Sold			41.6%	43.8%	46.1%	48.4%	50.6%	52.9%	55.2%	57.5%	59.8%	62.1%	64.4%	66.7%	66.7%	66.7%
Handover Summary																
Units Handed Over	365.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative Units Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
% Units Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
SqM Handed Over	34,680.00		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative SqM Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
% SqM Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
AUD Handed Over	503,788,118		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative AUD Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
% AUD Handed Over			-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Cash Flow																
Revenue																
Gross Sales Revenue	503,788,118		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Selling Costs	(8,896,506)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gross Rental Income	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Leasing Costs	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Received*	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
GST Payments (Liabilities)	(34,031,998)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL NET REVENUE	460,859,613		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Costs																
Land and Acquisition	96,690,490		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Professional Fees	23,439,224		351,064	371,628	423,040	505,298	505,298	505,298	608,120	690,378	710,942	752,071	793,200	710,942	505,298	505,298
Construction Costs (inc. Contingency)	275,755,576		8,568,540	9,254,023	10,967,731	13,709,664	13,709,664	13,709,664	17,137,080	19,879,013	20,564,496	21,935,463	23,306,429	20,564,496	13,709,664	13,709,664
Statutory Fees	14,876,231		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Compensation (Coles)	2,500,000		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Marketing	5,037,881		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Contingency (Reserve)	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Land Holding Costs	3,024,087		-	38,389	-	-	38,720	-	-	872,218	-	-	39,392	-	-	39,732
Pre-Sale Commissions	3,698,197		123,273	123,273	123,273	123,273	123,273	123,273	123,273	123,273	123,273	123,273	123,273	123,273	-	-
Financing Costs (exc Fees)	666,109		-	-	-	-	-	-	-	-	-	-	-	-	-	-
GST Refunds (Input Credits)	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL COSTS	425,687,795		9,042,877	9,787,313	11,514,044	14,338,235	14,376,955	14,338,235	17,868,473	21,564,882	21,398,712	22,810,807	24,262,295	21,398,712	14,214,962	14,254,694
Net Cash Flow (before Interest & Corporate Tax)	35,171,818		(9,042,877)	(9,787,313)	(11,514,044)	(14,338,235)	(14,376,955)	(14,338,235)	(17,868,473)	(21,564,882)	(21,398,712)	(22,810,807)	(24,262,295)	(21,398,712)	(14,214,962)	(14,254,694)
Cumulative Cash Flow			(169,901,551)	(179,688,865)	(191,202,909)	(205,541,144)	(219,918,099)	(234,256,334)	(252,124,807)	(273,689,689)	(295,088,401)	(317,899,208)	(342,161,503)	(363,560,215)	(377,775,177)	(392,029,870)
Corporate Tax	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Cash Flow (before Interest & after Corporate Tax)	35,171,818		(9,042,877)	(9,787,313)	(11,514,044)	(14,338,235)	(14,376,955)	(14,338,235)	(17,868,473)	(21,564,882)	(21,398,712)	(22,810,807)	(24,262,295)	(21,398,712)	(14,214,962)	(14,254,694)
Cumulative Cash Flow			(169,901,551)	(179,688,865)	(191,202,909)	(205,541,144)	(219,918,099)	(234,256,334)	(252,124,807)	(273,689,689)	(295,088,401)	(317,899,208)	(342,161,503)	(363,560,215)	(377,775,177)	(392,029,870)
Financing																
Developer's Equity																
Manual Adjustments (Inject + / Repay -)			0	0	0	0	0	0	0	0	0	0	0	0	0	0
Injections	121,106,740		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Charged	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Repayment	137,308,537		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less Profit Share	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Balance	16,201,797		(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)
Equity Cash Flow	16,201,797		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Cash Account																
Surplus Cash Injection	75,618,200		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cash Reserve Drawdown	(75,618,200)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest on Surplus Cash	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Surplus Cash Balance			-	-	-	-	-	-	-	-	-	-	-	-	-	-

Cash Flow Table for Gladesville

Block 4 Option 1 FSR 3:1 - FSR 3:1

PROJECT CASH FLOW	TOTAL	GST	28	29	30	31	32	33	34	35	36	37	38	39	40	41
			Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28
Senior Loan - Bank	Debt															
Drawdown	(304,467,163)		(9,042,877)	(9,787,313)	(11,514,044)	(14,338,235)	(14,376,955)	(14,338,235)	(17,868,473)	(21,564,882)	(21,398,712)	(22,810,807)	(24,262,295)	(21,398,712)	(14,214,962)	(14,254,694)
Loan Interest Rate (%/ann)			7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%
Interest Charged	(18,970,021)		(251,418)	(309,507)	(372,612)	(446,904)	(539,311)	(632,538)	(726,105)	(842,321)	(982,366)	(1,122,248)	(1,271,829)	(1,431,418)	(1,574,106)	(1,672,788)
Fees Charged (Application, Line & Standby)	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest & Fees Paid by other Loans	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Repayment	323,437,183		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest & Fees	18,970,021		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Principal	304,467,163		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Balance	-		(49,521,134)	(59,617,954)	(71,504,611)	(86,289,749)	(101,206,015)	(116,176,788)	(134,771,366)	(157,178,569)	(179,559,647)	(203,492,702)	(229,026,826)	(251,856,956)	(267,646,024)	(283,573,505)
% of Project & Finance Costs (inc Interest/Fees and net of GST).			10.97%	13.17%	15.76%	18.99%	22.22%	25.45%	29.46%	34.31%	39.13%	44.26%	49.71%	54.53%	57.72%	60.93%
Senior Loan Cash Flow	18,970,021		(9,042,877)	(9,787,313)	(11,514,044)	(14,338,235)	(14,376,955)	(14,338,235)	(17,868,473)	(21,564,882)	(21,398,712)	(22,810,807)	(24,262,295)	(21,398,712)	(14,214,962)	(14,254,694)
Interest Coverage Ratio	143.36		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Ratio	1.19		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Overdraft			(49,521,134)	(59,617,954)	(71,504,611)	(86,289,749)	(101,206,015)	(116,176,788)	(134,771,366)	(157,178,569)	(179,559,647)	(203,492,702)	(229,026,826)	(251,856,956)	(267,646,024)	(283,573,505)
% of Project & Finance Costs (inc Interest/Fees and net of GST).			10.97%	13.17%	15.76%	18.99%	22.22%	25.45%	29.46%	34.31%	39.13%	44.26%	49.71%	54.53%	57.72%	60.93%
Total Equity to Debt Ratio	39.78%		248.20%	206.73%	172.77%	143.43%	122.56%	107.03%	92.44%	79.37%	69.61%	61.54%	54.79%	49.95%	47.18%	44.70%
Total Debt Interest Coverage Ratio	143.36		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Debt Service Ratio	1.19		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Cash Flow (after Interest & Corporate Tax)	16,201,797		(9,294,295)	(10,096,920)	(11,886,656)	(14,785,139)	(14,916,266)	(14,970,772)	(18,594,578)	(22,407,203)	(22,381,078)	(23,933,055)	(25,534,124)	(22,830,130)	(15,789,088)	(15,927,481)
Cumulative Cash Flow**			(170,627,874)	(180,724,694)	(192,611,351)	(207,396,489)	(222,312,755)	(237,283,528)	(255,878,106)	(278,285,309)	(300,666,387)	(324,599,442)	(350,133,566)	(372,963,696)	(388,752,764)	(404,680,245)
Check Balance	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
GST Liability Summary																
Total Liability on Revenue	(34,031,998)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Withheld by Purchaser	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Liability (-ve) / Credit (+ve)	(34,031,998)		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project IRR & NPV																
Cash Flow that includes financing costs but excludes interest and corp tax.			(9,042,877)	(9,787,313)	(11,514,044)	(14,338,235)	(14,376,955)	(14,338,235)	(17,868,473)	(21,564,882)	(21,398,712)	(22,810,807)	(24,262,295)	(21,398,712)	(14,214,962)	(14,254,694)
Static Discount Rate (per ann. effective)	16.00%															
PV for each Month	(48,699,177)		(6,395,944)	(6,837,385)	(7,944,799)	(9,771,905)	(9,677,851)	(9,533,145)	(11,734,281)	(13,987,646)	(13,709,249)	(14,434,282)	(15,164,039)	(13,209,889)	(8,667,338)	(8,584,726)
NPV of Future Cash Flows			133,683,115	144,502,237	156,209,705	169,811,095	186,441,093	203,317,256	220,364,244	241,197,556	266,032,553	291,008,387	317,724,718	346,243,088	372,217,152	391,241,315
Variable Discount Rate (per ann. effective)	0.00%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
NPV (using weighted avg discount rate)	35,171,818															

* Includes half interest from deposit on land acquisition plus interest received from pre-sale deposits

** Cumulative Cash Flow After Interest is revenue less costs (including interest on overdraft)

Licensed to: Hill PDA

Cash Flow Table for Gladesville

Block 4 Option 1 FSR 3:1 - FSR 3:1

PROJECT CASH FLOW	TOTAL	GST	42	43	44	45	46	47	48	49	50
			Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Apr-29	May-29	Jun-29
Sale Summary											
Units Sold	365.00		-	-	13.00	13.00	13.00	13.00	13.00	13.00	13.00
Cumulative Units Sold			274.00	274.00	287.00	300.00	313.00	326.00	339.00	352.00	365.00
% Units Sold			75.1%	75.1%	78.6%	82.2%	85.8%	89.3%	92.9%	96.4%	100.0%
SqM Sold	34,680.00		-	-	6,060.00	1,060.00	1,060.00	1,060.00	1,060.00	1,060.00	1,060.00
Cumulative SqM Sold			22,260.00	22,260.00	28,320.00	29,380.00	30,440.00	31,500.00	32,560.00	33,620.00	34,680.00
% SqM Sold			64.2%	64.2%	81.7%	84.7%	87.8%	90.8%	93.9%	96.9%	100.0%
AUD Sold	503,788,118		-	-	64,949,157	16,984,179	17,032,939	17,081,839	17,130,879	17,180,060	17,229,382
Cumulative AUD Sold			336,199,682	336,199,682	401,148,839	418,133,019	435,165,958	452,247,796	469,378,675	486,558,736	503,788,118
% AUD Sold			66.7%	66.7%	79.6%	83.0%	86.4%	89.8%	93.2%	96.6%	100.0%
Handover Summary											
Units Handed Over	365.00		-	-	150.00	150.00	13.00	13.00	13.00	13.00	13.00
Cumulative Units Handed Over			-	-	150.00	300.00	313.00	326.00	339.00	352.00	365.00
% Units Handed Over			-	-	41.1%	82.2%	85.8%	89.3%	92.9%	96.4%	100.0%
SqM Handed Over	34,680.00		-	-	17,190.00	12,190.00	1,060.00	1,060.00	1,060.00	1,060.00	1,060.00
Cumulative SqM Handed Over			-	-	17,190.00	29,380.00	30,440.00	31,500.00	32,560.00	33,620.00	34,680.00
% SqM Handed Over			-	-	49.6%	84.7%	87.8%	90.8%	93.9%	96.9%	100.0%
AUD Handed Over	503,788,118		-	-	233,048,998	185,084,020	17,032,939	17,081,839	17,130,879	17,180,060	17,229,382
Cumulative AUD Handed Over			-	-	233,048,998	418,133,019	435,165,958	452,247,796	469,378,675	486,558,736	503,788,118
% AUD Handed Over			-	-	46.3%	83.0%	86.4%	89.8%	93.2%	96.6%	100.0%
Project Cash Flow											
Revenue											
Gross Sales Revenue	503,788,118		-	-	233,048,998	185,084,020	17,032,939	17,081,839	17,130,879	17,180,060	17,229,382
Selling Costs	(8,896,506)		-	-	(3,977,127)	(2,778,002)	(425,823)	(427,046)	(428,272)	(429,502)	(430,735)
Gross Rental Income	-		-	-	-	-	-	-	-	-	-
Leasing Costs	-		-	-	-	-	-	-	-	-	-
Other Income	-		-	-	-	-	-	-	-	-	-
Interest Received*	-		-	-	-	-	-	-	-	-	-
GST Payments (Liabilities)	(34,031,998)		-	-	(13,816,315)	(13,819,946)	(1,271,824)	(1,275,475)	(1,279,137)	(1,282,809)	(1,286,492)
TOTAL NET REVENUE	460,859,613		-	-	215,255,556	168,486,072	15,335,292	15,379,318	15,423,470	15,467,749	15,512,156
Costs											
Land and Acquisition	96,690,490		-	-	-	-	-	-	-	-	-
Professional Fees	23,439,224		497,072	390,136	-	-	-	-	-	-	-
Construction Costs (inc. Contingency)	275,755,576		13,435,471	9,870,958	-	-	-	-	-	-	-
Statutory Fees	14,876,231		-	9,350,395	-	-	-	-	-	-	-
Compensation (Coles)	2,500,000		-	-	-	-	-	-	-	-	-
Miscellaneous	-		-	-	-	-	-	-	-	-	-
Marketing	5,037,881		-	-	-	-	-	-	-	-	-
Project Contingency (Reserve)	-		-	-	-	-	-	-	-	-	-
Land Holding Costs	3,024,087		-	-	21,537	-	-	92,356	-	-	-
Pre-Sale Commissions	3,698,197		-	-	-	-	-	-	-	-	-
Financing Costs (exc Fees)	666,109		-	-	-	-	-	-	-	-	-
GST Refunds (Input Credits)	-		-	-	-	-	-	-	-	-	-
TOTAL COSTS	425,687,795		13,932,543	19,611,490	21,537	-	-	92,356	-	-	-
Net Cash Flow (before Interest & Corporate Tax)	35,171,818		(13,932,543)	(19,611,490)	215,234,020	168,486,072	15,335,292	15,286,962	15,423,470	15,467,749	15,512,156
Cumulative Cash Flow			(405,962,413)	(425,573,903)	(210,339,883)	(41,853,811)	(26,518,519)	(11,231,557)	4,191,913	19,659,662	35,171,818
Corporate Tax	-		-	-	-	-	-	-	-	-	-
Net Cash Flow (before Interest & after Corporate Tax)	35,171,818		(13,932,543)	(19,611,490)	215,234,020	168,486,072	15,335,292	15,286,962	15,423,470	15,467,749	15,512,156
Cumulative Cash Flow			(405,962,413)	(425,573,903)	(210,339,883)	(41,853,811)	(26,518,519)	(11,231,557)	4,191,913	19,659,662	35,171,818
Financing											
Developer's Equity											
Manual Adjustments (Inject + / Repay -)			0	0	0	0	0	0	0	0	0
Injections	121,106,740		-	-	-	-	-	-	-	-	-
Interest Charged	-		-	-	-	-	-	-	-	-	-
Equity Repayment	137,308,537		-	-	-	-	-	90,905,162	15,423,470	15,467,749	15,512,156
Less Profit Share	-		-	-	-	-	-	-	-	-	-
Equity Balance	16,201,797		(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(121,106,740)	(30,201,578)	(14,778,108)	689,641	16,201,797
Equity Cash Flow	16,201,797		-	-	-	-	-	90,905,162	15,423,470	15,467,749	15,512,156
Project Cash Account											
Surplus Cash Injection	75,618,200		-	-	-	60,282,909	15,335,292	-	-	-	-
Cash Reserve Drawdown	(75,618,200)		-	-	-	-	-	(75,618,200)	-	-	-
Interest on Surplus Cash	-		-	-	-	-	-	-	-	-	-
Surplus Cash Balance			-	-	-	60,282,909	75,618,200	-	-	-	-

Cash Flow Table for Gladesville

Block 4 Option 1 FSR 3:1 - FSR 3:1

PROJECT CASH FLOW	TOTAL	GST	42	43	44	45	46	47	48	49	50
			Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Apr-29	May-29	Jun-29
Senior Loan - Bank	Debt										
Drawdown	(304,467,163)		(13,932,543)	(19,611,490)	-	-	-	-	-	-	-
Loan Interest Rate (%/ann)			7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%
Interest Charged	(18,970,021)		(1,772,334)	(1,870,490)	(2,004,752)	(672,069)	-	-	-	-	-
Fees Charged (Application, Line & Standby)	-		-	-	-	-	-	-	-	-	-
Interest & Fees Paid by other Loans	-		-	-	-	-	-	-	-	-	-
Loan Repayment	323,437,183		-	-	215,234,020	108,203,164	-	-	-	-	-
Interest & Fees	18,970,021		-	-	18,297,951	672,069	-	-	-	-	-
Principal	304,467,163		-	-	196,936,068	107,531,094	-	-	-	-	-
Loan Balance	-		(299,278,382)	(320,760,362)	(107,531,094)	-	-	-	-	-	-
% of Project & Finance Costs (inc Interest/Fees and net of GST).			64.06%	68.47%	68.47%						
Senior Loan Cash Flow	18,970,021		(13,932,543)	(19,611,490)	215,234,020	108,203,164	-	-	-	-	-
Interest Coverage Ratio	143.36		-	-	107.37	250.70	-	-	-	-	-
Debt Service Ratio	1.19		-	-	1.00	1.56	-	-	-	-	-
Project Overdraft			(299,278,382)	(320,760,362)	(107,531,094)	-	-	-	-	-	-
% of Project & Finance Costs (inc Interest/Fees and net of GST).			64.06%	68.47%	68.47%						
Total Equity to Debt Ratio	39.78%		42.52%	39.78%	39.78%	39.78%	39.78%	39.78%	39.78%	39.78%	39.78%
Total Debt Interest Coverage Ratio	143.36		-	-	107.37	250.70	-	-	-	-	-
Total Debt Service Ratio	1.19		-	-	1.00	1.56	-	-	-	-	-
Net Cash Flow (after Interest & Corporate Tax)	16,201,797		(15,704,877)	(21,481,980)	213,229,267	167,814,003	15,335,292	15,286,962	15,423,470	15,467,749	15,512,156
Cumulative Cash Flow**			(420,385,122)	(441,867,102)	(228,637,834)	(60,823,831)	(45,488,540)	(30,201,578)	(14,778,108)	689,641	16,201,797
Check Balance	-		-	-	-	-	-	-	-	-	-
GST Liability Summary											
Total Liability on Revenue	(34,031,998)		-	-	(13,816,315)	(13,819,946)	(1,271,824)	(1,275,475)	(1,279,137)	(1,282,809)	(1,286,492)
Withheld by Purchaser	-		-	-	-	-	-	-	-	-	-
Net Liability (-ve) / Credit (+ve)	(34,031,998)		-	-	(13,816,315)	(13,819,946)	(1,271,824)	(1,275,475)	(1,279,137)	(1,282,809)	(1,286,492)
Project IRR & NPV											
Cash Flow that includes financing costs but excludes interest and corp tax.			(13,932,543)	(19,611,490)	215,234,020	168,486,072	15,335,292	15,286,962	15,423,470	15,467,749	15,512,156
Static Discount Rate (per ann. effective)	16.00%										
PV for each Month	(48,699,177)		(8,287,574)	(11,522,219)	124,900,724	96,570,960	8,681,666	8,547,925	8,518,245	8,437,692	8,357,901
NPV of Future Cash Flows			410,542,463	429,757,655	454,961,606	242,711,029	75,148,697	60,557,791	45,834,231	30,789,227	15,512,156
Variable Discount Rate (per ann. effective)	0.00%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
NPV (using weighted avg discount rate)	35,171,818										

* Includes half interest from deposit on land acquisition plus interest received from pre-sale deposits

** Cumulative Cash Flow After Interest is revenue less costs (including interest on overdraft)

Licensed to: Hill PDA

Gantt Chart for Gladesville

Block 4 Option 1 FSR 3:1 - FSR 3:1



1000 LAND PURCHASE & ACQUISITION COSTS

Code	Stage		Month Start	Month Span	Cash Flow Period
1002	-	Deposit In Trust Account [1]	1	1	May-25 - May-25
1007	-	Settlement (Balance)	3	1	Jul-25 - Jul-25
1008	-	Stamp Duty [1]	3	1	Jul-25 - Jul-25

Code	Stage	**Other Acquisition Costs** To be entered Exclusive of GST	Month Start	Month Span	Cash Flow Period
1011	-	Due Diligence and legal costs	0	2	Apr-25 - May-25
					TOTAL

3000 PROFESSIONAL FEES

Code	Stage	Description	Month Start[2]	Month Span	Cash Flow Period
3001	-	Masterplanning	0	3	Apr-25 - Jun-25
3002	-	Concept design and D.A. preparation	3	9	Jul-25 - Mar-26
3003	-	Design documentation	12	9	Apr-26 - Dec-26
3004	-	Project management and supervision	C		Jan-27 - Nov-28
3099	-	Development Management	0	44	Apr-25 - Nov-28
					TOTAL

4000 CONSTRUCTION COSTS

Code	Stage	Description	Month Start	Month Span	Cash Flow Period
4001	-	Demolition and Clearing	21	3	Jan-27 - Mar-27
4002	-	Basement car parking	24	20	Apr-27 - Nov-28
4003	-	Retail FEBA	24	20	Apr-27 - Nov-28
4004	-	Residential FEBA	24	20	Apr-27 - Nov-28
4005	-	Balconies	24	20	Apr-27 - Nov-28
4006	-	External works, site costs, etc	24	20	Apr-27 - Nov-28
4099		**Construction Contingency**			
					TOTAL

5000 Statutory Fees

Code	Stage	Description	Month Start[2]	Month Span	Cash Flow Period
5001	-	Development application fees	11	1	Mar-26 - Mar-26
5002	-	Construction certification	20	1	Dec-26 - Dec-26
5003	-	Long service levy	23	1	Mar-27 - Mar-27
5005	-	HPC Residential	43	1	Nov-28 - Nov-28
5006	-	HPC Commercial	43	1	Nov-28 - Nov-28
5007	-	Sydney Water fees	23	1	Mar-27 - Mar-27
5009	-	Section 7.11	23	1	Mar-27 - Mar-27
5010	-	Section 7.12	23	1	Mar-27 - Mar-27
5012	-	Strata Bond	43	1	Nov-28 - Nov-28
					TOTAL

6000 Compensation (Coles)

Code	Stage	Description	Month Start[2]	Month Span	Cash Flow Period
6001	-	Compensation for lease termination	19	1	Nov-26 - Nov-26
					TOTAL

6000 Marketing

Code	Stage	Description	Month Start[2]	Month Span	Cash Flow Period
6001	-	Advertising and Marketing	9	18	Jan-26 - Jun-27
					TOTAL

7000 LAND HOLDING COSTS

Code	Stage	Description	Month Start	Month Span[2]	Cash Flow Period
7001	-	Land	11	DS	Mar-26 - Jun-29
7002	-	Water	5	DS	Sep-25 - Jun-29
7003	-	Council	5	DS	Sep-25 - Jun-29
					TOTAL

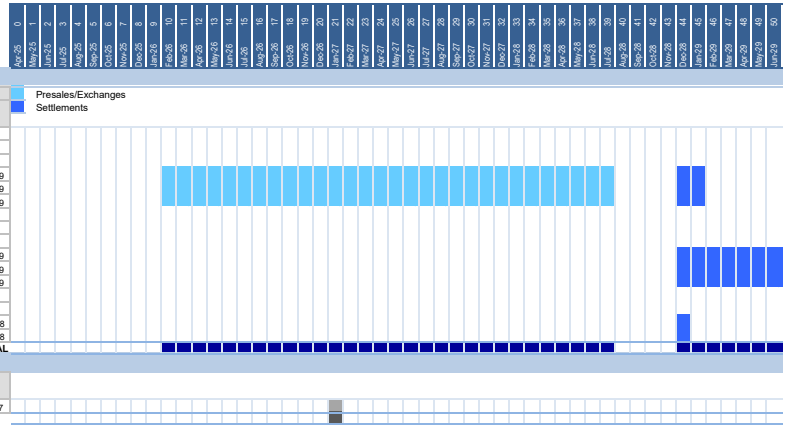
8000 SELLING & LEASING COSTS

8001	RS1	Residential - 1 Bedroom Units
8002	RS2	Residential - 2 Bedroom Units
8003	RS3	Residential - 3 Bedroom Units
8007	RET	Retail Shops

Code	Stage	**Other Selling Costs** To be entered Exclusive of GST	Month Start	Month Span	Cash Flow Period
8102	-	Legals and disbursements	S	-	Dec-28 - Jun-29
					TOTAL

Gantt Chart for Gladesville

Block 4 Option 1 FSR 3:1 - FSR 3:1



Code	Stage	Description	Settlements Month Start	Settlements Month Span	Settlements Cash Flow Period
9000		**SALES**			
9001	-	RESIDENTIAL	0	-	-
9002	-	PRE-SALES	0	-	-
9003	-	Studio	0	-	-
9004	-	1bed	44	2	Dec-28 - Jan-29
9005	-	2bed	44	2	Dec-28 - Jan-29
9006	-	3bed	44	2	Dec-28 - Jan-29
9007	-	4bed	0	-	-
9008	-	BALANCE	0	-	-
9009	-	Studio	0	-	-
9010	-	1bed	44	7	Dec-28 - Jun-29
9011	-	2bed	44	7	Dec-28 - Jun-29
9012	-	3bed	44	7	Dec-28 - Jun-29
9013	-	4bed	0	-	-
9015	-	NON RESIDENTIAL	0	-	-
9016	-	Supermarket	44	1	Dec-28 - Dec-28
9017	-	Specialty retail	44	1	Dec-28 - Dec-28
		TOTAL			
10000		**FINANCING**			
Code	Stage	**Financing Costs** To be entered Exclusive of GST	Month Start	Month Span	Cash Flow Period
10009	-	Establishment Costs	21	1	Jan-27 - Jan-27
		TOTAL			

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SUMMARY OF PROJECT RETURNS

Gladesville
Block 4 Option 1 FSR 3:1
FSR 3:1

HillPDA CONSULTING
Licensed to: Hill PDA

Time Span:	Apr-25 to Jun-29 (50 Months)		
Type:	Residential		
Status:	Under Review		
Site Area:	13,870 SqM		
FSR:	3.03:1	Equated GFA:	42,026.10 SqM
Project Size:	365 Residential Units	1 per 38 SqM of Site Area	
	42,028 GFA	1 per 0.33 SqM of Site Area	

	Quantity	SqM	AUD/Quantity	Total AUD	AUD Per Residential Unit	AUD Per GFA	% of Total Net Revenue	Total Exc GST
Revenues								
Gross Sales Revenue	365	34,680.00	1,380,241.42	503,788,118	1,380,241	11,987	109.3%	469,756,120
Residential - 1 Bedroom Units	90	4,950.00	790,603.61	71,154,325				65,841,339
Residential - 2 Bedroom Units	184	14,720.00	1,199,971.42	220,794,740				204,308,329
Residential - 3 Bedroom Units	91	10,010.00	1,800,279.71	163,825,454				151,592,853
Retail Shops	-	5,000.00	-	48,013,599				48,013,599
Less Selling Costs				(8,896,506)	(24,374)	(212)	-1.9%	(8,896,506)
Less Purchasers Costs				-	-	-	0.0%	-
NET SALES REVENUE				494,891,611	1,355,867	11,775	107.4%	460,859,613
	Quantity	SqM	AUD/SqM/annum					
Gross Rental Income	-	-	-	-	-	-	0.0%	-
Less Outgoings & Vacancies				-	-	-	0.0%	-
Less Letting Fees				-	-	-	0.0%	-
Less Incentives (Rent Free & Fitout Costs)				-	-	-	0.0%	-
Less Turnover Costs				-	-	-	0.0%	-
Less Other Leasing Costs				-	-	-	0.0%	-
NET RENTAL INCOME				-	-	-	0.0%	-
Interest Received				-	-	-	0.0%	-
Other Income				-	-	-	0.0%	-
TOTAL REVENUE (before GST paid)				494,891,611	1,355,867	11,775	107.4%	460,859,613
Less GST paid on all Revenue				(34,031,998)	(93,238)	(810)	-7.4%	
TOTAL REVENUE (after GST paid)				**460,859,613**	**1,262,629**	**10,966**	100.0%	460,859,613
Costs								
Land Purchase Cost				90,000,000	246,575	2,141	19.5%	90,000,000
Land Acquisition Costs				6,690,490	18,330	159	1.5%	6,690,490
Construction Costs (inc. Contingency)				275,755,576	755,495	6,561	59.8%	275,755,576
Built Form				262,624,358	719,519	6,249	57.0%	262,624,358
Contingency				13,131,218	35,976	312	2.8%	13,131,218
Professional Fees				23,439,224	64,217	558	5.1%	23,439,224
Statutory Fees				14,876,231	40,757	354	3.2%	14,876,231
Compensation (Coles)				2,500,000	6,849	59	0.5%	2,500,000
Miscellaneous				-	-	-	0.0%	-
Marketing				5,037,881	13,802	120	1.1%	5,037,881
Project Contingency (Reserve)				-	-	-	0.0%	-
Land Holding Costs				3,024,087	8,285	72	0.7%	3,024,087
Pre-Sale Commissions				3,698,197	10,132	88	0.8%	3,698,197
Finance Charges (inc. Fees)				666,109	1,825	16	0.1%	666,109
Interest Expense				18,970,021	51,973	451	4.1%	18,970,021
TOTAL COSTS (before GST reclaimed)				444,657,816	1,218,241	10,580	96.5%	444,657,816
Less GST reclaimed				-	-	-	0.0%	
Plus Corporate Tax				-	-	-	0.0%	-
TOTAL COSTS (after GST reclaimed)				**444,657,816**	**1,218,241**	**10,580**	96.5%	444,657,816

Performance Indicators			Per Residential Unit	Per GFA	Total Exc GST
[1] **Net Development Profit**		**16,201,797**	44,388	386	
[3] **Development Margin (Profit/Risk Margin)**	Based on total costs (exc selling & leasing costs)	**3.64%**			
[4] Residual Land Value	Based on Target Margin of 18%	36,165,750	99,084	861	36,165,750
[5] **Net Present Value**	Based on Discount Rate of 16% p.a. Effective	**(48,699,177)**			
[6] Benefit Cost Ratio		0.8443			
[7] **Project Internal Rate of Return (IRR)**	Per annum Effective	**5.08%**			
[8] Residual Land Value	Based on NPV	40,875,964	111,989	973	40,875,964
Equity IRR	Per annum Effective	3.59%			
Equity Contribution		121,106,740			
Peak Debt Exposure		320,760,362			
Equity to Debt Ratio		39.78%			
[9] Weighted Average Cost of Capital (WACC)		11.06%			
[10] Breakeven Date for Cumulative Cash Flow	Month 49	May-2029			
[11] Yield on Cost		0.00%			
[12] Rent Cover		N.A.			
[13] Profit Erosion		N.A.			

Footnotes:

1. Development Profit: is total revenue less total cost including interest paid and received
2. Note: No redistribution of Developer's Gross Profit
3. Development Margin: is profit divided by total costs (exc selling & leasing costs)
5. Net Present Value: is the project's cash flow stream discounted to present value. It includes financing costs but excludes interest and corp tax.
6. Benefit:Cost Ratio: is the ratio of discounted incomes to discounted costs and includes financing costs but excludes interest and corp tax.
7. Internal Rate of Return: is the discount rate where the NPV above equals Zero.
8. Residual Land Value (based on NPV): is the purchase price for the land to achieve a zero NPV.
9. The Weighted Average Cost of Capital (WACC) is the rate that a company is expected to pay to finance its assets.
10. Breakeven date for Cumulative Cash Flow: is the last date when total debt and equity is repaid (ie when profit is realised).
11. Yield on Cost is Current Net Annual Rent divided by Total Costs (before GST reclaimed), including all Selling Costs.
12. The total net development profit divided by the current net annual rental expressed as a number of years/months.
13. The period of time post practical completion that it can remain unsold (but leased out) until finance and land holding costs erodes the profit for the development to zero.

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SUMMARY OF PROJECT RETURNS

Gladesville
Block 4 Option 1 FSR 3:1
FSR 3:1

HillPDA CONSULTING
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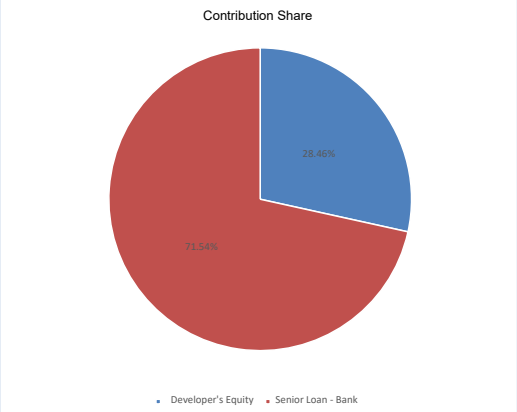
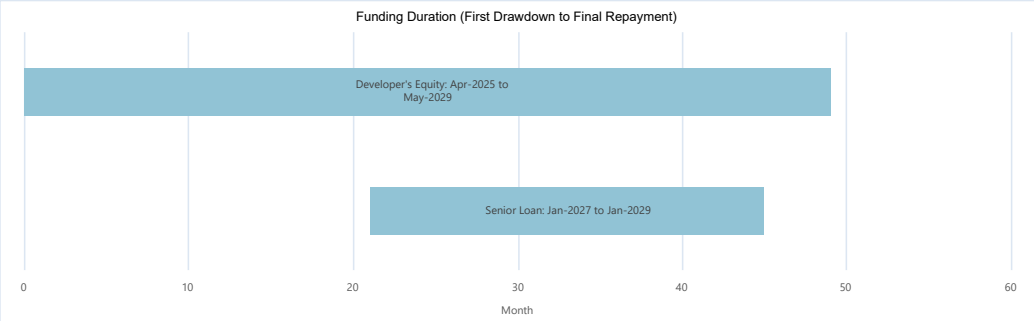
Returns on Funds Invested	Developer's Equity Equity	Senior Loan Debt Bank	Total Equity	Total Debt	Total Funding
[1] Funds Invested (Cash Outlay)	121,106,740	304,467,163	121,106,740	304,467,163	425,573,903
% of Total Funds Invested	28.46%	71.54%	28.46%	71.54%	100.00%
[2] Peak Exposure	121,106,740	320,760,362	121,106,740	320,760,362	
Date of Peak Exposure	Jan-27	Nov-28	Jan-27	Nov-28	
Month of Peak Exposure	Month 21	Month 43	Month 21	Month 43	
Weighted Average Interest Rate	N.A.	7.50%	N.A.	7.50%	
Interest Charged	-	18,970,021	-	18,970,021	18,970,021
Line & Standby Fees Charged	-	-	-	-	-
Application Fees Charged	-	-	-	-	-
Profit Share Received	-	-	-	-	-
[3] Total Profit to Funders	16,201,797	18,970,021	16,201,797	18,970,021	35,171,818
[4] Margin on Funds Invested	13.38%	6.23%	13.38%	6.23%	
[5] Payback Date	May-29	Jan-29	May-29	Jan-29	
Month of Payback	Month 49	Month 45	Month 49	Month 45	
[6] IRR on Funds Invested	3.59%	7.76%	3.59%	7.76%	
[7] Loan to Value Ratio	24.04%	63.67%	24.04%	63.67%	
[8] Loan Ratio	28.45%	72.74%	27.24%	72.74%	
	of Project Costs (net of Interest/Fees and GST).	of Project & Finance Costs (inc Interest/Fees and net of GST).	of Project & Finance Costs (inc Interest/Fees and net of GST).	of Project & Finance Costs (inc Interest/Fees and net of GST).	







Footnotes:
1. The total amount of funding injected into the project cash flow.
2. The maximum cash flow exposure of that equity/debt facility including capitalised interest.
3. The total repayments less funds invested, including profit share paid or received.
4. Margin is net profit divided by total funds invested (cash outlay).
5. Payback date for the equity/debt facility is the last date when total equity/debt is repaid.
6. IRR on Funds Invested is the IRR of the equity cash flow including the return of equity and realisation of project profits.
7. Loan to Value ratio is the Peak Equity/Debt Exposure divided by Total Sales Revenue.
8. Loan Ratio is the total funds invested by the lender (cash outlay) divided by the nominated ratio calculation method. It includes capitalised interest and fees.

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PROJECT CHARTS

Gladesville
Block 4 Option 1 FSR 3:1
FSR 3:1

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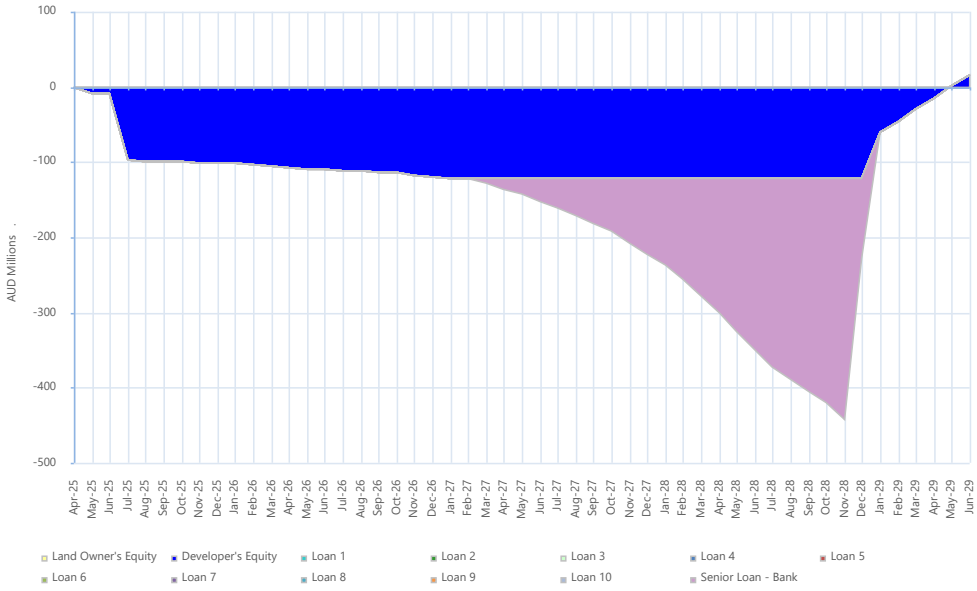
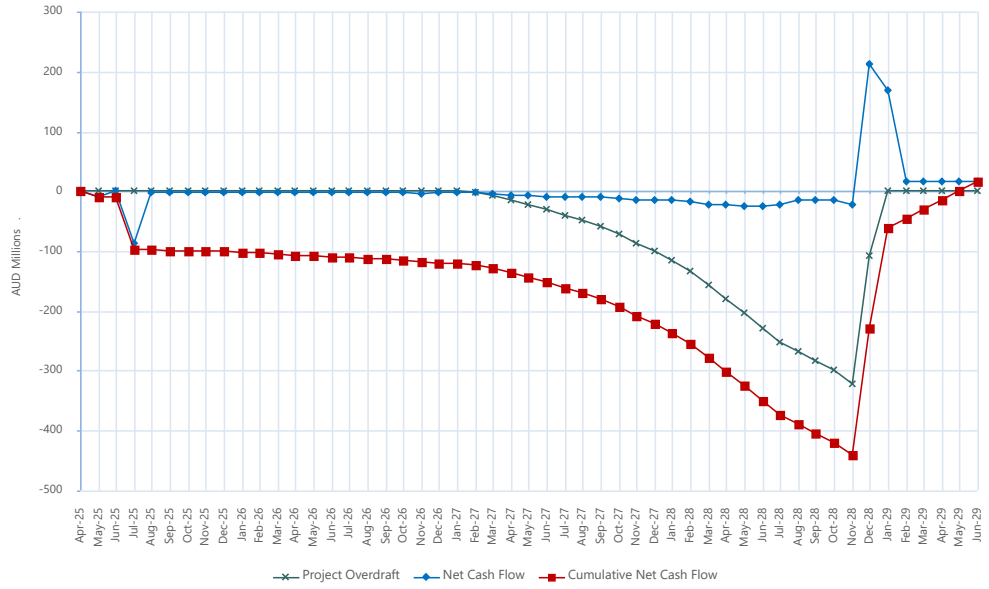
Project Cumulative Cash Flow



Project Cash Flow & Overdraft



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PROJECT CHARTS

Gladesville
Block 4 Option 1 FSR 3:1
FSR 3:1

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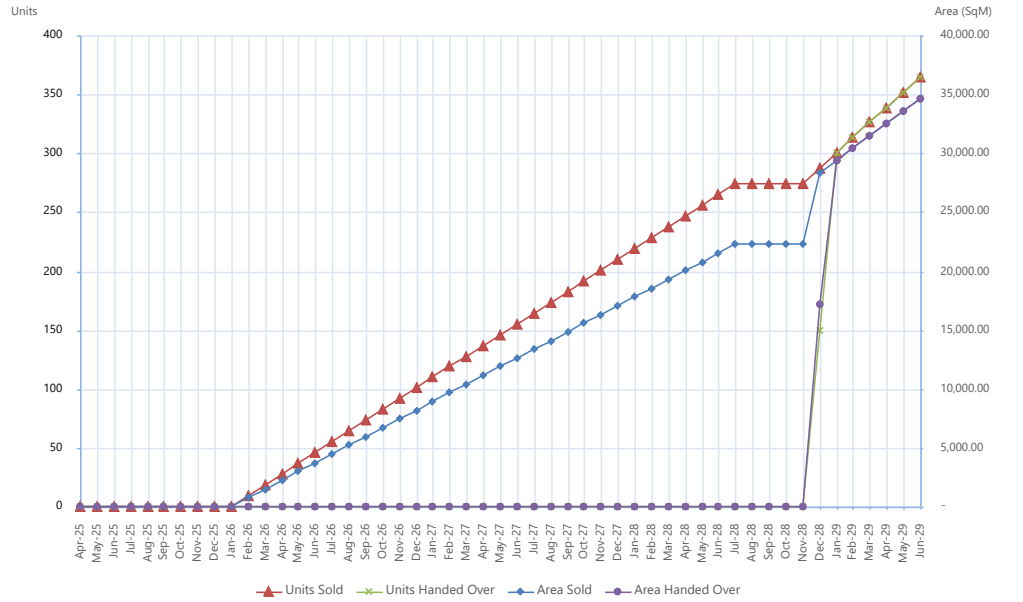
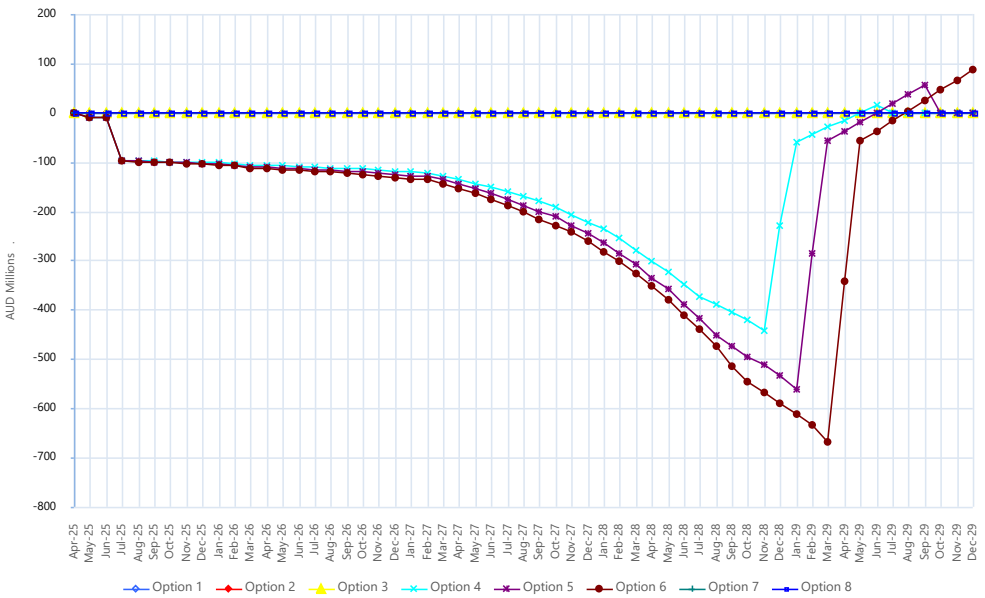
Stock Summary - Sales vs Handovers



Comparison of Options



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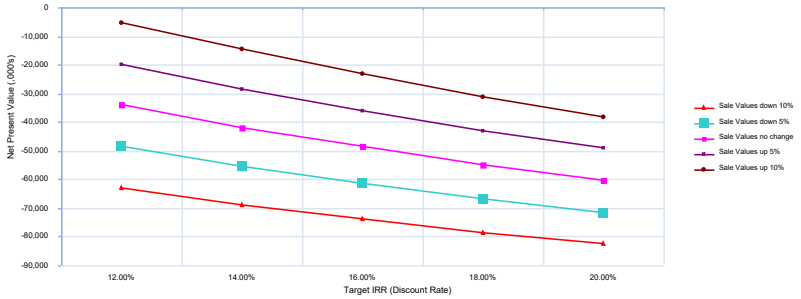
SENSITIVITY ANALYSIS

Gladesville
Block 4 Option 1 FSR 3:1
FSR 3:1

Licensed to: Hill PDA

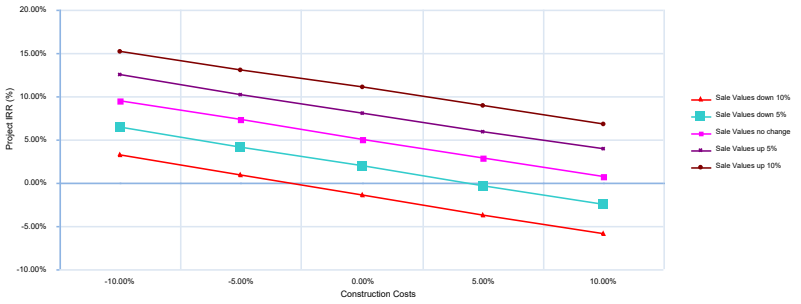
	Change %	Gross Dev. Profit	NPV	Dev. Margin	Project IRR	Equity IRR	WACC	RLV (Target Margin)	RLV (Target IRR)
Base Case (No Variation)	**0.00%**	**16,201,797**	**(48,699,177)**	**3.64%**	**5.08%**	**3.59%**	**11.06%**	**36,165,750**	**40,875,964**
Land Acquisition Costs	-10.00%	25,917,297	(39,313,256)	5.96%	6.77%	6.07%	10.85%	40,527,551	45,681,566
	-5.00%	21,060,672	(44,005,099)	4.79%	5.91%	4.79%	10.95%	38,218,470	43,145,935
	10.00%	6,477,297	(58,094,043)	1.43%	3.54%	1.34%	11.26%	32,671,746	36,981,847
	20.00%	(3,256,203)	(67,497,853)	-0.70%	2.10%	-0.64%	11.45%	29,772,469	33,762,357
Construction Costs	-10.00%	48,078,810	(28,862,670)	11.65%	9.49%	10.23%	11.28%	67,892,117	60,885,528
	-5.00%	32,140,303	(38,780,924)	7.50%	7.28%	6.97%	11.17%	52,026,433	50,880,746
	5.00%	263,291	(58,617,431)	0.06%	2.91%	0.06%	10.96%	20,306,539	30,871,183
	10.00%	(15,675,215)	(68,535,685)	-3.29%	0.75%	-3.66%	10.86%	4,445,288	20,866,401
Sale Values	-10.00%	(28,361,045)	(74,002,310)	-6.39%	-1.41%	-6.90%	11.05%	-1336989	15,352,084
	-5.00%	(6,079,624)	(61,350,744)	-1.37%	1.92%	-1.39%	11.05%	17,461,490	28,114,024
	5.00%	38,483,218	(36,047,611)	8.65%	8.10%	8.17%	11.06%	54,886,881	53,637,905
	10.00%	60,764,639	(23,396,044)	13.64%	10.99%	12.43%	11.06%	73,614,947	66,399,845
Target Margin	14.00%							49,698,507	
	16.00%							42,819,138	
	20.00%							29,778,000	
	22.00%							23,583,528	

Variations in Net Present Value



Target IRR (Discount Rate) \ Sale Values	▼10%	▼5%	no change	▲5%	▲10%
▲12%	(63,076)	(48,617)	(34,158)	(19,699)	(5,240)
▲14%	(68,862)	(55,345)	(41,827)	(28,310)	(14,792)
▲16%	(74,002)	(61,350)	(48,699)	(36,047)	(23,396)
▲18%	(78,567)	(66,713)	(54,859)	(43,004)	(31,150)
▲20%	(82,620)	(71,501)	(60,383)	(49,264)	(38,145)

Variations in Project IRR



Construction Costs \ Sale Values	▼10%	▼5%	no change	▲5%	▲10%
▼10%	3.17%	6.41%	9.49%	12.43%	15.23%
▼5%	0.87%	4.16%	7.28%	10.26%	13.10%
no change	-1.41%	1.92%	5.08%	8.10%	10.99%
▲5%	-3.68%	-0.30%	2.91%	5.96%	8.88%
▲10%	-5.91%	-2.50%	0.75%	3.84%	6.79%

Notes: Two-Way What-If Charts don't consider variations to Corporate Tax caused by the change in the 2 selected variables. This is due to Finance Fees and/or Interest Charges being allocated to Works in Progress (WIP) for Profit and Loss reporting.

ARGUS EstateMaster | Development Feasibility

COMPARISON OF OPTIONS

Gladesville

	3	4	5	6	7	8
		Block 4 Option 1 FSR 3:1	Block 4 Option 1 FSR 4:1	Block 4 Option 1 FSR 4.75:1		
		FSR 3:1	FSR 4:1	FSR 4.75:1		
		365 Residential Units 42,028 GFA 13,870 SqM Residential Under Review	500 Residential Units 55,400 GFA 13,870 SqM Residential Under Review	607 Residential Units 65,882.50 GFA 13,870 SqM Residential Under Review		
Licensed to: Hill PDA						
Revenues						
Gross Sales Revenue		503,788,118	685,860,469	840,783,251		
Less Selling Costs		(8,896,506)	(11,967,561)	(14,602,803)		
NET SALES REVENUE		494,891,611	673,892,908	826,180,448		
Less GST paid on all Revenue		(34,031,998)	(50,355,224)	(64,310,427)		
TOTAL REVENUE (after GST paid)		460,859,613	623,537,685	761,870,020		
Costs						
Land Purchase Cost		90,000,000	90,000,000	90,000,000		
Land Acquisition Costs		6,690,490	6,690,490	6,690,490		
Construction (inc. Construct. Contingency)		275,755,576	372,198,587	455,295,729		
Professional Fees		23,439,224	31,636,880	38,700,137		
Statutory Fees		14,876,231	20,089,889	24,484,231		
Compensation (Coles)		2,500,000	2,500,000	2,500,000		
Miscellaneous		-	-	-		
Marketing		5,037,881	6,858,605	8,407,833		
Land Holding Costs		3,024,087	3,119,102	3,863,232		
Pre-Sale Commissions		3,698,197	5,178,951	6,416,778		
Finance Charges (inc. Fees)		666,109	899,063	1,099,781		
Interest Expense		18,970,021	27,763,893	36,926,125		
TOTAL COSTS (after GST reclaimed)		444,657,816	566,935,459	674,384,334		

Performance Indicators	3	4	5	6	7	8
[1] Gross Development Profit		16,201,797	56,602,225	87,485,686		
[3] Development Margin (Profit/Risk Margin)		3.64%	9.98%	12.97%		
Target Development Margin		18.00%	18.00%	18.00%		
[4] Residual Land Value (Target Margin)		36,165,750	51,611,296	61,333,553		
[5] Breakeven Date for Cumulative Cash Flow		May-2029	Jun-2029	Aug-2029		
Discount Rate (Target IRR)		16.00%	16.00%	16.00%		
[6] Net Present Value		(48,699,177)	(36,363,954)	(30,359,480)		
[8] Benefit Cost Ratio		0.844	0.905	0.932		
[9] Project Internal Rate of Return (IRR)		5.08%	9.48%	11.43%		
[10] Residual Land Value (NPV)		40,875,964	53,317,282	59,392,990		
Peak Debt Exposure		320,760,362	434,552,470	534,654,367		
Date of Peak Debt Exposure		Nov-2028	Jan-2029	Mar-2029		
[11] Breakeven Date for Project Overdraft		Jan-2029	Mar-2029	May-2029		
Total Equity Contribution		121,106,740	128,509,599	135,089,256		
Peak Equity Exposure		121,106,740	128,509,599	135,089,256		
Date of Peak Equity Exposure		Jan-2027	Feb-2027	Feb-2027		
[12] IRR on Equity		3.59%	10.42%	13.82%		
Weighted Average Cost of Capital (WACC)		11.06%	10.48%	10.15%		

Yield Analysis	3	4		5		6		7	8
Sales		Qty	SqM	Qty	SqM	Qty	SqM		
Residential - 1 Bedroom Units		90	4,950	125	6,875	150	8,250		
Residential - 2 Bedroom Units		184	14,720	250	20,000	307	24,560		
Residential - 3 Bedroom Units		91	10,010	125	13,750	150	16,500		
Retail Shops		-	5,000	-	5,000	-	5,000		
TOTAL		365	34,680	500	45,625	607	54,310		
Tenancies			SqM		SqM		SqM		
TOTAL			-		-		-		

Footnotes (based on current Preferences):

1. Development Profit: is total revenue less total cost including interest paid and received
2. Developer's Net Profit after distribution of profit share.
3. Development Margin: is profit divided by total costs (exc selling & leasing costs)
4. Residual Land Value: is the maximum purchase price for the land whilst achieving the target development margin.
5. Breakeven date for Cumulative Cash Flow: is the last date when total debt and equity is repaid (ie when profit is realised).
6. Net Present Value: is the project's cash flow stream discounted to present value. It includes financing costs but excludes interest and corp tax.
8. Benefit:Cost Ratio: is the ratio of discounted incomes to discounted costs and includes financing costs but excludes interest and corp tax.
9. Internal Rate of Return: is the discount rate where the NPV above equals Zero.
10. Residual Land Value (based on NPV): is the purchase price for the land to achieve a zero NPV.
11. Payback date for the equity/debt facility is the last date when total equity/debt is repaid.
12. IRR on Funds Invested is the IRR of the equity cash flow including the return of equity and realisation of project profits.



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Attachment 3 – Transport Impact Assessment

GLADESVILLE MASTERPLAN

Transport Impact Assessment

BITZIOS consulting
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26 March 2025



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1. INTRODUCTION

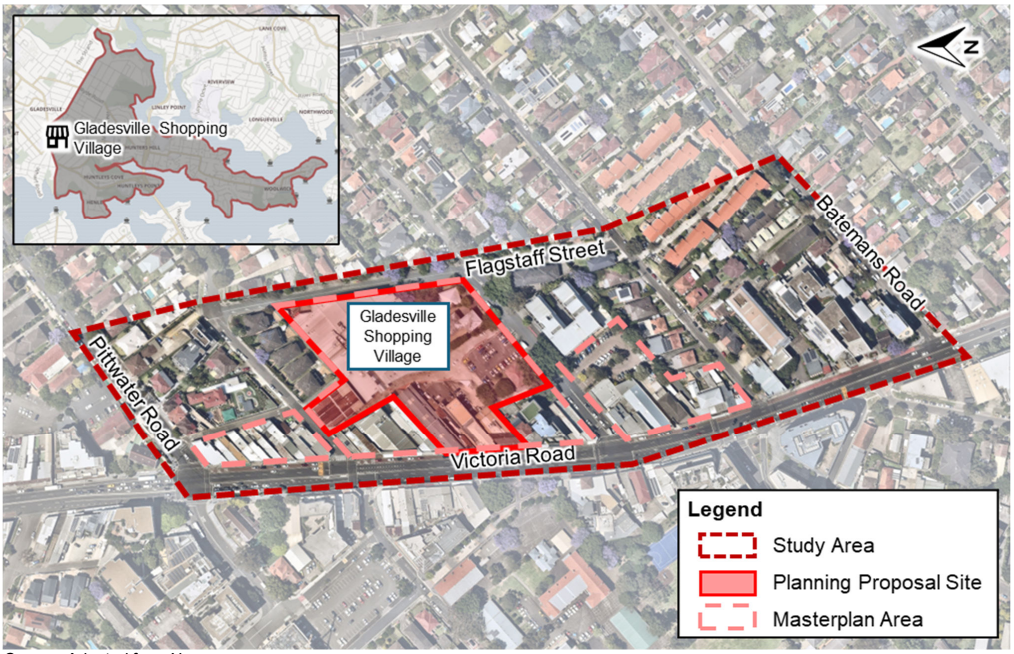
1.1 Background

The Gladesville commercial precinct, currently anchored by the Gladesville Shopping Village, is being considered to cater for a revitalised town centre. The aim of this planning proposal is to shape the redevelopment of the centre to increase the sense of place, stabilise currently variable trading performance and accelerate the renewal of properties within the precinct. The masterplan results in an increase in maximum floor space ratios and building heights, resulting in an increase in transport demand.

Bitzios Consulting (Bitzios) has been commissioned by Hunters Hill Council (Council) to prepare a Transport Impact Assessment (TIA) to support the proposal, and to provide further information to concerned stakeholders around the transport constraints and opportunities of the masterplan.

This assessment considers all modes of transport to, from and through the precinct area, including how alternative transport modes can be catered and encouraged. In addition to consideration for private vehicle, bus, taxi / rideshare, walking and cycling, the provision of parking is a key consideration to ensure parking demand does not spill into nearby residential streets.

The study area is illustrated in Figure 1.1.



Source: Adapted from Nearmap

Figure 1.1: Study Area

2. PLANNING PROPOSAL

2.1 Planning Context

Council has undertaken planning proposal investigations of several key blocks to facilitate development of a revitalised town centre through an amendment to the Hunters Hill LEP 2012. An economic and feasibility assessment was prepared by HillPDA Consulting which found that despite several blocks being nominated for redevelopment, including the Signal Hill car park, only the block containing the Gladesville Shopping Village (Block 4) was likely to be economically feasible.

2.2 Yield Projections

The *Gladesville Masterplan: Economic and Feasibility Assessment* was prepared by HillPDA Consulting in February 2025 and provides assessment of the block containing the Gladesville Shopping Village (Block 4). The assessment evaluated 3 options for yield, with Option 2 providing the most viable yield as the 'median' scenario. The yield for option 2 is below:

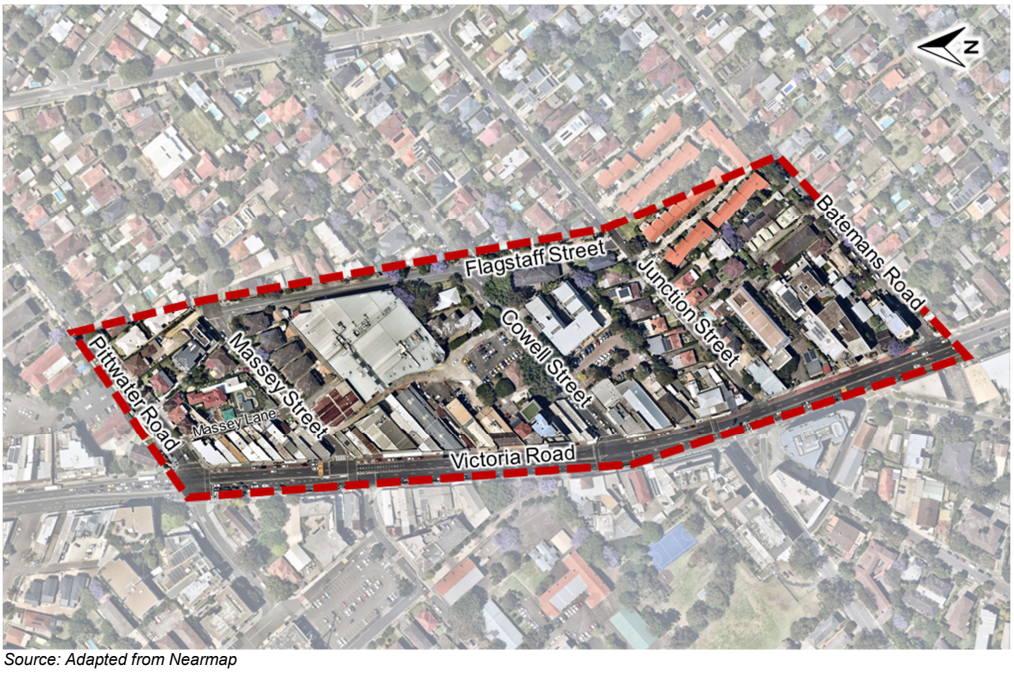
- 5,000m^2 GLFA Retail
- 522 Approximate apartments
  - 129 1-bedroom apartments
  - 263 2-bedroom apartments
  - 130 3-bedroom apartments

Given the proposed new planning provisions, this yield is considered most likely and as such has been adopted for this assessment. This potential yield within the Gladesville Town Centre will be referred to as the future Gladesville Development for the purposes of this assessment. The other blocks previously identified for redevelopment within the planning proposal investigation are understood to now not form part of the planning proposal and as such have been excluded from this assessment.

3. EXISTING CONDITIONS

3.1 Overview

The Gladesville commercial precinct predominately serves local residents from Hunters Hill, Tennyson Point and Putney. The precinct is located within the Hunters Hill Local Government Area (LGA) and is fronted by Victoria Road, which is a key arterial connection for the wider area. The local road network is illustrated in Figure 3.1.



Source: Adapted from Nearmap

Figure 3.1: Study Area Overview

3.2 Road Network

The key roads within the study area are summarised in Table 3.1.

Table 3.1: Key Roads

Road Name	Jurisdiction	Hierarchy	No. of Lanes	Direction	Speed Limit
Victoria Road	State	Arterial Road	4	Two-way	60km/h
Pittwater Road	Council	Collector Road	2	Two-way	60km/h
Junction Street	Council	Local Street	2	Two-way	50km/h
Batemans Road	Council	Local Street	2	Two-way	50km/h
Cowell Street	Council	Local Street	1-2	Two-way, with a one-way eastbound section	50km/h
Flagstaff Street	Council	Local Street	1-2	Two-way, with a one-way northbound section	50km/h
Massey Street	Council	Access Street	1	One-way (westbound)	50km/h

Massey lane	Council	Access Lane	1	One-way (southbound)	50km/hr

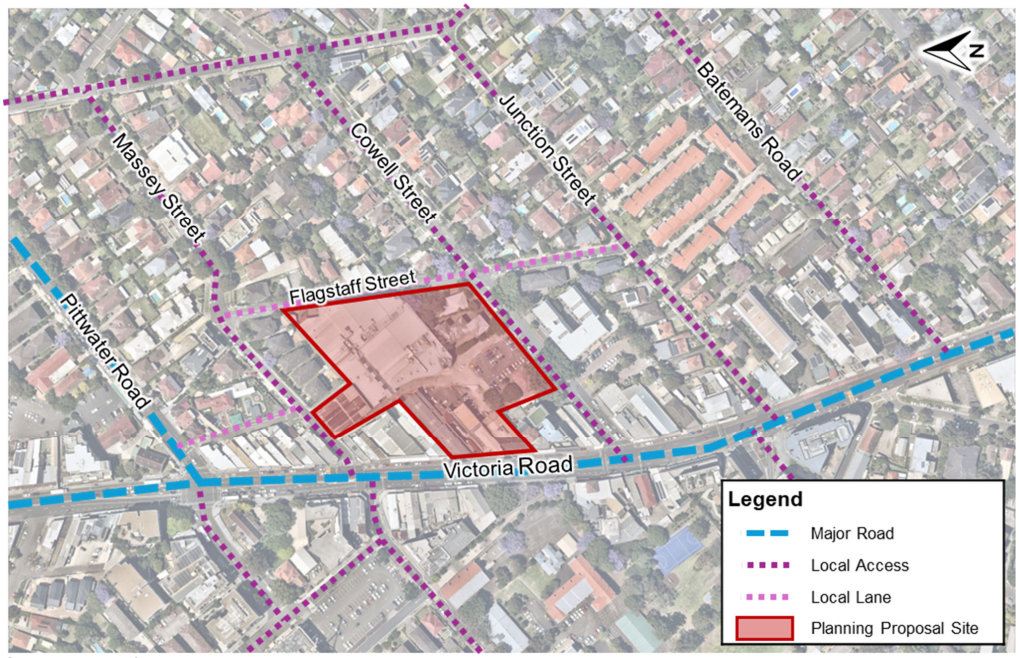
Victoria Road is the primary route to / from the study area for the majority of key trip generators.

3.3 Movement Assessment

3.3.1 Traffic

Private vehicle (car) trips are the dominate mode for users travelling to and from the precinct with around 75% mode share as identified in the draft *Hunters Hill Integrated Transport Strategy* (2024). As this precinct is predominately a local shopping centre, most trips are generated from the local catchment, from west Hunters Hill via Gladesville Road and from north Hunters Hill via Pittwater Road. The precinct also generates trips from other nearby suburbs such as Tennyson Point and Putney and generates trips via Victoria Road.

The local road network hierarchy is illustrated in Figure 3.2.

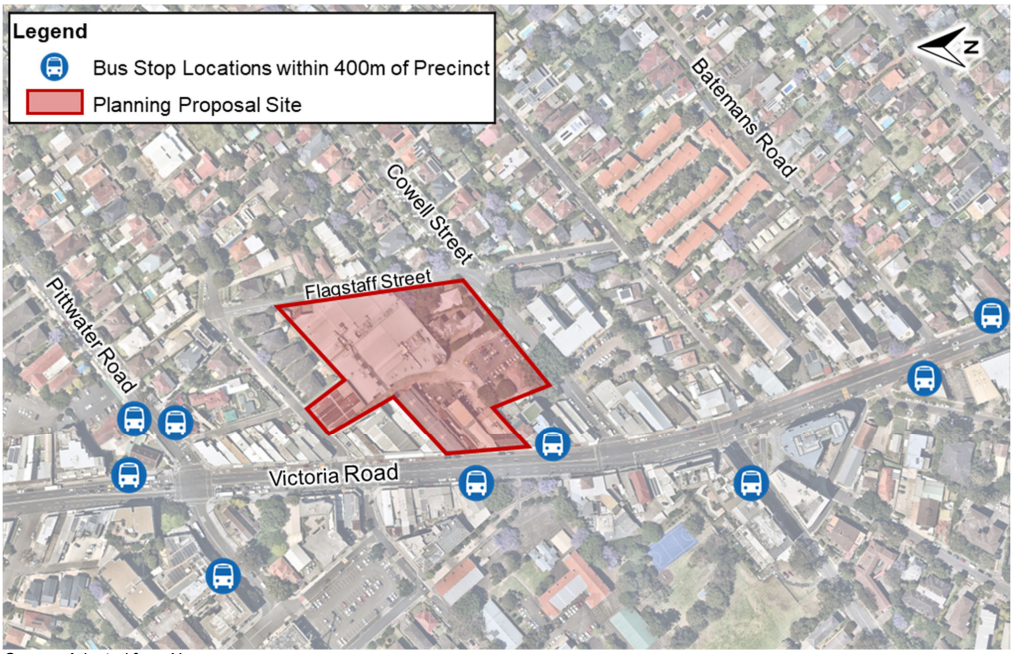


Source: Adapted from Nearmap

Figure 3.2: Wider Local Road Network

3.3.2 Public Transport

Existing public transport servicing consists entirely of bus services operated by several Sydney bus operators. There are peak hour bus lanes that serve as on-street parking along Victoria Road during off-peak. There are several bus stops within a 400m (5 minute walk) of the precinct that service a range of bus routes to provide routes to the CBD, Parramatta and more. It is noted that the kerbside southbound lane operates a bus lane from 6am – 10am on weekdays. Bus stops are typically provided with a single B-pole without a formal shelter, or any dedicated infrastructure. Bus stops in the study area are shown in Figure 3.3.



Source: Adapted from Nearmap

Figure 3.3: Bus Stop Locations

The precinct is generally well served by bus stops, however, the insufficient quality of bus stop infrastructure reduces desirability and makes bus stops difficult to locate among other street furniture, advertising and awnings. Critically several of these stops do not have tactile ground surface indicators (TGSI) in accordance with *The Disability Standards for Accessible Public Transport* (DSAPT) and TfNSW's *Bus Stop Urban Design Guideline,* this means accessibility for visually impaired is poor.

A typical bus stop location and infrastructure can be seen in Figure 3.4.

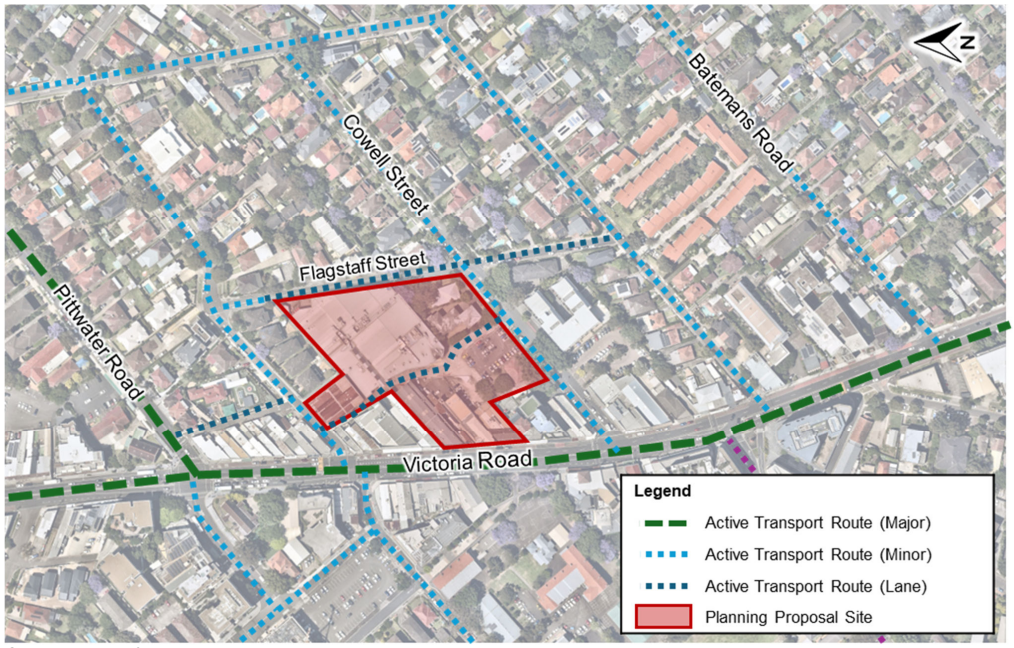


Source: Google Street View

Figure 3.4: Typical Bus Stop Infrastructure

3.3.3 Active Transport

There is minimal active transport connections provided outside of the road reserve. Active transport routes are illustrated in Figure 3.5.



Source: Adapted from Nearmap

Figure 3.5: Active Transport Routes

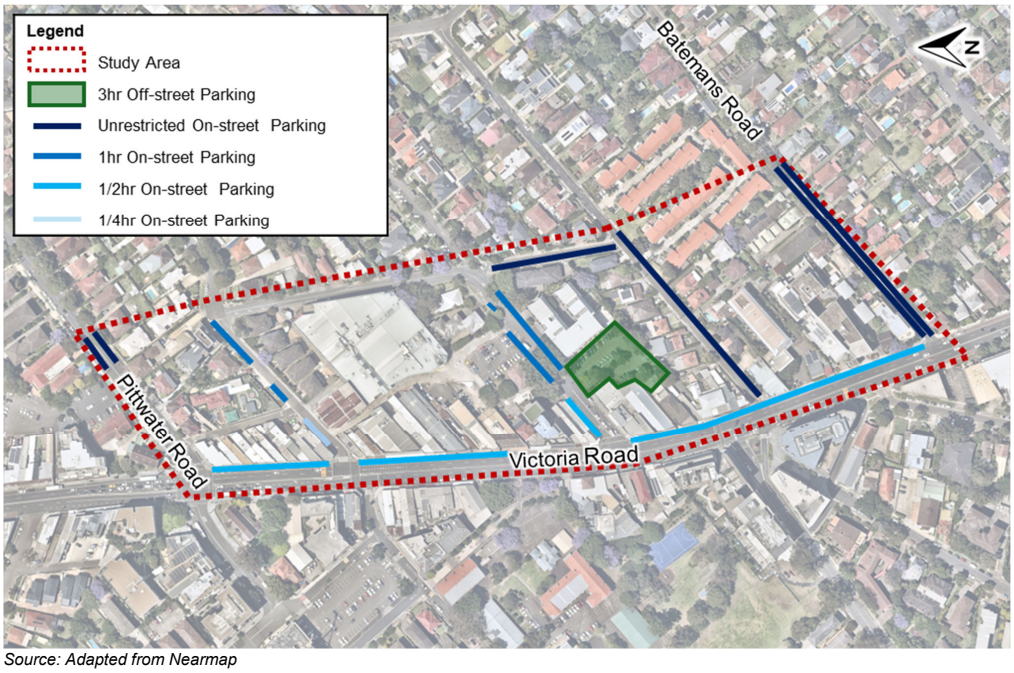
Pedestrian pathways are generally provided along most roads, and their forms are generally suitable for the road hierarchy. Suitable curb ramps and crossing points are generally provided. Signalised crossings along Victoria Road are in close proximity for a 6-lane arterial road however it is noted this limits access to the precinct from the west. As shown in Figure 3.5, There is an existing pedestrian connection through the Gladesville Shopping Village and carpark, and was observed with high use during the site visit with minimal access to the shopping village via entry on Victoria Road. This connection should be retained and encouraged.

There are extremely limited bicycle facilities, pedestrian pathways are too narrow for bicycle users and even the wider pathways fronting Victoria Road are congested with pedestrians accessing the many businesses fronting the road. No roads in the study area have on-street or off-street bicycle routes with the exception of Pittwater Road which has an off street 2.3m wide shared pathway that ends at Victoria Road / Pittwater Road / Jordan Street intersection. Further, there is minimal bicycle parking located in easy to find areas fronting businesses, further discouraging riding.

The topology of the area limits mode share of bicycles in the area as the precinct is located at the peak of elevation, with climbs to the precinct, when travelling from both the east and west.

3.4 Parking Analysis

Council controlled on-street and off-street parking is provided throughout the study area. Location and time restriction of parking are illustrated in Figure 3.6.



Source: Adapted from Nearmap

Figure 3.6: Council Controlled Parking

As shown in Figure 3.6, time restrictions are generally shorter with proximity to Gladesville Shopping Village. The Signal Hill off-street car park (3hr restriction) provides 40 spots. Unrestricted parking within the study area has been observed to have generally high occupancy.

The on-street parking along Victoria Road is utilised as a bus lane during morning weekday peak (6am-10am). This reduces parking capacity during that time.

There are no restrictions on the existing on-street parking along Batemans Road. Vehicles can be observed parking on the eastern footpath to retain sufficient road width for through vehicles. Vehicles parked on the footpath can be observed in Figure 3.7.



Source: Google Streetview

Figure 3.7: Batemans Road Parking on Footpath

This blocks the footpath for active transport users and is of particular concern for vulnerable users (people using mobility aids, elderly, etc.).

4. TRANSPORT ASSESSMENT

4.1 Overview

Encouraging modal shift within the future Gladesville Development is critical to ensure both increasing quality of life for existing and future local residents and economic viability of future development. Ensuring amenity and desirability of pedestrian infrastructure will serve to achieve key objectives for the town centre including improving amenity within the public domain, increasing levels of social and commercial activity and an identifiable character for the centre as detailed within Chapter 4.4 of Council's *Development Control Plan* (DCP).

Encouraging a mode shift will also serve to reduce the impact of development on local congestion by reducing the vehicle trips generated and requirements to supply parking. Reducing parking can further serve to reduce requirements for parking provided and therefore increase propensity for maximum yield to be economically viable.

The assessment below outlines strategies to encourage and support modal shift within the town centre while ensuring impact of traffic on the network is minimised.

4.2 Parking Strategy

4.2.1 Council's Development Control Plan Parking Rates

Table 4.1 details the number of required parking spaces for each land use within the future Gladesville Development as per the parking rates provided within Council's *Development Control Plan* (DCP).

Table 4.1: Council's DCP Parking Rates

Land Use	Yield	Rate	Car Parking Requirements
1-Bedroom Unit	129 Units	1 per Unit	129
2-Bedroom Unit	263 Units	1.2 per Unit	316
3-Bedroom Unit	130 Units	1.6 per Unit	208
Residential Visitors	522 Units	1 per 4 Units	131
Commercial Premises	5,000m^2 GLFA	1 per 30m^2 GFA	167
		Total	**951**

The residential rates found within Council's DCP are broad in their application and do not provide consideration of the mixed-use nature of Gladesville town centre and the need to encourage a modal shift. Methods to providing equivalent carparking while encouraging modal shift are detailed in the sections below.

4.2.2 Residential Visitor Parking

The provision of residential visitor parking at a rate of one space per four units was identified in HillPDA's assessment as a constraining factor in the redevelopment potential of the centre. The provision of residential visitor parking does not increase unit value, however, is very expensive to construct within basement or podium parking levels. Given Block 4 is anticipated to cater for a mixture of residential and commercial uses, this forms the basis of potential parking relaxations over the Gladesville Shopping Centre site.

Peak commercial parking and residential visitor parking are expected to occur outside of each other and can benefit from cross utilisation. To increase the utilisation of parking, it is recommended that the residential visitors parking rates is reduced to 1 per 10 units, as demand can be accommodated within the retail parking supply. This proposes no changes to the retail parking rates but would require retail parking to always be accessible to residential visitors.

4.2.3 Motorcycle Parking

Motorcycles comprise approximately 5% of Australia's motor vehicle fleet (Australia Bureau of Statistics, 2021) and have an intensified use in urban areas for their ability to circumvent congestion and provide more parking opportunities.

In acknowledgement of this utilisation, it is recommended that up to 5% of the of the parking supply can be provided as motorcycle parking for all uses. As motorcycles are taking cars off the road, it is recommended that motorcycle spaces can be provided as a travel demand measure. Future development over the site would be able to provide two motorcycle spaces to offset one car parking space.

4.2.4 Unbundled Car Parking

Unbundled residential parking is where parking spaces are purchased or rented separately to housing and has been shown to improve housing affordability and reduce car ownership. By decoupling the price of a car space from the price of unit purchase / rent, residents are provided a better breakdown of costs as it relates to car parking.

Within the residential component of the future Gladesville Development, unbundling car parking can serve to reduce car ownership and increase both housing affordability and economic feasibility of development. Unbundled parking would also provide an option to allocate additional parking spaces to households with two or more cars, reducing reliance on on-street parking for those households.

It is recommended that unbundled car parking is utilised as a travel demand measure to reduce parking demand and increase the propensity for redevelopment. It is recommended that should 20% of residential car parking be unbundled, this should equate to a 20% reduction in the minimum parking rate.

4.2.5 Carshare Parking

Carshare is a model of rental car where people rent cars for short periods of time, with dispersed vehicle locations throughout a region. Typically, a vehicle has a set parking location which it is picked up from and returned to after use. Services operating in Sydney include GoGet, Hertz-Flexicar or Kinto and provide an alternative to car ownership, particularly for people who make car trips infrequently. Carshare provides a meaningful alternative to car ownership when supported by active and public transport and can encourage households to 'ditch the second car'.

A carshare parking space is illustrated in Figure 4.1.



Source: GoGet Carshare

Figure 4.1: Car Share Only Parking

Research indicates 5 - 15 cars are 'replaced' through the provision of one carshare vehicle, as such, it is recommended that for each carshare parking space provided, it can offset 5 residential parking spaces from Council's DCP requirements.

4.2.6 Bicycle Parking

Chapter 5.3.2 of Council's DCP identifies the following objective, "Accommodate access and parking for vehicles and bicycles which is safe and convenient". Council's DCP however, provides no requirement for developments to provide bicycle parking.

Providing quality and accessible bicycle parking for both the residential and retail components of the future Gladesville Development will support the needed modal shift and will further support the strategies detailed above. As such, it is recommended that the rates provided within Austroads' *Guide to Road Management: Part 11: Parking Management Techniques* are adopted. These rates are provided in Table 4.2.

Table 4.2: Austroads Guidelines Bicycle Parking Rates

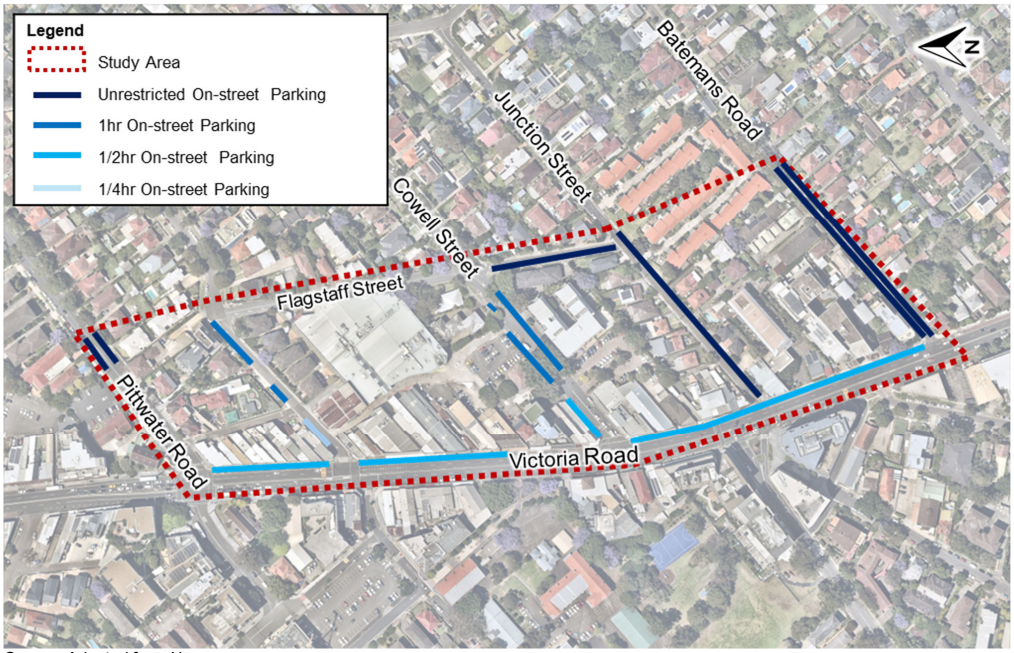
Land Use	Indicative Yield	Rate		Indicative Bicycle Parking Requirements	
		Employee/resident	Visitor/shopper	Employee/resident	Visitor/shopper
High Density Residential	522 Units	1 per 3 Units	1 per 12 Units	44	174
Commercial Premises	5,000m^2 GLFA	1 per 300m2 GFA	1 per 500m2 over 1000m2 GFA	8	17

All bicycle parking should be provided in accordance with *AS2890.3 Bicycle Parking Facilities* and relevant Austroads' guidelines. This includes providing bicycle parking in accessible locations that are easy to find, particularly for visitor/shopper parking.

4.2.7 On-Street Parking

Adequate provision of off-street parking within the future Gladesville Development is key to minimising the demand for existing on-street parking facilities and ensuring that spaces experience high turnover and are available for visitors of the Gladesville Town Centre.

Existing parking restrictions were assessed in Section 3.4 and are shown in Figure 4.2.



Source: Adapted from Nearmap

Figure 4.2: Council Controlled Parking

As shown in Figure 4.2, there are parking restrictions on most nearby streets, limiting overnight long term on-street parking. It is recommended that the unrestricted parking on Junction Street and Flagstaff Street within the study area are updated to 1hr restrictions, in line with restrictions on Cowell Street. With these parking restrictions combined with the other recommended parking strategies, it is unlikely that there will be significant impact on the on-street car parking within the study area.

Following the redevelopment associated with the Gladesville Masterplan, it is recommended that a review of on-street parking patterns is undertaken by Hunters Hill Council. This will be used to dictate any further changes to on-street parking restrictions necessitated through the increase in residential / commercial demand.

4.2.8 Recommendations

It is recommended that the carparking rates in Council's DCP are adopted for future Gladesville Development, with the following changes:

- The residential visitors parking rates within mixed-use developments is reduced to 1 per 10 units, as demand can be accommodated within the retail parking supply
- Up to 5% of the required parking supply can be provided as motorcycle parking, with two motorcycle spaces offsetting one car space
- 20% of residential parking within the development can be provided as unbundled car parking (purchased or rented separately to units) to provide a 20% car parking reduction
- Each carshare parking space provided offsets 5 residential parking spaces

- Bicycle parking is provided at the rates identified by Austroads and is in accordance with *AS2890.3* and Austroads Guidelines
- Unrestricted off-street parking on Flagstaff Street and Junction Street are restricted to 1hr parking to ensure parking remains available.

These recommendations will be most effective when applied together as they will wholistically support a reduction in car ownership and the needed modal shift. These strategies are also further supported by the following public transport and active transport strategies to provide meaningful alternative modes.

4.3 Trip Generation and Distribution

Traffic generation rates were sourced from TfNSW's *Guide to Transport Impact Assessment* (GTIA). The trip generation rate for High Density Residential has been provided at a rate of car parking spaces. Given the parking strategy recommendations detailed in Section 4.2, peak AM and PM trips have been generated using both parking requirements in Council's DCP and the provided parking given the parking strategy recommendations. **It is noted that a significant volume of these trips are existing, generated from the existing Gladesville Shopping Centre**.

Table 4.3: Future Gladesville Development Trip Generation

Land Use	Yield	AM Rate	PM Rate	AM Trips (veh/h)	PM Trips (veh/h)
With Council's DCP Parking Rates					
High Density Residential	784 parking spaces	0.19P+1.79	0.35P+3.65[1]	151	298
Small Shopping Centre	5,000m² GLFA	0.066A + 126	0.089A + 170	456	615
			Total	**607**	**913**
With Council's DCP Parking Rates and Adopted Travel Demand Measures					
High Density Residential	562 parking spaces	0.19P+1.79	0.35P+3.65[1]	109	214
Small Shopping Centre	5,000m² GLFA	0.066A + 126	0.089A + 170	456	615
			Total	**565**	**829**

[1]*PM rate is provided as person trips. The PM trips have been multiplied by the average vehicle occupancy (1.07) as surveyed within the report Trip Generation Surveys High Density Residential (Car Based): Analysis Report*

Based on the recommended changes to the parking rate, the anticipated distribution of trips is provided in Table 4.4.

Table 4.4: Traffic Distribution

Land Use	AM Trip Split		PM Trip Split		AM Trips (vph)		PM Trips (vph)	
	IN	OUT	IN	OUT	IN	OUT	IN	OUT
Residential	20%	80%	70%	30%	22	87	150	64
Retail	50%	50%	50%	50%	228	228	308	308
				TOTAL	**250**	**315**	**458**	**372**

The anticipated assignment of trips is provided in Table 4.5.

Table 4.5: Traffic Assignment

Direction	North (Victoria Road)			South (Victoria Road			East (Batemans Road)		
	%	Inbound	Outbound	%	Inbound	Outbound	%	Inbound	Outbound
AM Peak	50%	125	157	40%	150	64	10%	25	31
PM Peak		229	186		183	149		46	37

The anticipated traffic volumes are likely to increase traffic at the Victoria Road / Cowell Street intersection, with all traffic coming into the study area from the south, and all traffic leaving the study area to the north needing to use this intersection. This impacts the right turn into Cowell Street and the right turn out of Cowell Street.

The right turn into Cowell Street generated by the site represents three vehicles per minute in the PM peak. The increase in right turn demand could be ameliorated through the extension of the right turn lane on Victoria Road. Given the constraints within the road reserve, significant increases in turn pocket length would require upstream lane reallocations and would be subject to further investigation.

The right turn out of Cowell Street generated by the site represents 2.5 trips per minute in the AM peak. Based on the low existing demand leaving Cowell Street during the AM peak hour, and the frequency and duration of the signalised pedestrian movements across the northern leg, this additional traffic is not anticipated to significantly impact the external road network.

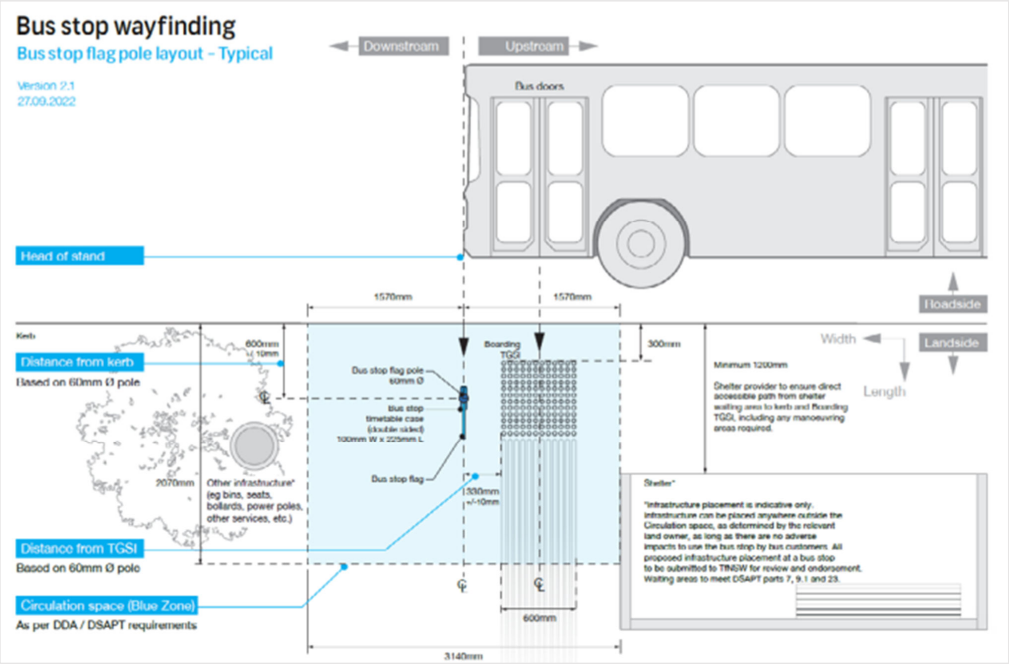
Additional traffic on Batemans Street and the surround local road network is anticipated to have a negligible impact on amenity.

4.4 Public Transport Strategy

The future Gladesville Development will be serviced by the bus stop locations as identified in Section 3.3.2. Majority of these stops have only a B-pole and are difficult to identify and have limited amenity. The on-peak bus lanes on Victoria Road can be better utilised to support the future town centre and this can be supported through higher quality bus stop infrastructure.

It is recommended that these are upgraded to provide better identification and amenity to support the existing on-peak bus lanes by providing the wider. Most bus stop locations within 400m (5-minute walk) of the future Gladesville Development have limited kerbside space and are competing with existing roadside furniture and shopfronts.

To provide accessibility for visually impaired people, upgrades to bus stops must include tactile ground surface indicators (TGSI) in accordance with *The Disability Standards for Accessible Public Transport* (DSAPT) and TfNSW's *Bus Stop Urban Design Guideline*. A typical layout for TGSI are shown in Figure 3.4.



Source: The Disability Standards for Accessible Public Transport

Figure 4.3: Bus Stop Layout - Typical

Providing TGSI will also serve to further formalise the stop locations and make them stand out among the visual noise.

It is recommended that the planning proposal is accompanied by provision of these public transport infrastructure upgrades with the redevelopment of the site.

4.5 Active Transport Strategy

The internal laneway within the existing Gladesville Shopping Village from Cowell Street to Massey Street is identified within Council's DCP as an opportunity to change the character of the area and provide an enhanced place function, at the expense of car / truck movements.

It is recommended that this laneway be reconfigured to better encourage pedestrian and bicycle movements. It is understood that servicing for businesses is required on this laneway, as such, it is recommended that servicing via the laneway is restricted to 6am-10am only, with hours outside of this time for exclusively pedestrians and bicycle users. This will provide adequate servicing while encouraging modal shift. Consultation will be required with existing business owners before implementing this change.

This laneway should be provided as 'place' within NSW Government's *Movement and Place Framework*, with features such as street furniture, bicycle parking racks and embellishments to support a vibrant public domain. This should also be supported by landscaping treatment for stormwater drainage by providing permeable surface. Landscaping will also serve and for visual amenity and provide additional shade.

Massey Lane is also identified as a key shared path however there is limited space for additional treatment to provide increased amenity for vulnerable road users. Pavement delineation and line marking treatments should be provided.

5. CONCLUSIONS & RECOMMENDATIONS

The Gladesville commercial precinct, currently anchored by the Gladesville Shopping Village, is being considered to cater for a revitalised town centre. The transport aspects of the Gladesville Masterplan has been assessed, and the following key findings and recommendations are summarised below:

The key findings and recommendations are summarised below:

- The future Gladesville Development has been defined for this assessment by The *Gladesville Masterplan: Economic and Feasibility Assessment* was prepared by HillPDA and includes:
  - 5,000m^2 GLFA Retail
  - 522 apartments
- Encouraging a mode shift within the future Gladesville Development is critical to ensure both increasing quality of life for existing and future local residents and the economic viability of future development
- It is recommended that the carparking rates in Council's DCP are adopted for future Gladesville Development, with the following changes:
  - The residential visitors parking rates within mixed-use developments is reduced to 1 per 10 units, as demand can be accommodated within the retail parking supply
  - Up to 5% of the required parking supply can be provided as motorcycle parking, with two motorcycle spaces offsetting one car space
  - 20% of residential parking within the development can be provided as unbundled car parking (purchased or rented separately to units) to provide a 20% car parking reduction
  - Each carshare parking space provided offsets 5 residential parking spaces
  - Bicycle parking is provided at the rates identified by Austroads and is in accordance with *AS2890.3* and Austroads Guidelines
  - Unrestricted off-street parking on Flagstaff Street and Junction Street are restricted to 1hr parking to ensure parking remains available
- It is anticipated that the future Gladesville Development would generate a total of 565 tips in the AM peak and 829 trips in the PM peak. This is expected to have impacts on the Victoria Road / Cowell Street intersection, particularly the right turn into Cowell Street, however any impact mitigation measures, such as turn pocket extensions or lane reallocations would be subject to further investigation
- It is recommended that the planning proposal is accompanied by provision of existing bus stop location upgrades to include tactile ground surface indicators (TGSI) in accordance with *The Disability Standards for Accessible Public Transport* (DSAPT) and TfNSW's *Bus Stop Urban Design Guideline*
- It is recommended that for the laneway internal to the existing Gladesville Shopping Village from Cowell Street to Massey Street, that service vehicle access is restricted to 6am-10am only, with hours outside of this time for exclusively pedestrians and bicycle users. The laneway should be provided with attractive features such as landscaping, street furniture and embellishments to support a vibrant public domain

Based on the above, there are no transport related matters to preclude the approval of the Gladesville Masterplan planning proposal subject to reasonable and relevant provisions to accommodate the proposed increased transport demand resulting from the development.

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Gladesville Masterplan: Transport Impact Assessment
Project: P6826 Version: 002

1

Attachment 4 – Heritage Impact Assessment and AHIMS Database Search

planning consultants

Statement of Heritage Impact

Gladesville Masterplan



Prepared for: Hunters Hill Council
March 2025

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1 Introduction

1.1 Commission

DFP has been commissioned by Hunters Hill Council to prepare a Statement of Heritage Impact (SoHI) for a planning proposal for Gladesville town centre and associated urban design study. The site comprises four blocks with Block 4 being the key site.

This statement reviews the impacts of the works against the assessed heritage significance providing, where appropriate, recommendations for measures to mitigate impacts.

1.2 Purpose of Report

This report has been commissioned by Hunters Hill Council to inform the Gladesville Master Plan Proposal regarding the heritage impacts on heritage items and a heritage conservation area within, or adjacent to, the study area in accordance with the relevant provisions of:

- The *Environmental Planning and Assessment Act 1979* and associated statutory instruments, regulations, guidelines and directions. This includes consideration of relevant directions under section 9.1(2) of the *Environmental Planning and Assessment Act 1979*.
- The *Heritage Act 1977* and associated statutory instruments, regulations and guidelines.
- The Local Environmental Plan Making Guideline August 2023 (Department of Planning and Environment).

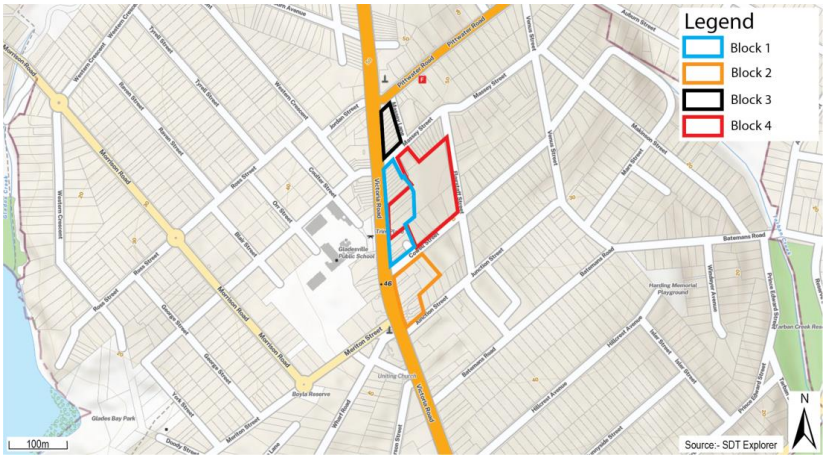


Figure 1 Site Location

1 Introduction



Figure 2 Aerial Photograph

The study area as indicated in the brief encompassed Blocks 1, 2, 3 and 4. Subsequent to issue of the commission for this report, the Council has decided not to change the existing Floor Space Ratio and Height of Buildings Standards in Block 1, 2 and 3. While these precincts will no longer form part of the planning proposal, the original brief called for assessment of potential impacts on the significance of heritage items and the heritage conservation area in Blocks 1, 2 and 3, which had been undertaken prior to advice that the planning proposal will be confined to Block 4. Therefore, our assessment of potential heritage impacts and recommendations for Blocks 1, 2 and 3 has been included in this report for guidance of the review of Hunters Hill LEP and DCP.

1.3 Authorship

The report has been prepared by Brian McDonald, Principal Urban Designer and Tyler Pickles, Project Planner, DFP Planning and reviewed by Robert Player, Director of DFP Planning.

1.4 Methodology and Structure

The methodology used in the preparation of this Statement of Heritage Impact is in accordance with the principles and definitions as set out in the guidelines to *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance October 2013)* and the latest version of the Statement of Heritage Impact Guidelines (2002), produced by the Heritage NSW, Department of Premier and Cabinet (DPC), accessed October 2015.

1.5 Limitations

This report is limited to a visual assessment of the relationship to the affected heritage items of potential development responding to the proposed new height and FSR standards. The departures from the height and FSR development standards in the LEP amendment proposal have been considered in assessing potential heritage impacts.

1 Introduction

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

Primary historical research has not been undertaken for the purposes of this statement, which relies on the existing statements of significance of each item. The assistance of Chery Kemp, Council's heritage adviser in sourcing heritage inventory descriptions and statements of significance.is gratefully acknowledged.

1 Introduction

1.6 Abbreviations and Definitions

SoHI	Statement of Heritage Impact
ICOMOS	International Council on Monuments and Sites
Burra Charter	refers to '*The Burra Charter'* prepared by Australia ICOMOS October 2013

The conservation terms used throughout this report are based on the terms and definitions adopted by *The Burra Charter, The Australia ICOMOS Charter for places of cultural significance* (Australia ICOMOS October 2013). *The Burra Charter* forms the basis for cultural conservation within Australia and is acknowledged by government heritage agencies around Australia. Terms used in this plan are defined below:

Place, means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural Significance, means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Fabric means all the physical material of the place including fixtures, contents and objects.

Conservation means all the processes of looking after a place so as to retain its cultural significance, as listed in the History Section of this report.

Maintenance means the continuous protective care of the fabric, and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Integrity (not a Burra Charter definition) means the degree to which a place or component of a place retains the form and completeness of its physical fabric, historical associations, use or social attachments that give the place its cultural significance.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

Adaptation means modifying a place to suit the existing use or a proposed use. [Article 7.2 states regarding use that: *a place will have a compatible use*]

Compatible use means a use, which respects the cultural significance of a place. Such a use involves no, or minimal impact on cultural significance.

Interpretation means all the ways of presenting the cultural significance of a place.

2 Proposed Gladesville Master Plan

2.1 Study Area

This statement assesses potential heritage impacts based on the land use zoning, floor space ratio and height of buildings standards indicated in the Council's Block Study dated May 2021.



Figure 3 Proposed site (Source: GM Urban Design & Architecture)

2.2 Current and Future Zoning

The four master plan blocks are currently zoned MU1 – Mixed Use under the LEP, there is no proposed change to the zoning.

2 Proposed Gladesville Masterplan

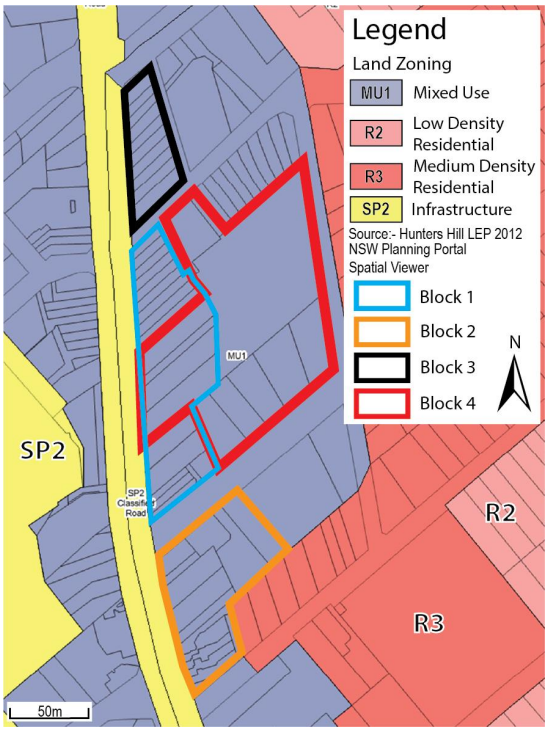


Figure 4 *Figure 4: Extract from Land Zoning Map Hunters Hil LEP 2012*

Land use zoning will not be changed and is not a major factor in the potential impacts on heritage items. However, the existing range of uses permissible in the MU1 zone may still generate conflicts with the retention values and curtilages of the heritage items in terms of compatibility with their essential characteristics.

2.3 Current and Future Floor Space Ratio

The planning proposal seeks to increase the maximum floor space ratio for Block 4. **Table 1** sets out the existing and proposed maximum floor space ratios for the blocks.

Table 1 Indicative revised maximum floor space ratio

Block	Existing	Proposed
1	2.5:1	2.5:1
2	Between 0.6:1 (south) and 2.5:1 (north)	Between 0.6:1 (south) and 2.5:1 (north)
3	2.5:1	2.5:1
4	2.3.:1 (north at Massey Street) and 2.7:1 (south)	4:1 subject to proposed amendment to Hunters Hill LEP.

2 Proposed Gladesville Masterplan

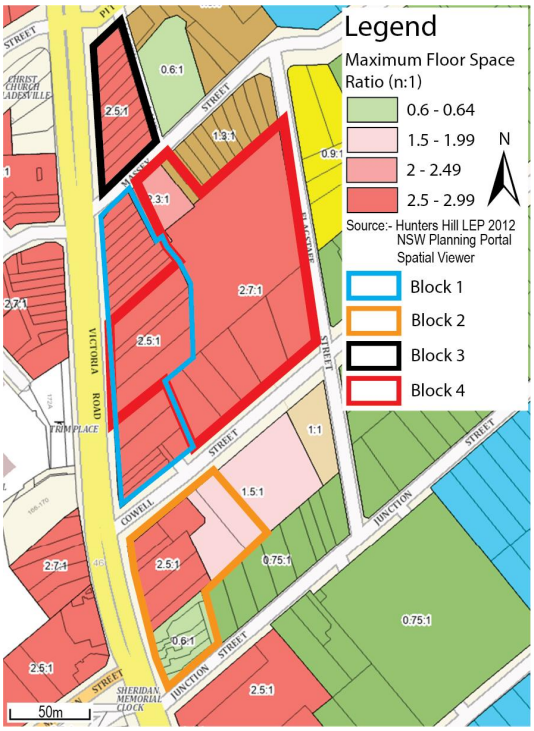


Figure 5 *Figure 5: Extract from Floor Space Ratio Map FSR_002 Hunters Hill LEP 2021*

The potential impacts on the heritage items within the Study Area will be due to the distribution of FSR over development sites and proximity of built form in the allotment curtilages and visual settings of the heritage items and the conservation area. On larger consolidated sites there may be scope for manipulating built form to reduce dominance of scale over the heritage items.

2.4 Current and Future Heights

The planning proposal seeks to increase the building height across Block 4. **Table 2** sets out the existing and proposed maximum building heights for the four blocks.

Table 2 Indicative revised maximum height of building

Block	Existing	Proposed
1	19m (west), 16m (east)	19m
2	Between 9m, (south) and 19m (north)	Between 9m, (south) and 19m (north)
3	19m	19m
4	Between 26m (north) and 34m (south)	70m subject to proposed amendment to Hunters Hill LEP.

2 Proposed Gladesville Masterplan

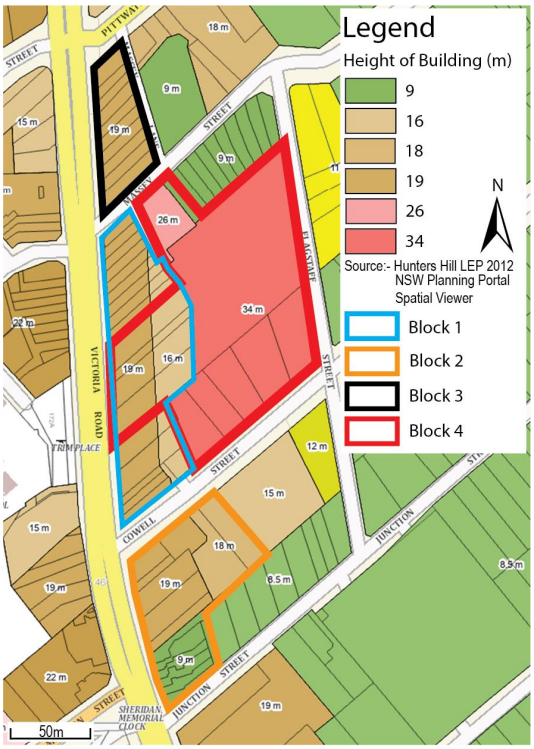


Figure 6 Extract from Height of Buildings Map Hunters Hill LEP 2021

The distribution of building heights is the major factor generating potential impacts on the heritage items within the Study Area due to the distribution of built form over development sites and impacts on the heritage items and the conservation area and their visual curtilages. On larger consolidated sites there may be scope for manipulating built form to reduce dominance of scale over the heritage items

3 Statutory Background

3.1 The Local Environmental Plan Making Guideline August 2023 (Department of Planning and Environment).

This report forms part of the due diligence for the Gladesville masterplan planning proposal. It provides the relevant heritage conservation supporting documentation for the Council-initiated planning proposal in accordance with the Local Plan Making Guideline 2023.

3.2 Ministerial Direction 3.2 Heritage Conservation

The objective of Ministerial Direction 3.2 is:

> *To conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.*

Direction 3.2 is framed in the following terms:

(1) A planning proposal must contain provisions that facilitate the conservation of:

> *(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,*
>
> *(b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and*
>
> *(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.*

Consistency

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that:

> *(a) the environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to the land, or*
>
> *(b) the provisions of the planning proposal that are inconsistent are of minor significance.*

This report identifies places and buildings of heritage significance and sets out recommendations for facilities for their conservation to address this inconsistency.

3.3 NSW Heritage Act 1977 (as amended)

The heritage items within the masterplan area are not State heritage items on the NSW Heritage Register. Nevertheless, the potential impacts on the heritage significance have been considered regarding the statements of significance for each item, established according to NSW assessment of heritage significance criteria.

3.4 Hunters Hill Local Environmental Plan 2012

The Masterplan planning proposal seeks to amend the floor space ratio and height of buildings provisions of Hunters Hill Local Environmental Plan 2012 in Block 4. Clause 5.10 applies to heritage conservation. It is important to note that any subsequent development applications that would physically or visually impact on the identified heritage items and the heritage conservation area will be assessed for consistency with

3 Statutory Background

the objectives of Clause 5.10 of the plan and that they are in accordance with sub-clause (4):

> ***Effect of proposed development on heritage significance***
>
> *The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5), or a heritage conservation management plan is submitted under subclause (6).*

In the absence of any detailed development proposals, this heritage impact report responds to the potential impacts that might arise from the Masterplan planning proposal in the form of a broad assessment of potential outcomes.

An extract compiled from Hunters Hill Local Environmental Plan 2012 Heritage Maps HER 001A and HER-002A is provided at **Figure 7** showing the heritage items and HCA 3

4 Heritage Items in Study Area and Heritage Conservation Area No 3

4.1.1 Heritage items and Hunters Hill Conservation Area No 3

Part of the site is within the Hunters Hill Conservation Area No. 3 – Gladesville Village.

A list of the heritage items that are within the site as well as heritage items close to the site that may be affected by the planning proposal is provided below.

- I480 – 2 Massey Street, Gladesville - "Dunham House"
- I487 – 263 Victoria Road, Gladesville - former Butcher shop
- I488 – 219 Victoria Road, Gladesville -former Commonwealth Bank
- I489 – 197-199 Victoria Road, Gladesville – Shops / Hotel
- I490 – 173-183 Victoria Road, Gladesville - Shops
- I514 – 10 Cowell Street, Gladesville - House

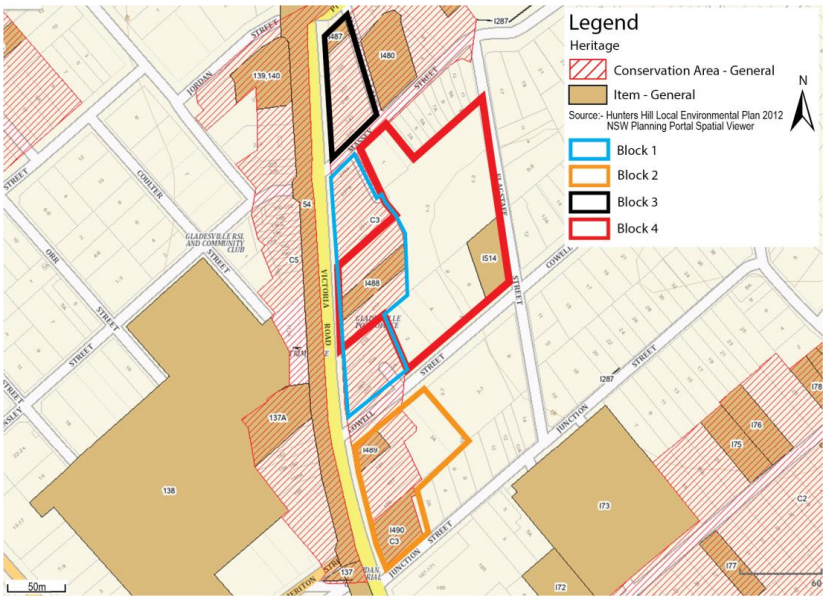


Figure 7 Extract compiled from Heritage Map Hunters Hill LEP 2021

Figure 7 shows HCA 3 extending along the east side of Victoria Road from Pittwater Road to Junction Street in red hatching. The HCA is only one block deep except north of Massey Street where it returns along Pittwater Road to incorporate the heritage items Dunham House (I480) and the Gladesville Fire Station (I483). The heritage items listed above can be seen coloured brown.

Descriptions and statements of significance for each heritage item have been provided by Council's heritage adviser, Chery Kemp, and are quoted in italics.

4.1.2 Hunters Hill Conservation Area No 3 – Gladesville Village

Description

The study by Paul Davies Pty Ltd includes an assessment of the character and key components of the Gladesville Village Precinct. The study mapped listed heritage items and contributory items along Victoria Road between Pittwater Road and Batemans Road.

4 Heritage Items in Study Area and Heritage Conservation Area No 3

The study included photographs of each heritage item and each contributory item. The contributory items within the Gladesville masterplan area are;

185 Victoria Road

187 Victoria Road

189-193 Victoria Road

203-205 Victoria Road

223-229 Victoria Road

231 Victoria Road

239-239A Victoria Road

237A -239 Victoria Road

245 Victoria Road

247 Victoria Road

251 Victoria Road

253 Victoria Road

255-259 Victoria Road

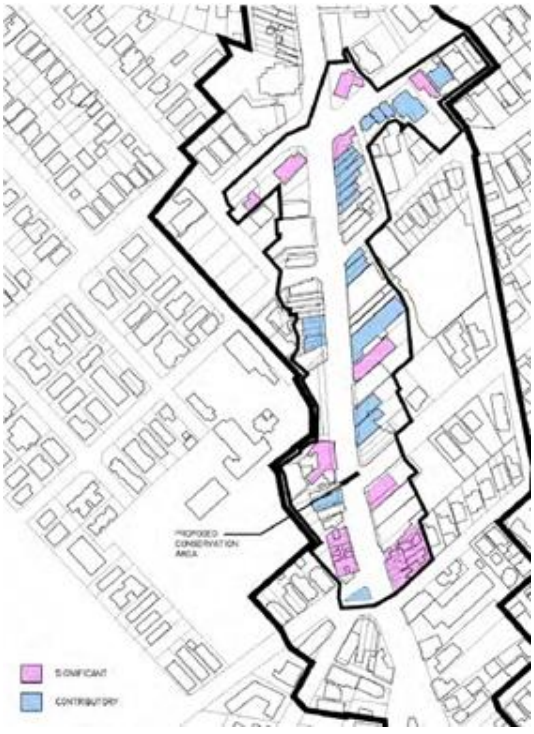


Figure 8 Proposed conservation area. Paul Davies Pty Ltd, March 2005

4 Heritage Items in Study Area and Heritage Conservation Area No 3

A statement of significance from the Paul Davies and Associates Pty Ltd study for HCA3 is reproduced on the following page.

Statement of Significance

The HCA is significant for:

- the two remaining late nineteenth century buildings that formed the focus of the late nineteenth century and early twentieth century sub-divisions to create the commercial precinct
- the collection of Interwar commercial buildings largely fronting Victoria Road that give the precinct continuity of form, one to two storey scale and its key Interwar character
- the individual heritage items that are key elements in the streetscapes
- the group of corner buildings, that apart from one corner (with a later building) reflect the predominantly Interwar period of development of the area

The HCA has **historic** significance for the remaining early Victorian buildings and the collection of Interwar commercial buildings that gives the HCA its key character.

The HCA has some **associational historic** significance in relation to the early estates and sub-divisions and the key people involved with them include John Glade, John Doody, Sarah Benson, W Billyard, Cowell and H Makinson.

The HCA does not have particular **technical or research** significance.

The HCA has **aesthetic** significance for its reasonably intact Interwar streetscape form and the large number of relatively intact (above awning) buildings from that period.

It has **aesthetic** significance in relation to Durham House and its remaining garden setting and the former Gladesville Hotel, the two remaining very fine late Victorian buildings.

A number of the commercial buildings retain interior features and many retain their overall form behind the street façade. A number of buildings are seen 'in the round' within the streetscape (corner buildings and some other buildings) arising from the angled lots and variation in building heights, this provides a particular presentation that varies from many traditional main streets where only building facades can be seen.

The HCA does not appear to have **social** significance beyond its role within the local community as the local retail and commercial precinct.

The HCA is **rare** within the Council area as the only largely intact main street commercial precinct

4 Heritage Items in Study Area and Heritage Conservation Area No 3

4.1.3 Item 480 House 'Dunham House' – 2 Massey Street



Figure 9 *Photograph of I480 from Massey Lane, facing East*



Figure 10 *Photograph of I480 from Massey Street, facing North-East*

4 Heritage Items in Study Area and Heritage Conservation Area No 3

Description

Dunham House is immediately to the east of Block 3. The site has been developed as adaptive re-use for a child care centre, which has altered the character of its immediate curtilage but conserved the building. A five to six storey residential flat building has been constructed two blocks to the east under the current 18 metre Height of Buildings development standard in Hunters Hill LEP 2021. The site of Dunham House is subject to a 9-metre height of buildings standard.

"Dunham House at 2 Massey Street, Gladesville is a freestanding 2-storey sandstone Victorian Italianate style house with a hipped terracotta tiled roof (likely originally slate roofed). The house features a faceted bay window to the first floor with a balcony above to the 1st floor, to the facade facing Massey Street. The roof features tall sandstone chimneys with glazed terracotta chimney pots. The windows are simple timber-framed double hung with vertical glazing bars to each sash. The site features a tennis court on the corner of Massey Street and Massey Lane. A rear wing in the north-eastern corner of the site has been extended to the west behind the main front part of the house since 1943, and a garage and another outbuilding built next to Massey Lane since 1943, in the north-west corner of the property. The front fence is a high masonry wall covered in vines."

Statement of Significance

"Dunham House, built 1880 for solicitor Henry Massey Makinson (1840-1913), is of local historical significance and local associational significance as the grand residence of a well known local solicitor, a senior partner in the law firm Makinson & Plunkett, a well known 19th century Sydney law firm. Henry Massey Makinson was one of the founders of the Incorporated Law Institute of New South Wales, and held office as vice-president of that body for many years, and resided at Gladesville, Parramatta River, (in this house) for the greater period of his life. Massey Street and Massey Lane are likely named after Henry Massey Makinson. The house is of local aesthetic significance as a sandstone Victorian Italianate style house which has retained a large site including a tennis court. The house is representative of the Victorian Italianate style. The house has a high level of external integrity."

4 Heritage Items in Study Area and Heritage Conservation Area No 3

4.1.4 Item I487 Commercial building – 263 Victoria Road, Gladesville



Figure 11 Photograph of I487 from Victoria Road, facing East



Figure 12 Photograph of I487 from Victoria Road, facing South-East:

Description

"The building at No. 261-263 Victoria Road (Corner Pittwater Road) is a 2 storey brick Federation Free style corner retail building built circa 1923. The building is built to the street alignment on both street frontages. The building features an elaborate roughcast stuccoed parapet with red brick capped posts, and a cartouche to the chamfered corner of the building.

4 Heritage Items in Study Area and Heritage Conservation Area No 3

The building features a suspended awing which wraps around the corner, red brickwork with stucco banding and a section of rendered brickwork to the ground floor along the Pittwater Road frontage. The ground floor shopfronts have been modernised."

Statement of Significance

"The terraced shop building at no. 261-263 Victoria Road, built circa 1923, is of local historical significance as an example of early twentieth century retail building in Gladesville. The terrace of shops are of local aesthetic significance as a Federation Free Style corner building (corner Pittwater Road) \ which artfully addresses an important street intersection and complements the neighbouring churches to provide an intersection of high townscape interest. (page 23, Gladesville Shops Heritage Assessment & Conservation Guidelines, Paul Davies Pty Ltd 2005). The shops are a representative Federation period retail building, with a high level of external integrity (with the exception of ground floor shopfronts, which have been modernised."

4.1.5 Item I488 Former Commonwealth Bank – 219 Victoria Road, Gladesville



Figure 13 Photograph of I488 from Victoria Road, facing East

4 Heritage Items in Study Area and Heritage Conservation Area No 3



Figure 14 Photograph of I488 from Victoria Road, facing North-East

Description

(From 2017 Heritage Impact Statement by Paul Davies Pty Ltd)

"The building is a two-storey bank building that presents to the street frontage as an Inter-war Art Deco style bank characteristic of those built by the Commonwealth Bank (then the Commonwealth Bank of Australia) in the 1930s. The street elevation (shop front) at the ground level has been demolished and a new marble-clad frontage and pedestrian awning installed in the late 20th Century (circa 1978). The upper level addressing Victoria Road is substantially intact retaining Art Deco detailing and includes distinctive and stylistically appropriate curved brick returns to the façade at each end that sensitively accommodate the underlying geometry of the site. The front part of the north-western elevation of the bank building is clearly readable from Victoria Road due to this site geometry, the setback of the building from this north-western boundary and the lower parapet site of the adjoining property at 223A Victoria Road.

A large utilitarian addition in dark chocolate brick with metal sheet roofing has been made to the rear of the original building (also circa 1978). External access from the roof terrace to the rear car park is provided via a timber walkway over this addition and steel stair to ground level. The car park is paved and enclosed by chain wire fencing with vehicle gates to the rear. It is understood that vehicular access to Cowell Street is legally available via a right-of-way.

The interior of the ground floor is late 20th Century in character. It includes a vestibule with two sets of glass doors behind the marbleclad façade that leads to the main banking chamber and secure areas beyond (which were not inspected). The space has been gutted and re-fitted in the current corporate styling of the Commonwealth Bank, and no evidence has survived of the original banking chamber, the major Art Deco layer or of any other remodelling in intervening years. The only original building fabric evident in the banking chamber is the side walls and the structural columns supporting the upper level.

The primary access to the upper level is via a stair leading from a separate entrance from Victoria Road. The space was constructed as a residence for the bank's manager, but was

4 Heritage Items in Study Area and Heritage Conservation Area No 3

adapted for office space in the 1970s. The earlier residential qualities remain legible through the spatial configuration, which has retained domestic elements such as kitchen, bathrooms and sunroom. The original laundry has been converted for storage.

Close examination of aerial photographs taken of the site in 1943 suggest that the rear portion of the original footprint may have been reroofed to create a single hipped roof, No other documentary evidence of this alteration could be found (see history of the site).

Later alterations to the upper level were largely associated with its conversion to office space in 1978, and included the partial opening of two internal walls and the insertion of a lightweight partition at the top of the access stair. The light well on the southern side was also roofed at some unknown time."

Statement of Significance

"The Commonwealth bank building is of local historical significance as:

- *"The facade is an important element in the core of the Gladesville shopping area. Since its construction in 1915, following the arrival of the tram line and the major upgrade and widening of Victoria Road in 1911, the bank building has provided a focus for the streetscape.*
- *The Commonwealth Bank is an institution that has historically been situated at the focus of local shopping precincts and the Gladesville Bank building originally built in 1915 provides evidence of the major suburbanisation of the area in the first half of the 20th Century.*
- *The phases of major alteration and addition to the Gladesville Commonwealth Bank building, in particular the prominent Inter-war Art Deco style façade constructed in 1937 illustrates the major stylistic revisions of the Bank's branches throughout NSW and provides evidence of the Bank's changing perception of its role in local communities throughout the 20th Century.*

The bank is of local aesthetic significance as:

- *A good example of a suburban Commonwealth Bank branch which has retained an overall streetscape presentation of an Inter-war Art Deco style bank in a prominent position that forms a centrepiece of the Gladesville shopping area.*
- *For the distinctive and high-quality Inter-war Art Deco styling of the Victoria Road facade which provides evidence of the bank's program of major upgrading to its suburban branches in the 1930s.*
- *For the curved returns to the Inter-war Art Deco façade to Victoria Road which provide a graceful and well-resolved solution to the otherwise challenging configuration of the lot boundaries and allows the building to read as a three-dimensional form of high quality in streetscape views from Victoria Road and the pedestrian spaces on its western side."*

The bank is locally rare as arguably the best example of the Inter-war Art Deco style in extant inter-war commercial premises in the Hunters Hill/Ryde area. The bank is representative of a type of building constructed by the Commonwealth Bank throughout the State in the early post WW1 years and then modified in the later Inter-War period to present an updated and consistent corporate presence to local shopping precincts."

4 Heritage Items in Study Area and Heritage Conservation Area No 3

4.1.6 Item I489 Shops/Hotel – 197-199 Victoria Road, Gladesville



Figure 15 Photograph of I489 from Victoria Road, facing South-East

"Built 1911, Nos. 197-199-201 Victoria Road are a group of three 2-storey terraced shops in a Federation Queen Anne style with the central shop at No. 199 featuring Art Nouveau style window to the 1st floor facade. The shops are built to the street alignment to both Victoria Road and with No. 201 built to the side street alignment to Cowell Street. The shops feature a painted brick parapet to Victoria Road facade with a central cartouche, and red brickwork to the 1st floor facade below.. There is clear evidence on the fabric of the facade that the shops originally featured a post supported /balcony, however the 1st floor door to No. 201 has been altered and the original door to No. 197 has been bricked up to form a window - these openings were originally doors that accessed the 1st floor balcony, since removed. The suspended awning to Victoria Road has air conditioning condensors installed above, which is intrusive.

To the Cowell Street elevation of the shop at No. 201, there is also a painted brick parapet, with red brick walls below. The majority of 1st floor window openings to the Cowell Street elevation are original simple timber framed double hung windows, however the one closest to the Victoria Road is not an original window.

All ground floor shopfronts to both Victoria Road and Cowell Street elevations have been modernised."

Statement of Significance

"The shops at 197 and 199-201 Victoria Road (No. 201 Corner Cowell Street), are of local historical significance as a retail building constructed in 1911 and occupied by Woods Brothers Produce Merchants from 1912 to at least 1920, and then another firm of Produce Merchants from 1925. The shops are of local aesthetic significance as a group of Federation period shops with Federation Queen Anne and Art Nouveau features (red brickwork, Art Nouveau style 1st floor central facade window to No. 199 on Victoria Road. Though altered (with loss of original first floor doorways to Nos. 197 and 201 to the Victoria Road elevation

4 Heritage Items in Study Area and Heritage Conservation Area No 3

and the loss of the post supported balcony to the Victoria Road elevation, there is enough fabric detail to inform future facade restoration. The shops are representative of a Federation period produce merchants store. The external integrity of the building is compromised by loss of detail, but restorable."

4.1.7 Item 490 Shops– 173-183 Victoria Road, Gladesville



Figure 16 Item I490 from Victoria Road, facing East (Source: Google Streetview)

4 Heritage Items in Study Area and Heritage Conservation Area No 3



Figure 17 Former1850s Gladesville Hotel behind row of shops

Description

"The earliest building at Nos. 173-183 Victoria Road Gladesville is the 2-storey sandstone former Gladesville Hotel, originally a Victorian Regency style building built 1856-1865, which sits behind the 1925 shopfronts at Nos. 177-183 Victoria Road. The former hotel remains visible at the rear as a 2-storey sandstone rectangular building with a hipped corrugated steel roof. The shops at Nos. 173-183 Victoria Road were built in 1925, built to the street alignment, and are brick 2-storey shops known as "Betar's Buildings", which have a varied roof form of gabled slate (original) and later corrugated steel gabled roofs with small parapets featured around party walls and in the centre of the group with the shop group's name on the parapet. Original first floor windows to the facade are timber framed double-hung multipaned in a Georgian Revival style (which remain at No. 183). The shops feature suspended awnings. Ground floor shopfronts have been modernised."

Statement of Significance

"The sites at Nos. 173-183 Victoria Road are of local historical significance as the site of the former Gladesville Hotel, one of the earliest buildings in Hunters Hill LGA, built 1856-1863, and which remains behind the shopfronts at Nos. 177-183 Victoria Road. The shops at Nos. 173-183 Victoria Road, built in 1925 and known as "Betar's Buildings" (name on central parapet) are of local historical significance as evidence of 1920s commercial development in Gladesville.

The former Gladesville Hotel is of local aesthetic significance as a Victorian Regency style imposing 2-storey sandstone building. The Betar's Buldings shops are of local aesthetic significance as an originally fine group of shops which, though altered, retain evidence of original detailing such as slate roofs and Victorian Georgian Revival style timber framed windows to the 1st floor. The corner shop at No. 173 features a semi-circular 1st floor corner bay which is distinctive.

The former Gladesville Hotel is a locally rare 19th century hotel building.

The integrity of the former Gladesville Hotel requires detailed fabric analysis but the sandstone walls, hipped roof and overall form remain visible at the rear of the group of the shops. The shops group has undergone modernisation of ground floor shopfronts, however the overall

4 Heritage Items in Study Area and Heritage Conservation Area No 3

form and roof details remain, and enough evidence remains to enable restoration of original detail to 1st floor shopfronts."

4.1.8 Item I514 House, including pressed metal linings on walls and ceiling but excluding the curtilage – 10 Cowell Street, Gladesville



Figure 18: Photograph of I514 from Cowell Street, facing North

4 Heritage Items in Study Area and Heritage Conservation Area No 3



Figure 19: Photograph of I514 from Cowell Street, facing North-West

Description

"The house at 10 Cowell Street is a single storey detached weatherboard house on a corner site at the corner of Cowell Street and Flagstaff Street, Gladesville. The house is designed in a Federation period vernacular style, with a front verandah wrapping around to the side elevation to Flagstaff Street, The roof is a hipped corrugated iron roof, extending over the return verandah, with hipped ends to the front verandah to Cowell Street. The verandah features a timber railing and timber balustrade between timber posts with decorative timber brackets. The house is designed to face Cowell Street, with a central timber panelled front door flanked by pairs of French doors. The street boundaries of the site are defined by a timber picket fence. Parking is at the rear, off Flagstaff Street, with a single garage attached to the rear of the house."

Statement of Significance

"The house is of local historical significance as a house built in 1916 which is illustrative of residential development in Gladesville in the early 20th century. The house is of local aesthetic significance as a weatherboard example of a vernacular Federation period style, built to address both street frontages of its corner site, and also significant for its internal Art Nouveau style pressed metal wall linings and ceilings and timber mantelpieces, which form part of the aesthetic significance of the house. The house is rare for its interior Art Nouveau style detailing. The house has a high degree of fabric integrity."

5 Assessment of Potential Impacts and Recommendations

5.1 Introduction

The Masterplan study area contains five (5) heritage items and part of the site is within 'Hunters Hill Conservation Area No.3 Gladesville Village,' (HCA 3) as listed under Hunters Hill LEP. 2012 There is also one (1) heritage item within close proximity to the proposed site.

The potential impact assessments are set out by identifying each item by photographs, a description and a statement of heritage significance provided by Chery Kemp, Council's heritage adviser, which can be seen in **Section 4**.

Understanding of the characteristics and significance of HCA 3 has been greatly assisted by the Character Study by Paul Davies Pty Ltd, 2005.

A site inspection and a visual assessment by site survey was undertaken on 31 January 2025 to gauge the likely effects of the proposed changes to FSR and Height of Buildings standards.

5.2 Hunters Hill Conservation Area No 3 – Gladesville Village

Discussion

The contributory buildings have a common built form of two-storeys with a high parapet and an awning. This built form is consistent with the built form of the heritage items in the HCA. Generally, the facades below awning level have been altered eradicating original features.

The Victoria Road component of the master plan area appears to have been originally identified as Block 1, generally set between Victoria Road, the rear service lane and Massey Lane. The current map shows Block 4 extending to Victoria Road over the central part of the frontage between Massey Street and Cowell Street.

The Masterplan study maintains the existing land use, density and building height controls along Victora Road. Importantly, a 19-metre height of buildings standard applies, except for heritage item I490,173-183 Victoria Road, where a 9-metre height of buildings standard applies.

It is acknowledged that the 19-metre height of buildings standard already exists along Victoria Road. Nevertheless, we note for future reference in the review of the Hunters Hill LEP and DCP that the potential for 5 to 6 storey buildings along Victoria Road poses a threat of diminishing the predominant 2-storey plus high parapet building typology and the loss of the contributory buildings altogether. If new 5 to 6 storey buildings are built behind and above the parapets overly assertive architectural expression can dominate the retained building frontages.

It is essential to create a strong differentiation between Block 4, and the properties along Victoria Road. The draft urban design strategy provides a high quality urban space, expanding the existing service lane in places and separating the Victoria Road development from development in Block 4, on the Coles site. The final urban design strategy that accompanies the planning proposal should acknowledge the constraints set by the character and from of the heritage conservation area and the heritage items facing Victoria Road.

There are four heritage items and twelve contributory items (identified in the Paul Davies study) along Victoria Road between Pittwater Road and Junction Street encompassed by Blocks 1, 2, 3 and 4.

It is strongly recommended that the urban design strategy guiding the future review of the Hunters Hill LEP and DCP should provide for a setback of at least 5-metres behind the retained existing parapet lines of the contributory buildings along Victoria Road. Recommendations for each heritage item to emphasise the need for a nine metre maximum height of buildings development standard and a limit for any additions to one storey, set back behind the parapet subject to valuation of the degree of visibility from the public domain. Furthermore, to maintain

5 Assessment of Potential Impacts and Recommendations

a consistency of built form infill development should also have a 5-metre minimum setback behind a parapet reflecting the parapet line of the heritage items and contributory buildings. Recent development applications have adopted setbacks of this kind behind parapet lines.

Between Pittwater Road and Massey Street there is a concentration of contributory items adjacent to Item I487 at the corner of Pittwater Road.



Figure 20: View of Item I487 former Butcher shop and contributory items between Pittwater Road and Massey Street.

In this precinct the allotments are narrow and not deep, making development of 5 to 6-storey buildings problematic if 5-metre minimum setbacks are required behind parapet lines, particularly in relation to corner buildings. Separate development of these small properties is not conducive to good heritage outcomes or a high standard of residential shop top accommodation in 5 to 6-storey format. More successful outcomes could be achieved by site consolidation, which could be actively encouraged. Site consolidation would support retention of heritage item I487, the corner butcher shop in its totality. Future controls in the review of the Hunters Hill LEP and DCP governing potential redevelopment of this precinct should be design evaluated.

Recommendations

1. Retain the consistent parapet line throughout HCA3, including infill development. New development is to be set back a minimum 5 metres from the street frontage to retain parapet lines.
2. Encourage site consolidations where possible to achieve better heritage outcomes and quality shop top residential amenity.
3. Council's LEP and DCP review should consider amending the height of buildings and density controls to ensure retention of Item I487, the corner butcher shop, item I488, former Commonwealth Bank and item I489 at the corner of Cowells Road. A height of buildings standard of 9-metres maximum is recommended for items I487, I488 and I489 with a corresponding FSR. Item I490 is currently subject to a 9 metre Height of Buildings development standard and FSR development standard of 0.6:1, which should not be changed.
4. A site-specific development control plan should:
    a. Provide a clear spatial differentiation between the properties along Victoria Road and the taller development in the eastern part of Block 4 by creating a high-quality urban space.
    b. Formulate controls that ensure retention of the heritage significance of corner buildings.

5 Assessment of Potential Impacts and Recommendations

c. Require restoration and reconstruction of missing or damaged original architectural features in any development proposal.

d. Retain shop awnings and replace with more appropriate types where possible.

e. Maintain traditional colour schemes for heritage items and contributory buildings.

5.3 I480 House 'Dunham House' – 2 Massey Street

Discussion

The setting is already affected by a 6-storey building to the east under the current 18-metre height control and will be further enclosed by similar development between. A 5 to 6-storey development in Block 1, if feasible, will have the effect of enclosing the item's curtilage but not to an unacceptable degree.

Recommendations

No changes to the masterplan density or height of buildings standards are required regarding item I480.

5.4 Item I487 Commercial building – 263 Victoria Road, Gladesville

Discussion

Development of five to six-storeys on the site would be problematic due to the limited lot size and need for setbacks above the parapet line. Any application to build five to six-storeys over the building footprint would have a devastating impact resulting in facadism.

Recommendations

While Item I487 now does not fall within the planning proposal boundaries, it is recommended that consideration be given to amend the proposed height of buildings standard to 9 metres maximum in the review of Hunters Hill LEP and DCP. An additional level may be considered set back behind the parapet line subject to testing of the degree of its visibility in views from the street. Any additional construction should minimise structural interventions in the floors below.

A detailed assessment of the significance of the exterior and interior components and spatial qualities should be undertaken as part of any future development application. Changes should be confined to areas of low or no significance.

Façade restoration, and construction of a more sympathetic ground floor shopfront is recommended as part of any future development proposal.

5.5 Item I488 Former Commonwealth Bank – 219 Victoria Road, Gladesville

Discussion

In 2017 a development application for the former Commonwealth Bank at 219 Victoria Road Gladesville was refused by Council. The application would have removed most of the building leaving only the façade. The application has not been implemented and its status is not known. There is an opportunity to retain the part of the building that has heritage significance in a development that consolidates sites and places height and density uplifts on parts that are not of heritage significance, provided the impact on the building's visual curtilage is carefully handled.

Recommendations

Retain the part of the of the former bank building that has heritage significance. In any future development the corresponding site area of the retained building should be excluded from

5 Assessment of Potential Impacts and Recommendations

height and density standards that would raise development expectations for this item. Inclusion in a larger consolidated site should be actively encouraged.

A detailed assessment of the significance of the exterior and interior components and spatial qualities should be undertaken as part of any future development. Changes should be confined to areas of low or no significance.

Façade restoration/reconstruction is strongly encouraged as part of any future development proposal, based on historical photographs. This includes removal of the ground floor awning to the street front of the building.

5.6 Item I489 Shops/Hotel – 197-199 Victoria Road, Gladesville

Discussion

This corner site has similar constraints to Item I487 Butcher Shop. There is an opportunity to achieve a quality development by site consolidation, possibly including the Council car park, to reduce adverse impact on the building fabric and its setting.

Any application to build five to six storeys over the building footprint would have a devastating impact resulting in facadism.

Recommendations

It is recommended that the existing height of buildings standard be changed to 9 metres maximum in the review of Hunters Hill LEP and DCP. An additional level may be considered set back behind the parapet line subject to testing of the degree of its visibility in views from the street. Any additional construction should minimise structural interventions in the floors below.

A detailed assessment of the significance of the exterior and interior components and spatial qualities should be undertaken as part of any future development application. Changes should be confined to areas of low or no significance. Façade restoration including reinstatement of a post supported balcony should be included in any future Development proposal

5.7 Item 490 Shops– 173-183 Victoria Road, Gladesville

Discussion

This heritage item is also on a corner of Junction Street and has similar constraints to Items I487, former Butcher shop, at the corner of Pittwater Road and Item I489. Development as individual lots would have a devastating effect on the significance of the item. The site is currently zoned for 9 metre maximum height buildings and FSR of maximum 0.6:1.

Recommendations

The group of shops must be treated as one entity. The current 9 metre maximum height of buildings and 0.6:1 maximum FSR standards should be amended to correspond to the existing built forms in the future review of Hunters Hill LEP.

A detailed assessment of the significance of the exterior and interior components and spatial qualities should be undertaken in a conservation management plan prior to any future development application. Changes should be confined to areas of low or no significance.

5 Assessment of Potential Impacts and Recommendations

5.8 Item I514 House, including pressed metal linings on walls and ceiling but excluding the curtilage – 10 Cowell Street, Gladesville

Discussion

It is understood that Council has accepted the approach of demolition and interpretation of the significance of the heritage item. We have not had an opportunity to inspect the house. Realistically, retention of heritage item I514 would severely inhibit good planning and urban design outcomes on Block 4. The statement of significance focusses on its technical and aesthetic values.

Recommendations

Archivally record the item by measured drawings and photography in accordance with NSW Heritage Guidelines and to use this information to interpret its significance in a publicly accessible location within the future development.

AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : Gladesville

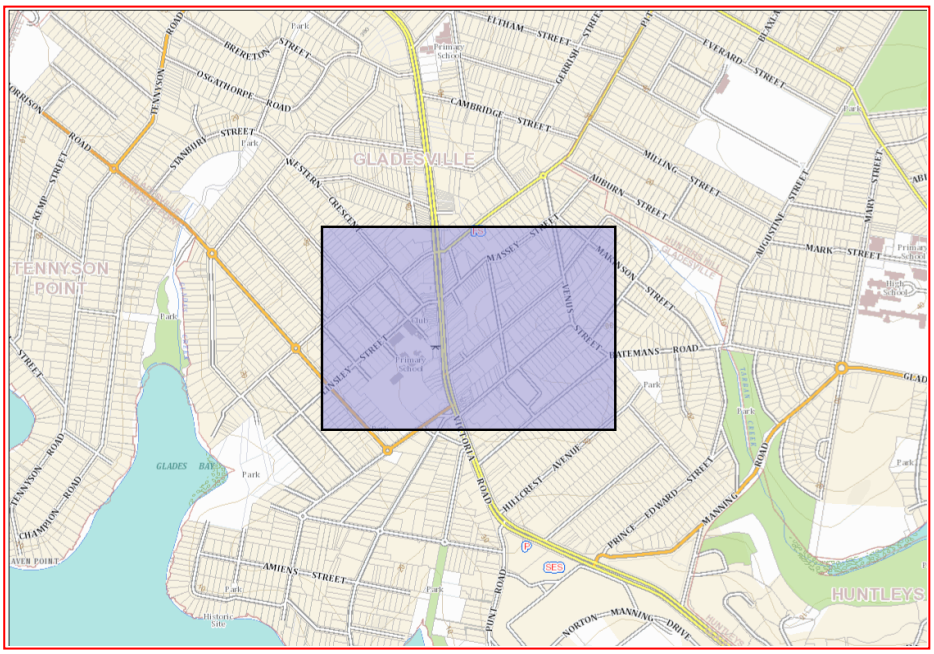
Date: 17 December 2024

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lat, Long From : -33.8341, 151.1237 - Lat, Long To :

-33.8296, 151.1314, conducted by Kieran Metcalfe on 17 December 2024.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Government Gazette (https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

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Web: www.heritage.nsw.gov.au

Attachment 5 – Preliminary Site Investigation

Sydney Environmental Group

Stage 1 Preliminary Site Investigation

Gladesville Master Plan, Victoria Road, Gladesville NSW

Hunters Hill Council

Report No: 2865-PSI-01-030225.v1f

Report Date: 3 February 2025



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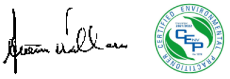
DOCUMENT RECORD

Revision	Date	Author	Reviewer
v1f	3 February 2025	Thomasine Hulme	Steven Wallace

Author Signature		**Reviewer Signature**	
Name	Thomasine Hulme	**Name**	Steven Wallace
Credentials	B. Environmental Management	**Credentials**	CEnvP, M.Sc.Envir.Sci, B.Sc. Meteorology, Licensed Asbestos Assessor LAA001096
Title	Environmental Scientist	**Title**	Managing Consultant

Document Title:	Stage 1 Preliminary Site Investigation - Gladesville Master Plan, Victoria Road, Gladesville NSW
Site Address:	Gladesville Master Plan, Victoria Road, Gladesville NSW
Client Name:	Hunters Hill Council
Site Size:	≈ 2.44 ha
Reference Number:	2865-PSI-01-030225.v1f
Project Type:	Stage 1 Preliminary Site Investigation
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Prepared by Sydney Environmental Group Pty Ltd ABN: 14 631 026 214

EXECUTIVE SUMMARY

Sydney Environmental Group Pty Ltd (SE) was engaged Hunters Hill Council (hereafter referred to as 'the client'), to undertake a Stage 1 Preliminary Site Investigation of the proposed site of the Gladesville Master Plan located along Victoria Road, Gladesville NSW (hereafter referred to as 'the site') (refer **Figure 1** with the 'site' boundaries outlined in **Figure 2**).

SE has the following project appreciation:

- The site covers an area of approximately 2.44 ha and is comprised of four (4) distinct blocks (Blocks 1-4) for the proposed works;
- The site is currently utilised within both a commercial / industrial and low-density residential land use setting;
- The site is proposed for redevelopment as part of the Gladesville Master Plan in order to redevelopment the Gladesville Town Centre. This is proposed to include a mix of commercial and residential land uses, as well as public open space areas;
- A contamination assessment of the site is required to identify any contamination that may be present and provide advice on the suitability of the site for any proposed future land-use.

The objectives of this project were to:

- Assess the potential for contamination to be present on the site as a result of past and current land use activities;
- Provide advice on whether the site would be suitable (in the context of land contamination) for the proposed residential land use setting; and
- Provide recommendations for further investigation, management and/or remediation (if warranted).

SE undertook the following activities to address the project objectives:

- A desktop review of relevant information pertaining to the site;
- A site walkover to understand current site conditions; and
- Data assessment and reporting.

Based on SE's assessment of the desktop review information, fieldwork data and laboratory analytical data, in the context of the proposed redevelopment scenario, SE makes the following conclusions:

- Historical land titles have indicated that the site has been owned by a number of private individuals and companies between 1890 and 2024 for Strata Plan No. 60993. It is considered that there is a low to moderate potential for land contaminating activities to have occurred within the Strata Plan that required further investigation;
- Review of historical aerial imagery has indicated that majority of the site has undergone minimal changes since 1943. The major changes have been observed to Block 4, whereby the current Gladesville Shopping Village was constructed between 1994 and 2004. Some demolition and extensions have been observed within majority of the block or surrounding lots. Based on review of historical aerial imagery at the site, further investigation is warranted;
- A review of publicly available contaminated land databases indicated that the site is not the subject of any licenses, applications, notices under Section 308 of the *Protection of the Environment Operations Act 1997*. The site is not notified under Section 60 of the *Contaminated Land Management Act 1997*. The site is not the subject of any notifications under Section 58 of the *Contaminated Land Management Act 1997*;
- Review of council certification has indicated that the site is not registered as:
    - Significantly contaminated land;
    - Subject to a management order;
    - The subject of an approved voluntary management proposal;
    - Subject to an ongoing maintenance order; or
    - The subject of a site audit statement.

- Based on the desktop review and site walkover, four (4) potential areas of environmental concern were identified within the site ranging moderate to high risk; and
- Based on the assessments undertaken as part of this investigation, SE have concluded that the site is suitable for the proposed rezoning outlined within the Gladesville Master Plan, with the future associated redevelopment suitable subject to a Stage 2 Detailed Site Investigation that is required to address the four (4) potential areas of environmental concern (PAEC) prior to redevelopment works commencing.

Based on the conclusions stated above and the background data gathered during the course of this investigation, SE recommend the following:

- Undertake a Stage 2 Detailed Site Investigation within the identified potential areas of environmental concern to further characterise potential contamination, and inform whether further management or remediation is required prior to redevelopment works commencing on-site;
- Undertake a hazardous building material survey of the structures present on-site prior to demolition;
- Following removal of hazardous building materials (if identified), a clearance inspection must be undertaken by an appropriately qualified occupational hygienist / SafeWork NSW LAA;
- A waste classification assessment should be carried out on any soil materials proposed for disposal off-site as per the NSW EPA Waste Classification Guidelines (2014); and
- Records of the transport and disposal of any materials off-site should be maintained.

This report, including its conclusions and recommendations, must be read in conjunction with the limitations presented in **Section 10**.

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A Groundwater
B Land Titles
C Historical Aerial Imagery
D NSW EPA
E Planning Certificate

ABBREVIATIONS

AHD	Australian Height Datum
AEC	Area of Environmental Concern
ANZECC	Australian and New Zealand Environment and Conservation Council
AST	Aboveground storage tank
Bgs	Below ground surface
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
Btoc	Below top of casing
CoC	Chain of Custody
CSM	Conceptual Site Model
DSI	Detailed Site Investigation
EC	Electrical conductivity
EIL	Ecological Investigation Level
EPA	Environment Protection Authority
GS	Geological Survey of NSW
HIL	Health Investigation Levels
HSL	Health Screening Levels
IL	Investigation Levels
LOR	[Laboratory] Limit of reporting
NATA	National Association of Testing Laboratories
N/A	Not applicable
ND	Not detected
NEPC	National Environment Protection Council
NEPM	National Environment Protection Measure
NSW EPA	NSW Environment Protection Authority
OCP	Organochlorine Pesticide
OPP	Organophosphorus Pesticide
PAEC	Potential Area of Environmental Concern
PAH	Polycyclic aromatic hydrocarbon
PCB	Polychlorinated biphenyl
PID	Photo-ionisation detector
PSH	Phase separated hydrocarbon
PSI	Preliminary Site Investigation
QA/QC	Quality assurance/Quality control
RPD	Relative percentage difference
SAQP	Sampling Analysis and Quality Plan
SE	Sydney Environmental Group Pty Ltd
SVOC	Semi-volatile organic compound
TPH	Total petroleum hydrocarbon
USCS	Unified Soil Classification System
UST	Underground storage tank
VOC	Volatile organic compound

1. INTRODUCTION

1.1. Background

Sydney Environmental Group Pty Ltd (SE) was engaged Hunters Hill Council (hereafter referred to as 'the client'), to undertake a Stage 1 Preliminary Site Investigation of the proposed site of the Gladesville Master Plan located along Victoria Road, Gladesville NSW (hereafter referred to as 'the site') (refer **Figure 1** with the 'site' boundaries outlined in **Figure 2**).

SE has the following project appreciation:

- The site covers an area of approximately 2.44 ha and is comprised of four (4) distinct blocks (Blocks 1-4) for the proposed works;
- The site is currently utilised within both a commercial / industrial and low-density residential land use setting;
- The site is proposed for redevelopment as part of the Gladesville Master Plan in order to redevelopment the Gladesville Town Centre. This is proposed to include a mix of commercial and residential land uses, as well as public open space areas;
- A contamination assessment of the site is required to identify any contamination that may be present and provide advice on the suitability of the site for any proposed future land-use.

1.2. Proposed Development

SE have been advised that the site is proposed for redevelopment for the Gladesville Master Plan, with the intention to provide an updated town centre which is attractive and accessible and offers a wide retail offering as well as useable open space areas. It is proposed to include a mix of commercial, medium to high density residential structures and public open space/landscaping areas. As the proposal is only within the preliminary stages prior to submission of a development application, SE have not been provided with any specific development plans. Based on the proposed scope of works, SE have presumed that basements may be proposed as part of the redevelopment.

1.3. Objectives

The objectives of this project were to:

- Assess the potential for contamination to be present on the site as a result of past and current land use activities;
- Provide advice on whether the site would be suitable (in the context of land contamination) for the proposed residential land use setting; and
- Provide recommendations for further investigation, management and/or remediation (if warranted).

1.4. Scope of Work

SE undertook the following activities to address the project objectives:

- A desktop review of relevant information pertaining to the site;
- A site walkover to understand current site conditions; and
- Data assessment and reporting.

2. SITE IDENTIFICATION

The site identification details and associated information are presented in **Table 2.1.**

Table 2.1. Site Identification Information

Attribute	Description
Street Address	Gladesville Master Plan, Victoria Road, Gladesville NSW
Lot & Deposited Plan (DP)	Lot 40 DP1195683
Geographical Coordinates	33°49'54.07"S 151°7'38.52"E (Approximate centre of site)
Site Area	≈ 2.44 ha
Local Government Area (LGA)	Hunters Hill Council
Parish	Hunters Hill
County	Cumberland
Zoning	MU1 – Mixed Use *Hunters Hill Local Environmental Plan 2012 (Map Amendment No 1)*

The locality of the site is set out in **Figure 1**.

The general layout and boundary of the site is set out in **Figure 2**.

3. GEOLOGY, ACID SULFATE SOILS, TOPOGRAPHY AND HYDROGEOLOGY

Regional geology, topography, soil landscape and hydrogeological information are presented in **Table 3.1.**

Table 3.1. Regional Setting Information

Attribute	Description
Climate	A review of the closest weather station to the site (Parramatta North (Masons Drive), Station Number: 066124) indicated that the climate is relatively mild with average maximum temperatures ranging from 17.5 – 28.6 ^{o}C and minimum temperatures ranging from 6.3 – 17.5 ^{o}C. Rainfall is relatively varied across the year, ranging from 5.2 days of rain per month in August, to 10 average days of rainfall per month in March. Average monthly rainfall varied from 49.8 mm in September up to 127.3 mm in February.
Geology	A review of the Environment NSW 'eSpade V2.2' web application (environment.nsw.gov.au/eSpade2WebApp, accessed 20 January 2025), indicated that the majority of the site is likely to be underlain by Wianamatta Group Ashfield Shale and Bringelly Shale Formations. The Ashfield Shale is comprised of laminite and dark grey shale, whilst the Bringelly Shale consists of shale, calcareous claystone, laminite, fine to medium grained quartz-lithic sandstone.
Acid Sulfate Soils	A review of the Environment NSW 'eSpade V2.2' web application (environment.nsw.gov.au/eSpade2WebApp, accessed 20 January 2025), indicates that the site lies in an area mapped as ***'No Known Occurrence'*** with respect to acid sulfate soils. This infers that land management activities are not likely to be affected by acid sulfate soil materials. Further assessment of acid sulfate soils, in the context of this investigation, is considered by SE as not warranted.
Topography	Generally, the local landscape consists of low rolling and steep hills, with local relief between 50 – 120 m and slopes 5-20%. Convex narrow (20-300 m) ridges and hillcrests grade into moderately inclined sideslips with narrow concave drainage lines. Moderately include slopes of 10-15% are the dominant landform element. SE understands that the site is located at an elevation approximately 39 m to 51 m Australian Height Datum (AHD) and sloping downward to the north-east.
Hydrology and Hydrogeology	Surface water courses proximal to the site include Tarban Creek located approximately 440 m east of the site, Glades Creek located approximately 645 m west of the northern portion of the site, Parramatta River located approximately 645 m south of the site and Land Cove River located approximately 1.45 km east of the site. Based on distances to the nearest surface water course and the site topography, groundwater flow in the vicinity of the site is considered likely to be towards the east and south-east. A review of the NSW Office of Water groundwater database undertaken on 21 January 2025 indicated there were six (6) sites within a 500 m radius of the site: • GW108364 – monitoring bore, standing water level is unknown, final drill depth is unknown; • GW108365 - monitoring bore, standing water level is unknown, final drill depth is unknown; • GW108361 – monitoring bore, standing water level is unknown, final drill depth of 6.00 m; • GW108362 – monitoring bore, standing water level is unknown, final drill depth is unknown; • GW108367 – monitoring bore, standing water level is unknown, final drill depth is unknown; and • GW108363 – monitoring bore, standing water level is unknown, final drill depth is unknown.

Adjacent Sensitive Receptors	A review of the Bureau of Meteorology Groundwater Dependent Ecosystem Map was undertaken to determine the closest sensitive ecological receptors. The closest ecological receptors to the site included Parramatta River, located approximately 645 m south of the site and leading into Sydney Harbour. The closest sensitive human receptors are the residential properties surrounding the site's boundary and any future onsite construction workers/ builders.

A copy of the NSW Office of Water search record is presented in **Appendix A**.

4. SITE HISTORY AND LAND USE

4.1. Land Titles

A search of historical land title ownership was undertaken by Infotrack Pty Ltd for one (1) of the lots within the proposal area (Strata Plan No. 60903). The results of which indicated that the land had been owned by a number of private individuals and companies (refer to **Table 4.1.1** to **Table 4.1.12**).

Table 4.1.1 Land Titles Records Summary – as regards the part tinted yellow on the attached Cadastral Record Enquiry Report

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
27.07.1938 (1938 to 1949)	William George Preston (Company Manager) John Nicholls Preston (Commercial Traveller)	Volume 4955 Folio 150
29.09.1949 (1949 to 1954)	Dudley Walker Hughes (Chemist)	Volume 4955 Folio 150
17.02.1954 (1954 to 1960)	Morris Giraud Hughes (Estate Agent) Arthur Bathurst Booth (Accountant) (Transmission Application not investigated)	Volume 4955 Folio 150
23.05.1960 (1960 to 1998)	The Council of the Municipality of Hunters Hill	Volume 4955 Folio 150 Then Volume 7914 Folio 96 Now 1/414064
20.04.1998 (1998 to 1999)	Walker Consolidated Investments Pty Limited	1/414064 Then 100/1005093 Now 1000/1005098

Table 4.1.2 Land Titles Records Summary – as regards the part tinted green on the attached Cadastral Record Enquiry Report

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
26.11.1925 (1925 to 1927)	Ada Elizabeth Evans (Widow)	Volume 3804 Folio 227
20.09.1927 (1927 to 1927)	Edward Sheik Budrodeen (Engineer) (Transmission Application not investigated)	Volume 3804 Folio 227
20.09.1927 (1927 to 1937)	Spencer James Hayward Evans (Gentleman)	Volume 3804 Folio 227
06.10.1937 (1937 to 1953)	Martha Clubb (Estate Agent)	Volume 3804 Folio 227
10.02.1953 (1953 to 1966)	Gordon Clubb (Grazier)	Volume 3804 Folio 227 Now Volume 6669 Folio 193
12.09.1966 (1966 to 1998)	The Council of the Municipality of Hunters Hill (Resumed for the purpose of providing controlling and managing sites for the accommodation of vehicles in or near public roads)	Volume 6669 Folio 193 Then Volume 10686 Folio 60 2/234486
20.04.1998 (1998 to 1999)	Walker Consolidated Investments Pty Limited	2/234486 Then 100/1005093 Now 1000/1005098

The following leases was reported for this portion of the site:

- Various leases were found from 25th September 1928 that have since expired or have been surrendered – not investigated further.

Table 4.1.3 Land Titles Records Summary – as regards the part tinted blue on the attached Cadastral Record Enquiry Report

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
26.06.1918 (1918 to 1933)	The Commissioners of the Government Savings Bank of New South Wales	Volume 2855 Folio 46
14.12.1933 (1933 to 1938)	John William Walsh (Master Baker) Mary Ellen Walsh (Spinster)	Volume 2855 Folio 46 Now Volume 4605 Folios 60 & 61
02.09.1938 (1938 to 1951)	Walsh & Son (Pty) Limited	Volume 4605 Folios 60 & 61 Now Volume 4978 Folio 26
04.06.1951 (1951 to 1958)	Francis Joseph Hughes (Commission Agent)	Volume 4978 Folio 26
12.06.1958 (1958 to 1998)	The Council of the Municipality of Hunters Hill	Volume 4978 Folio 26 Then C/185405
20.04.1998 (1998 to 1999)	Walker Consolidated Investments Pty Limited	C/185405 Then 100/1005093 Now 1000/1005098

Table 4.1.4 Land Titles Records Summary – as regards the part tinted pink on the attached Cadastral Record Enquiry Report

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
16.06.1890 (1890 to 1933)	Matilda Plews (Widow)	Volume 508 Folio 122
15.03.1933 (1933 to 1936)	Antoine William Mary D'Apice (Solicitor) Harold William Lenehan (Merchant) (Transmission Application not investigated)	Volume 508 Folio 122
11.11.1936 (1936 to 1957)	Genevieve Marion Jenkins (Married Woman)	Volume 508 Folio 122 Now Volume 4805 Folio 86
30.10.1957 (1957 to 1066)	James Joseph Jenkins (Retired) Leonard Joseph Jenkins (Signal Ganger) (Section 94 Application not investigated)	Volume 4805 Folio 86
14.08.1966 (1966 to 1966)	Leonard Joseph Jenkins (Signal Ganger)	Volume 4805 Folio 86
16.08.1966 (1966 to 1971)	Deanlee Pty Limited	Volume 4805 Folio 86 Now Volume 10378 Folio 7
29.11.1971 (1971 to 1974)	Samuel Dardick (Company Director) Annie Dardick (Married Woman)	Volume 10378 Folio 7
08.01.1974 (1974 to 1974)	Samuel Dardick (Company Director) Annie Dardick (Married Woman) Irving Isaac Dardick (Student)	Volume 10378 Folio 7
29.03.1974 (1974 to 1974)	Irving Isaac Dardick (Student) Anndar Holdings Pty Limited Samdar Holdings Pty Limited	Volume 10378 Folio 7

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
29.03.1974 (1974 to 1982)	Debrumin Pty Limited Robert James Griffiths (Chartered Accountant) Annie Dardick (Company Director) Irving Isaac Dardick (Student)	Volume 10378 Folio 7
06.07.1982 (1982 to 1982)	Debrumin Pty Limited Robert James Griffiths (Chartered Accountant) Irving Isaac Dardick (Student) Perpetual Trustee Company Limited (Transmission Application not investigated)	Volume 10378 Folio 7
18.11.1982 (1982 to 1986)	Three Crowns Investments Pty Limited	Volume 10378 Folio 7
12.12.1986 (1986 to 1993)	Pedome Pty Limited	Volume 10378 Folio 7 Now 1/651536
01.07.1993 (1993 to 1993)	Pennsylvania Holdings Pty Limited	1/651536
01.07.1993 (1993 to 1999)	Reginald Leslie Cain Fay Esma Cain	1/651536 Now 102/1005097
02.09.1999 (1999 to 1999)	Walker Consolidated Investments Pty Limited	102/1005097 Now 1000/1005098

Table 4.1.5 Land Titles Records Summary – as regards the part tinted orange and numbered (1) on the attached Cadastral Record Enquiry Report

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
16.06.1890 (1890 to 1933)	Matilda Plews (Widow)	Volume 508 Folio 122
15.03.1933 (1933 to 1936)	Antoine William Mary D'Apice (Solicitor) Harold William Lenehan (Merchant) (Transmission Application not investigated)	Volume 508 Folio 122
11.11.1936 (1936 to 1957)	Genevieve Marion Jenkins (Married Woman)	Volume 508 Folio 122 Now Volume 4805 Folio 86
30.10.1957 (1957 to 1066)	James Joseph Jenkins (Retired) Leonard Joseph Jenkins (Signal Ganger) (Section 94 Application not investigated)	Volume 4805 Folio 86
14.08.1966 (1966 to 1959)	Leonard Joseph Jenkins (Signal Ganger)	Volume 4805 Folio 86
08.07.1959 (1959 to 1963)	Clarence Henry Harris (Depot Storekeeper) Catherine Edna Veronica Harris (Married Woman)	Volume 4805 Folio 86 Now Volume 7724 Folio 4
16.12.1963 (1963 to 1986)	Catherine Edna Veronica Harris (Widow)	Volume 7724 Folio 4
09.12.1986 (1986 to 1994)	Pedome Pty Limited	Volume 7724 Folio 4 Now B/34033
05.05.1994 (1994 to 1995)	Pennsylvania Holdings Pty Limited	B/34033
08.05.1995 (1995 to 1996)	Iceco Pty Limited	B/34033 Now 12/858147

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
25.10.1996 (1996 to 1999)	Walker Consolidated Investments Pty Limited	12/858147 Then 100/1005093 Now 1000/1005098

Table 4.1.6 Land Titles Records Summary – as regards the part tinted orange and numbered (2) on the attached Cadastral Record Enquiry Report

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
16.06.1890 (1890 to 1933)	Matilda Plews (Widow)	Volume 508 Folio 122
15.03.1933 (1933 to 1936)	Antoine William Mary D'Apice (Solicitor) Harold William Lenehan (Merchant) (Transmission Application not investigated)	Volume 508 Folio 122
11.11.1936 (1936 to 1957)	Genevieve Marion Jenkins (Married Woman)	Volume 508 Folio 122 Now Volume 4805 Folio 86
30.10.1957 (1957 to 1066)	James Joseph Jenkins (Retired) Leonard Joseph Jenkins (Signal Ganger) (Section 94 Application not investigated)	Volume 4805 Folio 86
14.08.1966 (1966 to 1959)	Leonard Joseph Jenkins (Signal Ganger)	Volume 4805 Folio 86
08.07.1959 (1959 to 1970)	Leslie Alexander McDowell (Detective Sergeant) Joan Maxine McDowell (Married Woman)	Volume 4805 Folio 86 Now Volume 7725 Folio 42
27.05.1970 (1970 to 1987)	Joan Maxine McDowell (Widow)	Volume 7725 Folio 42
03.03.1987 (1987 to 1994)	Pedome Pty Limited	Volume 7725 Folio 42 Now C/34033
05.05.1994 (1994 to 1995)	Pennsylvania Holdings Pty Limited	C/34033
08.05.1995 (1995 to 1996)	Iceco Pty Limited	C/34033 Now 12/858147
25.10.1996 (1996 to 1999)	Walker Consolidated Investments Pty Limited	12/858147 Then 100/1005093 Now 1000/1005098

Table 4.1.7 Land Titles Records Summary – as regards the part tinted orange and numbered (3) on the attached Cadastral Record Enquiry Report

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
11.06.1935 (1935 to 1935)	Joseph Frederick Wirz (Commercial Engineer)	Volume 4693 Folio 82
04.08.1935 (1935 to 1949)	Therese Wirz (Widow)	Volume 4693 Folio 82
08.03.1949 (1949 to 1968)	Angelino Merlino (Fruiterer)	Volume 4693 Folio 82
10.09.1968 (1968 to 1971)	Angelino Merlino (Retired) Mary Merlino (Married Woman)	Volume 4693 Folio 82

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
16.12.1971 (1971 to 1973)	Mary Merlino (Widow)	Volume 4693 Folio 82
26.09.1973 (1973 to 1976)	Angelino Merlino (Fruiterer) (Section 93 Application not investigated)	Volume 4693 Folio 82
01.11.1976 (1976 to 1978)	Joseph Merlino (Foreman Detailer) John Merlino (Salesman) Nancy Mary Donato (Married Woman) (Transmission Application not investigated)	Volume 4693 Folio 82
20.09.1978 (1978 to 1987)	Nancy Mary Donato (Married Woman)	Volume 4693 Folio 82
18.02.1987 (1987 to 1994)	Pedome Pty Limited	Volume 4693 Folio 82 Now Auto Consol 4693-82
05.05.1994 (1994 to 1995)	Pennsylvania Holdings Pty Limited	Auto Consol 4693-82
08.05.1995 (1995 to 1996)	Iceco Pty Limited	Auto Consol 4693-82 Now 12/858147
25.10.1996 (1996 to 1999)	Walker Consolidated Investments Pty Limited	12/858147 Then 100/1005093 Now 1000/1005098

Table 4.1.8 Land Titles Records Summary – as regards the part tinted orange and numbered (4) on the attached Cadastral Record Enquiry Report

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
21.04.1937 (1937 to 1950)	John William Walsh (Master Baker) Mary Ellen Walsh (Spinster)	Volume 4835 Folios 202 & 203
07.06.1950 (1950 to 1957)	Alma Walsh (Widow) Mary Ellen Walsh (Spinster) (Transmission Application not investigated)	Volume 4835 Folios 202 & 203
23.12.1957 (1957 to 1975)	James Benardos (Storekeeper) Rosalind Benardos (Married Woman)	Volume 4835 Folios 202 & 203 Now Volume 7419 Folio 128
10.04.1975 (1975 to 1977)	Rosalind Benardos (Widow)	Volume 7419 Folio 128
21.09.1977 (1977 to 1977)	Robert Horley Taylor (Solicitor) Peter Benardos (Director) Addie Saltis (Married Woman)	Volume 7419 Folio 128
07.11.1979 (1979 to 1985)	Flavio Palmano (Driver) Daniela Palmano (Married Woman) Kim Hyde (Radiographer) Antonietta Hyde (Married Woman)	Volume 7419 Folio 128
12.06.1985 (1985 to 1986)	Flavio Palmano (Driver) Daniela Palmano (Married Woman)	Volume 7419 Folio 128
24.06.1986 (1986 to 1994)	Pedome Pty Limited	Volume 7419 Folio 128 Now B/442334
05.05.1994 (1994 to 1995)	Pennsylvania Holdings Pty Limited	B/442334

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
08.05.1995 (1995 to 1996)	Iceco Pty Limited	B/442334 Now 12/858147
25.10.1996 (1996 to 1999)	Walker Consolidated Investments Pty Limited	12/858147 Then 100/1005093 Now 1000/1005098

Table 4.1.9 Land Titles Records Summary – as regards the part tinted orange and numbered (5) on the attached Cadastral Record Enquiry Report

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
21.04.1937 (1937 to 1950)	John William Walsh (Master Baker) Mary Ellen Walsh (Spinster)	Volume 4835 Folios 202 & 203
07.06.1950 (1950 to 1957)	Alma Walsh (Widow) Mary Ellen Walsh (Spinster) (Transmission Application not investigated)	Volume 4835 Folios 202 & 203
23.12.1957 (1957 to 1976)	Frank Joseph Hughes (Bread Carter)	Volume 4835 Folios 202 & 203 Now Volume 7419 Folio 112
21.07.1976 (1976 to 1976)	Mervyn Sydney Davies (Chartered Accountant) William Blatchford (Wool Classer) (Section 93 Application not investigated)	Volume 7419 Folio 112
07.12.1976 (1976 to 1985)	Christine Patricia Fenton (Married Woman) Catherine Mary Brailey (Married Woman)	Volume 7419 Folio 112
17.09.1985 (1985 to 1987)	Robyn Annette Dearnley	Volume 7419 Folio 112
08.01.1987 (1987 to 1994)	Pedome Pty Limited	Volume 7419 Folio 112 Now A/442334
05.05.1994 (1994 to 1995)	Pennsylvania Holdings Pty Limited	A/442334
08.05.1995 (1995 to 1996)	Iceco Pty Limited	A/442334 Now 12/858147
25.10.1996 (1996 to 1999)	Walker Consolidated Investments Pty Limited	12/858147 Then 100/1005093 Now 1000/1005098

Table 4.1.10 Land Titles Records Summary – as regards the part tinted orange and numbered (6) on the attached Cadastral Record Enquiry Report

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
13.05.1937 (1937 to 1968)	Archie McQuarrie (Builder)	Volume 4840 Folio 203
18.10.1968 (1968 to 1987)	John Bede McQuarrie (Optometrist) Alexander Murdock McQuarrie (P.M.G. Employee) Eileen Sarah Maxwell (Married Woman) (Section 94 Application not investigated)	Volume 4840 Folio 203
09.02.1987 (1987 to 1987)	John Bede McQuarrie (Optometrist) Eileen Sarah Maxwell (Married Woman)	Volume 4840 Folio 203

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
09.04.1987 (1987 to 1994)	Pedome Pty Limited	Volume 4840 Folio 203 Now 2/11483
05.05.1994 (1994 to 1995)	Pennsylvania Holdings Pty Limited	2/11483
08.05.1995 (1995 to 1996)	Iceco Pty Limited	2/11483 Now 12/858147
25.10.1996 (1996 to 1999)	Walker Consolidated Investments Pty Limited	12/858147 Then 100/1005093 Now 1000/1005098

Table 4.1.11 Land Titles Records Summary – as regards the part tinted orange and numbered (7) on the attached Cadastral Record Enquiry Report

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
18.10.1929 (1929 to 1947)	Giovanni Lopez (Fruit Merchant) Lena Lopez (Married Woman)	Volume 4338 Folio 12
08.09.1947 (1947 to 1972)	Jack Lopez (Carrying Contractor)	Volume 4338 Folio 12
01.07.1972 (1972 to 1987)	Lopez Holdings Pty Limited	Volume 4338 Folio 12
24.07.1987 (1987 to 1994)	Pedome Pty Limited	Volume 4338 Folio 12 Now 1/324390
05.05.1994 (1994 to 1995)	Pennsylvania Holdings Pty Limited	1/324390
08.05.1995 (1995 to 1996)	Iceco Pty Limited	1/324390 Now 12/858147
25.10.1996 (1996 to 1999)	Walker Consolidated Investments Pty Limited	12/858147 Then 100/1005093 Now 1000/1005098

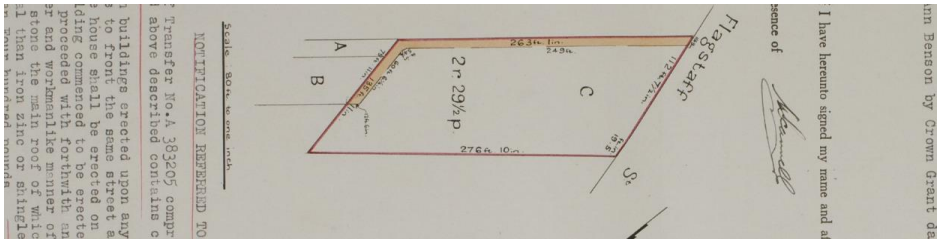
Table 4.1.12 Land Titles Records Summary – as regards to the whole of Strata Plan No. 60993

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
31.08.1999	Registration of Strata Plan No. 60993	
	Continued as regards the Common Property areas only	
31.08.1999 (1999 to date)	# The Owners - Strata Plan No. 60993	1000/1005098 Now CP/SP 60993

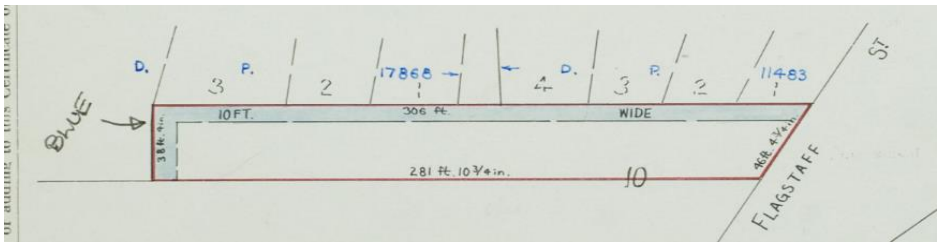
There were no leases, excluding premises outlined above, recorded for the site.

The following easements were reported for the site (excluding cross easement for party wall):

- 14.12.1933 (C 201059) Right of Way over the land-coloured brown in the diagram below – affected the part of the land tinted blue on the attached Cadastral Record Enquiry Report.



- 23.05.2960 (H431321) Right of Carriageway 10 feet wide affected the land-coloured blue on the diagram below – Affecting the land tinted yellow on the attached Cadastral records Enquiry Report. Cancelled 28.09.1992.



- 27.10.1967 (D.P. 234486) Right of Carriageway 12 feet wide, aloing the whole north western boujndary of the part tinted green on the attached Cadastral Records Enquiry Report – now cancelled.
- 29.09.1992 (D.P. 646757) Right of Carriageway variable width.
- 13.05.1993 (D.P. 647535) Easement for Right of Carriageway.
- 13.11.1995 (O585414) Easement for Right of Carriageway.
- 02.09.1999 (D.P. 1005097) Easement to Drain Sewage 1 metre wide and variable (limited in height and depth).
- 02.09.1999 (D.P. 1005097) Easement to permit encroaching structure to remain 0.4 metres.
- 02.09.1999 (D.P. 1005097) Easement to Drain Water variable width.
- 02.09.1999 (D.P. 1005097) Easement to Drain Water 1 metre wide (limited in height and depth).
- 02.09.1999 (D.P. 1005097) Easement to Drain Water 1 metre wide and variable width (limited in height and depth).
- 02.09.1999 (D.P. 1005098) Right of Carriageway 8 metres wide and variable width.
- 02.09.1999 (D.P. 1005098) Right of Carriageway 8 metres wide and variable width.

Based on the land title ownership search, SE conclude that there is a low to moderate potential for land contaminating activities to have been undertaken on the site. Further investigation, in the form of a site walkover, was considered warranted.

A copy of the land title search record is presented in **Appendix B**.

4.2. Aerial Imagery

A review of selected historical aerial imagery of the site was undertaken. Observations made of the imagery considered relevant to this investigation, are presented in **Table 4.2.1** to **Table 4.2.4** overleaf.

A copy of the historical aerials is presented in **Appendix C**.

Table 4.2.1 Aerial Imagery Observations – Block 1

Image Date	Block Features	Surrounding Land Use Settings
1943	Block One is observed to be comprised of commercial/industrial structures along Victoria Road. Massey Street bounders the northern boundary of the block, and Cowell Street bounds the southern boundary of the block.	Low-density residual structures are observed to the east and south-east of the block. Additional commercial/industrial structures are observed to the north, south and west along Victoria Road.
1955	No significant changes are observed to the block.	No significant changes are observed to surrounding land uses.
1965	Smaller commercial/industrial structures within the northern portion of the block are observed to have been replaced by a larger structure.	The open space located east of the block is observed to be utilised as a car parking lot.
1971	No significant changes are observed to the block.	The low-density structure directly east of the northern portion of the block along Massey Street is now observed as a large commercial/industrial structure. Redevelopment of structures to the east of the site is observed.
1986	Extensions are observed to the structures within the southern portion of the block.	An increase in hardstand surfaces is observed to the primary school to the west of the block across Victoria Road.
1991	No significant changes are observed to the block.	The residentials structures to the north-east of the northern portion of the block have been demolished. The same has occurred for some of the residential structures north-east of the southern portion of the block.
1994	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
2004	No significant changes are observed to the block.	One (1) large commercial structure is observed to the east of the lot in the location of the previous car parking lot. Low to medium density residential structures are observed to the far north-east of the northern portion of the block. The vacant lots north-east of the southern portion of the lot are now observed to be utilised as a hardstand car park.
2009	No significant changes are observed to the block.	No significant changes are observed to the surrounding land use.
2012	No significant changes are observed to the block.	No significant changes are observed to the surrounding land use.
2018	Demolition / construction activities is observed within one of the lots within the southern portion of the lot. The former structure is no longer observed.	No significant changes are observed to surrounding land use.
2024	One (1) high-density residential structure is now observed within the southern portion of the block.	No significant changes are observed to surrounding land use.

Table 4.2.2 Aerial Imagery Observations – Block 2

Image Date	Block Features	Surrounding Land Use Settings
1943	Block Two is observed to be comprised of commercial/industrial structures along Victoria Road. Cowell Street bounds the northern boundary of the block, whilst Junction Street bounds the southern portion of the lot. The north-eastern portion of the lot is observed to also include an area of open/vacant land associated with the present structures.	Low-density residential structures are observed to the east, south and north-east of the site. Commercial/industrial structures are observed along Victoria Road to the north and south. Commercial/industrial structures are observed to the west across Victoria road, volowed by low-density residual structures.

Image Date	Block Features	Surrounding Land Use Settings
1955	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
1965	Potential stockpiling is observed within the vacant lot in the north-eastern portion of the block.	No significant changes are observed to surrounding land use.
1971	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
1986	The north-eastern portion of the block is now utilised as a hardstand car park.	The lot directly east of the north-eastern portion fo the site has been redeveloped as a medium-density residential lot.
1991	New roofing and one (1) small, shed structure are observed across the structures within the southern portion of the block.	No significant changes are observed to surrounding land use.
1994	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
2004	Additional structures are observed within the southern portion of the block, east of the present structures.	No significant changes are observed to the block.
2009	No significant changes are observed to the block.	An increase in medium-high density residential structure is observed east of the north-eastern portion of the lot.
2012	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
2018	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
2024	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.

Table 4.2.3 Aerial Imagery Observations – Block 3

Image Date	Block Features	Surrounding Land Use Settings
1943	Block Three is observed to be comprised of commercial/industrial structures along Victoria Road and backing onto Massey Lane. Pittwater Road bounds the northern boundary of the block, and Massey Street bounds the southern boundary of the block.	Potential commercial/recreational land us is observed to the east of the stie across Massey Lane. A mix of commercial/industrial and residential is observed to the south of the block. Commercial/industrial land use is observed to the west across Victoria Road.
1955	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
1965	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
1971	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
1986	No significant changes are observed to the block.	An inground-swimming pool is observed to the north-east of the block. Redevelopment of the commercial/industrial structures to the west of the block across Victoria Road is observed.
1991	No significant changes are observed to the block.	The low-density residential structures to the south-east of the block are no longer observed.
1994	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
2004	No significant changes are observed to the block.	Medium-density structures are observed to the south-east of the site.
2009	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.

Image Date	Block Features	Surrounding Land Use Settings
2012	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
2018	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
2024	No significant changes are observed to the block.	Upgrades are observed to the locality east of the block, including upgrade to the outdoor recreational facilities associated with the childcare centre.

Table 4.2.4 Aerial Imagery Observations – Block 4

Image Date	Block Features	Surrounding Land Use Settings
1943	Block Four is observed to be comprised of low-density residual land use within the southern portion of the block, vacant land within the central and eastern portion of the block and commercial/industrial within the remainder of the block. Cowell Street bounds the southern boundary, Flagstaff Street bounds the eastern boundary, Massey Street bounds the northern boundary, and Victoria road bounds the western boundary of the block.	Low-density residential structures are observed to the south, east, and north-east of the block. Commercial/industrial structures are observed adjacent to the western portion of the block along Victoria Road, and south-west of the block.
1955	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
1965	The central and eastern portion of the block are observed to be utilised as a car parking lot.	No significant changes are observed to surrounding land use.
1971	One (1) residential structure within the northern portion of the block has been replaced by a commercial/industrial structure. One (1) low-density residential structure within the south-eastern portion of the block has been demolished and rebuilt.	One (1) commercial/industrial warehouse structure has replaced low-density residential structures to the east of the block.
1986	An extension has been added to one (1) of the commercial industrial structures within the western portion of the block.	A hardstand carpark and medium-density residential structure is observed to the south of the site across Cowell Street.
1991	Two (2) residential structures and associated sheds are no longer observed within the central-southern portion of the block.	The residential structures adjacent to the northern portion of the block have been demolished and no longer observed.
1994	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
2004	One large commercial structure is observed within the central-eastern portion of the block. A hardstand car park is observed within the southern portion of the block.	Five (5) medium density residential structures are observed within lots directly north of the block.
2009	No significant changes are observed to the block.	One (1) large medium-high density residential structure is observed south of the block, replacing low density residential structures.
2012	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
2018	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.
2024	No significant changes are observed to the block.	No significant changes are observed to surrounding land use.

The aerial imagery review indicated a moderate for land contaminating activities to have occurred on the site including potential uncontrolled filling and demolition across the proposal area, particularly within Block 4. As such, further consideration of this value is deemed warranted.

4.3. Anecdotal Information

There was no anecdotal information provided to SE during the site investigation.

4.4. Incident Reports / Complaints History

There was no incident reports or complaints history information provided to SE as part of this project.

4.5. Previous Contamination Assessments

There were no previous contamination assessments provided to SE during the investigation.

5. REGULATORY RECORDS

5.1. NSW EPA CLM Act Record of Notices

A search of the publicly available online NSW EPA CLM Act Record of Notices was completed on 21 January 2025. The results indicated that the site was not the subject of any notifications under Section 58 of the *Contaminated Land Management Act 1997*. One (1) locality was present on the register within the suburb of Gladesville:

- 436-484 Victoria Road, Gladesville NSW – Glade View Business Park located approximately 770 m north-west of the site. There is one (1) current notice and five (5) former notices for the site. The current notice is an Ongoing Maintenance Order (No. 20222803 for recipient Joelay Holdings (Aust) Pty Ltd) for the preparation and implementation of a Long-term Environmental Management Plan (LTEMP) for the site. The land was declared significantly contaminated on 15 February 2021 by the NSW EPA due to the presence of chlorinated hydrocarbons in groundwater and soil vapour (including trichloroethene, cis-1,2-dichloroethene and 1,1-dichloroethene). Further groundwater investigations noted that whilst groundwater within the site is impacted, it is likely restricted to the site with no evidence of off-site migration.

A copy of the CLM Act Record of Notices search record is presented in **Appendix D**.

5.2. NSW EPA POEO Act Register of Licences, Applications and Notices

A search of the publicly available online NSW EPA Record of Notices was completed on 21 January 2025. The results indicated that the site was not the subject of any licences, applications, notices, audits or pollution studies or reduction programs under Section 308 of the *Protection of the Environment Operations Act 1997*. No localities were noted on the register within the suburb of Gladesville.

A copy of the POEO Act Register of Licences, Applications and Notices search record is presented in **Appendix D**.

5.3. NSW EPA CLM Act Register of Notified Sites

A search of the publicly available online register of sites notified to the NSW EPA under Section 60 of the *Contaminated Land Management Act 1997*, was undertaken on 30 January 2025. The results did not indicate any sites within the proposal area requiring regulation under Section 60 of the *Contaminated Land Management Act 1997*. A total of four (4) localities on the register were present within the suburb of Gladesville NSW:

- 287-295 Victoria Road, Gladesville NSW – Caltex Service Station located approximately 160 m north of the proposal area. No further regulation of this locality is required under the CLM Act.
- Pittwater Road (Road Reserve) – Pittwater Road bounds the northern-most portion of the proposal area (Block 3). No further regulation of this locality is required under the CLM Act.
- 116 Victoria Road, Gladesville NSW – Caltex Service Station located approximately 200 m south of the site. No further regulation of this locality is required under the CLM Act.
- 436-484 Victoria Road, Gladesville NSW – Glade View Business Park located approximately 770 m north-west of the site. Ongoing maintenance under the CLM Act (in the form of an LTEMP) is required to manage residual contamination.

A copy of the NSW EPA CLM ACT Register of Notified Sites is presented in **Appendix D**.

5.4. Section 10.7 Planning Certificate

The site consists of land use zone 'MU1 – Mixed Use' in accordance with the *Hunters Hill Local Environmental Plan 2012 (Map Amendment No 1)*. The objectives of the zone are as follows:

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise the conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To ensure that new buildings provide and appropriate transition between employment zones and residential localities.

A section 10.7 planning certificate was collected for one (1) lot located within the site (Lot 3 DP13770 – 177 Victoria Road, Gladesville NSW). The certificate indicated that, within the meaning of the Contaminated Land Management Act, the lot was not:

- Significantly contaminated land;
- Subject to a management order;
- The subject of an approved voluntary management proposal;
- Subject to an ongoing maintenance order; or
- The subject of a site audit statement.

A copy of the section 10.7 planning certificate is presented in **Appendix E**.

6. SITE WALKOVER

A site walkover was undertaken on the 17 January 2025 by a suitably experienced environmental consultant representing SE. The purpose of the site walkover was to make observations of land use activities on the site, and on properties immediately adjacent to the site.

6.1. Current Land Use Activity

The land use setting of the site was observed to be utilised within a commercial/light industrial land use setting, with some areas (primarily within parts of Block 1 and 4) observed to be utilised within a low-to-medium density residential land use setting. SE note that access during the site walkover was only available within publicly accessible areas.

6.2. Buildings and General Infrastructure

Block 1:

The following buildings and general infrastructure were observed across the site footprint of Block 1 at the time of the site walkover:

- Multiple commercial lots/structures within the southern portion of the block bounded by Victoria Road and Cowell Street;
- One (1) electrical substation (No. 564) observed within the south-eastern portion of the block;
- One (1) medium-density residential structure and associated hardstand car-parking area within the southern portion of the block; and
- Multiple commercial lots/structures within the northern portion of the block bounded by Victoria Road and Massey Street.

The remainder of the block was observed to comprise of hardstand footpaths and minor vegetated road verges within the southern portion of the block.



Site Photograph 6.2.1 View of the commercial lots bounded by Cowell Street within the southern portion of Block 1, as observed 17 January 2025, facing north.



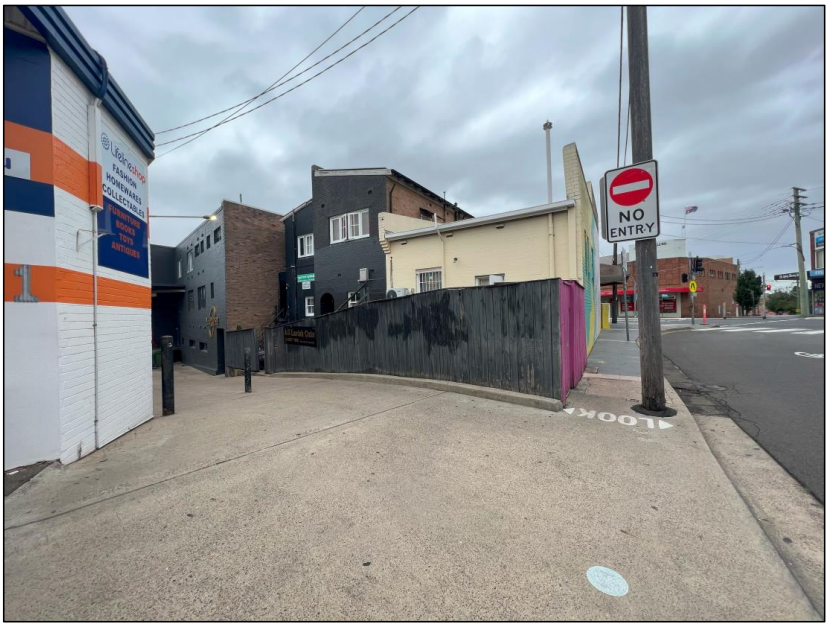
Site Photograph 6.2.2 Southern boundary of Block 1 adjacent to Cowell Street, as observed 17 January 2025, facing east.



Site Photograph 6.2.3 View of the electrical substation within the south-eastern portion of Block 1, as observed 17 January 2025, facing north-east.



Site Photograph 6.2.4 View of the rear of the medium-density residential structure and associated hardstand parking within the southern portion of Block 1, as observed 17 January 2025, facing west.



Site Photograph 6.2.5 View of the rear of the northern portion of Block 1 bounded by Massey Street and a pedestrian walkway, as observed 17 January 2025, facing south-west.



Site Photograph 6.2.6 View of the northern boundary of Block 1, as observed 17 January 2025, facing east.



Site Photograph 6.2.7 View of the commercial structures within the northern portion of Block 1 as bounded by Victoria Road, as observed 17 January 2025, facing south.

Block 2:

The following buildings and general infrastructure were observed across the site footprint of Block 2 at the time of the site walkover:

- One (1) hardstand carpark within the north-eastern portion of the block, bounded by Cowell Street; and
- Multiple commercial lots/structures within the western and southern portion of the block, including one (1) dry cleaner, bounded by Victoria Road and Junction Street.

The remainder of the block was observed to comprise of hardstand footpaths and minor vegetated areas.



Site Photograph 6.2.8 View of the northern boundary of Block 2 bounded by Cowell Street, as observed 17 January 2025, facing west.



Site Photograph 6.2.9 View of the hardstand carpark and landscaping areas within the north-eastern portion of Block 2, as observed 17 January 2025, facing south.



Site Photograph 6.2.10 View of the rear of the commercial structures within the north-western portion of Block 2, as observed 17 January 2025, facing north-west.



Site Photograph 6.2.11 View of the rear of the commercial structures within the western portion of Block 2, as observed 17 January 2025, facing west.



Site Photograph 6.2.12 View of structures within the southern portion of Block 2 bounded by Victoria Road and Junction Street, as observed 17 January 2025, facing north.



Site Photograph 6.2.13 View of the southern boundary of Block 2 bounded by Junction Street, as observed 17 January 2025, facing north-east.



Site Photograph 6.2.14 View of the western boundary of Block 2 along Victoria Road, including the dry-cleaning premises, as observed 17 January 2025, facing north.

Block 3:

The following buildings and general infrastructure were observed across the site footprint of Block 3 at the time of the site walkover:

- Multiple commercial lots/structures within the block, bounded by Victoria Road, Massey Road, Massey Land and Pittwater Road.

The remainder of the block was observed to comprise of hardstand footpaths and car parking spaces.



Site Photograph 6.2.15 View of the southern portion of Block 3 bounded by Massey Road and Victoria Road, as observed 17 January 2025, facing north.



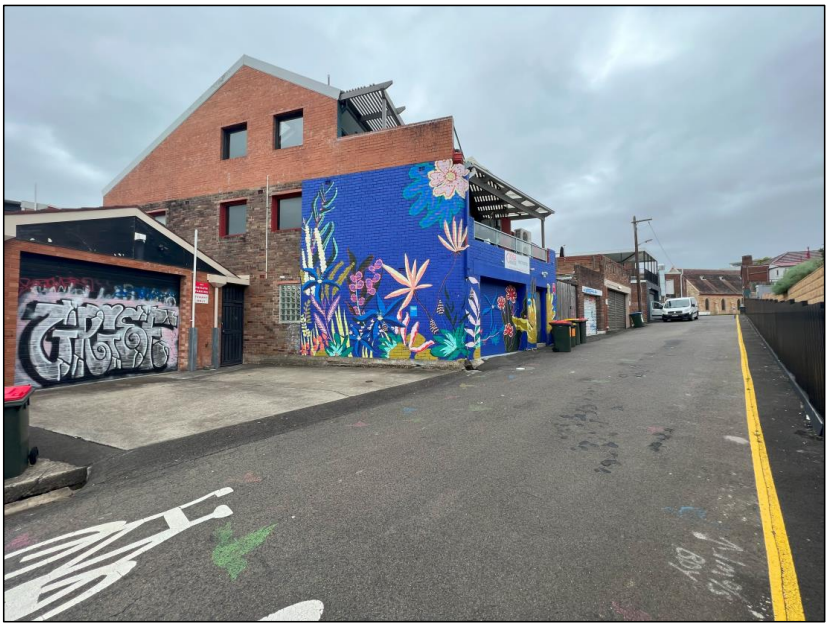
Site Photograph 6.2.16 View of the western boundary of Block 3 bounded by Victoria Road, as observed 17 January 2025, facing north.



Site Photograph 6.2.17 View of the northern boundary of the Block 3 along Pittwater Road, as observed 17 January 2025, facing east.



Site Photograph 6.2.18 View of the northern portion of the eastern boundary of Block 3 (Massey Lane), as observed 17 January 2025, facing south.



Site Photograph 6.2.19 View of the southern portion of the eastern boundary of Block 3 (Massey Lane), as observed 17 January 2025, facing north-west.

Block 4:

The following buildings and general infrastructure were observed across the site footprint of Block 4 at the time of the site walkover:

- One (1) low-density residential structure within the south-western portion of the block;
- One (1) hardstand carpark and driveway within the southern portion of the block;
- Two (2) low-density residential structures within the south-eastern portion of the block;
- One (1) large commercial shopping building within the central and eastern portion of the block;
- One (1) commercial structure within the northern portion of the block; and
- Multiple commercial lots/structures within the western portion the block, bounded by Victoria Road.

The remainder of the block was observed to comprise of hardstand footpaths and car parking spaces.



Site Photograph 6.2.20 View of the low-density residential structure within the south-western portion of Block 4, as observed 17 January 2025, facing north-west.



Site Photograph 6.2.21 View of the hardstand carpark and driveway within the southern portion of Block 4, as observed 17 January 2025, facing north.



Site Photograph 6.2.22 View of one (1) of the low-density residential structures within the south-eastern portion of Block 4, as observed 17 January 2025, facing north-west.



Site Photograph 6.2.23 View of the rear of the commercial structures within the western portion of Block 4, as observed 17 January 2025 from within the central portion of the block, facing west.



Site Photograph 6.2.24 View of the rear of the commercial structures within the western portion of Block 4, as observed 17 January 2025 from within the central portion of the block, facing west.



Site Photograph 6.2.25 View of the rear of the commercial structures within the western portion of Block 4, as observed 17 January 2025 from within the central portion of the block, facing west.



Site Photograph 6.2.26 View of the commercial shopping central within the central and eastern portion of the Block 4, as observed 17 January 2025 from within the central portion of the block, facing north-east.



Site Photograph 6.2.27 View of the northern boundary of Block 4 bounding Massey Street, as observed 17 January 2025, facing east.



Site Photograph 6.2.28 View of the north-western boundary of Block 4, as observed 17 January 2025, facing south.



Site Photograph 6.2.29 View of the commercial structure along the eastern boundary of Block 4, bounded by Flagstaff Street, as observed 17 January 2025, facing south-west.



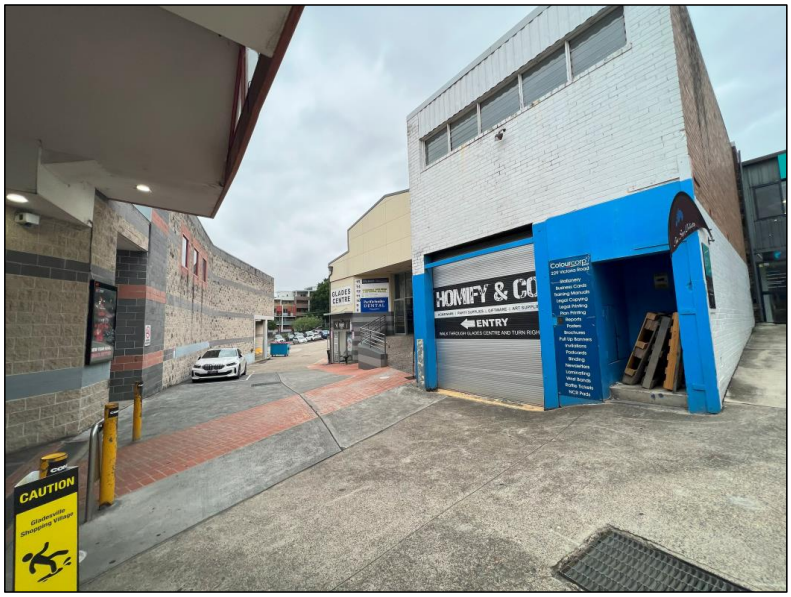
Site Photograph 6.2.30 View of the commercial structure along the eastern boundary of Block 4, as observed 17 January 2025, facing south-west.

6.3. Boundary Fencing

Boundary fencing was mainly comprised of the building structures across all blocks, with fencing observed sporadically between the lots and the individual parking areas. Pedestrian and vehicle access is available throughout the central portion of Block 4.



Site Photograph 6.3.1 Representative fencing observed along the western boundary of Block 2, as observed 17 January 2025, facing north-east.



Site Photograph 6.3.2 Representative view of the pedestrian walkway and driveway through the central portion of Block 4, as observed 17 January 2025, facing south-west.

6.4. Adjacent Land Use Activities

Observations made during the site walkover indicated the following land use activities adjacent to the site:

- North - Pittwater Road followed by Commercial;
- East - Low to Medium Density Residential;
- West - Victoria Road followed by Commercial, Open Space and Gladesville Public School; and
- South - Commercial and Low to Medium Density Residential.

6.5. Odours and Staining

No evidence of odours or staining were observed within the site during the site walkover.

6.6. Chemical Storage

No evidence of chemical storage was observed across the site during the site walkover. It is presumed that chemicals may be stored within the commercial premises within the site, particularly with the dry cleaners located within Block 2 and Block 4 (inside the commercial shopping centre).

6.7. Underground and Aboveground Storage Tanks

Evidence of underground and aboveground storage tanks was not observed during the site walkover. As not all areas within the site were accessible for visual inspection, there is potential that some storage tanks may be present within the site.

6.8. Fill Material

Potential fill materials were observed within the landscaping verge located along the southern boundary of Block 1, south of the electrical substation. Fill materials observed included, gravels, glass and potential asbestos containing fibre cement fragments.

There is potential that fill materials may be present underneath the hardstand surfaces across the site, such as the carparking areas and building slabs, as a result of potential historical uncontrolled demolition and/or filling throughout the site's history.



Site Photograph 6.8.1 Potential fill materials observed within landscaping verge south of Block 1, as observed 17 January 2025, facing east.

6.9. Wastes

Large quantities of waste storage was not observed during the site walkover. Minor waste materials were observed within the carparking areas within the southern portion of Block 4. Waste materials observed included timber, glass and general rubbish such as cardboard and plastics.



Site Photograph 6.9.1 Minor waste materials encountered within the carpark in the southern portion of Block 4, as observed 17 January 2025.



Site Photograph 6.9.2 General rubbish materials encountered within the carpark in the southern portion of Block 4, as observed 17 January 2025.

6.10. Asbestos Containing Materials

Potential Asbestos Containing Materials (PACM) were observed within one (1) location during the site walkover. Potential asbestos containing fibre cement fragments were observed within fill soil materials located in the landscaping verge along the southern boundary of Block 4, south of the electrical substation. The extent of potential asbestos impacts could not be determined at the time of the site walkover.

Due to presumed age of the on-site structures, it is considered likely that PACM may be present within the building fabric of the structures within all four (4) blocks. As such, a hazardous building materials survey is recommended to be undertaken prior to demolition works of any on-site structures.



Site Photograph 6.10.1 Potential asbestos containing fibre cement fragments encountered within fill materials along the southern boundary of Block 4, as observed 17 January 2025.

6.11. Phytotoxicity

There was no visual evidence observed to suggest significant or widespread phytotoxic impact (in the form of dieback or plant stress) in the vegetation at the site. Similar observations were made of visible vegetation on land adjacent to the site.

6.12. Surface Water and Site Drainage

Visual observations made in the context of site drainage during the walkover, indicated that drainage mechanisms on the site are likely to include:

- Infiltration into underlying soils, where soil permeability permits;
- Downpipes associated with the on-site structures; and
- Stormwater systems identified both within and adjacent to the site.

6.13. Adjacent Receptors

Surface water courses proximal to the site include Tarban Creek located approximately 440 m east of the site, Glades Creek located approximately 645 m west of the northern portion of the site, Parramatta River located approximately 645 m south of the site and Land Cove River located approximately 1.45 km east of the site.

The closest sensitive human receptors are current and future onsite residential land users, and those on neighbouring sites.

7. DATA INTEGRITY ASSESSMENT

SE has relied on the following sources of data while undertaking this investigation:

- SE field observations during the site walkover;
- Australian Soil Resource Information System;
- Department of Land and Water Conservation;
- Department of Minerals and Energy;
- Department of Primary Industries – Water;
- Hunters Hill Council;
- Google Earth;
- Infotrack Pty Ltd;
- National Environment Protection Council;
- Nearmap Pty Ltd;
- NSW Environment Protection Authority;
- NSW Land and Property Information; and
- Water NSW.

Based on SE's experience and professional judgement, the data obtained from the sources relied upon, is considered to be adequately precise, accurate, representative, complete and comparable within the objectives of this investigation and for the purpose of drawing conclusions regarding land contamination risks at the site.

8. CONCEPTUAL SITE MODEL

8.1. Potential Areas of Environmental Concern

The site history data collected, and site walkover observations made were assessed within the objectives of this investigation and in the context of the proposed development works. That assessment identified areas of environmental concern (AEC) and contaminants of potential concern (COPC) which have the potential to be present on site. The AEC and associated COPC identified are presented in **Table 8.1.1** below.

Table 8.1.1 PAEC and COPC

ID	Potential Area of Environmental Concern	Land Use Activity	Contaminants of Potential Concern	Risk
PAEC01	Potential Fill Materials Across Site Footprint	Uncontrolled Filling / Demolition	Heavy Metals, TRH, BTEX, PAH, OCP, PCB, Asbestos, CVOC, Chlorinated Hydrocarbons	High
PAEC02	On-site Structures	Hazardous Building Materials	Asbestos, Lead, SMF, PCB	Moderate
PAEC03	Potential Surficial Asbestos Containing Materials	Uncontrolled Filling / Demolition	Asbestos	High
PAEC04	Potential Groundwater Contamination	Uncontrolled Filling / Demolition, Dry-cleaning Activities, Chemical Spills / Leaks	Heavy Metals, TRH, BTEX, PAH, PCB, CVOC, Chlorinated Hydrocarbons	Moderate

The potential contamination pathways are considered to be as follows:

- Inhalation/ingestion of contaminants released in dust during redevelopment;
- Direct contact, ingestion or inhalation of soil; and
- Migration of contaminants within surface and groundwater to neighbouring properties and water bodies.

Relevant potential receptors are considered to include:

- Onsite construction and maintenance workers;
- Third parties during construction (adjacent site users and adjacent residents);
- Onsite flora and fauna;
- Groundwater and surface water;
- Future residents/end users; and
- Neighbouring residential land users.

8.2. Land Use Setting

SE understands that the site currently utilised within both a commercial/industrial and residential land us setting and is proposed for future redevelopment within a commercial/industrial land use setting.

As the proposed future site use is as low-density residential, SE considers it reasonable to adopt the 'HIL D – Commercial / Industrial' per guidance provided in Section 2.2 of Schedule B (1) of the National Environment Protection Measure (Assessment of Site Contamination) 2013 (NEPM ASC 2013), in order to conservatively assess the site for the future proposed land use.

8.3. Drinking Water Use

There are no groundwater bores onsite or down-gradient of the site, registered for drinking water use. It is noted that a reticulated mains potable water supply is available in the area. Therefore, further assessment of this groundwater drinking water value is considered not warranted.

8.4. Recreational Water Use

Surface water courses proximal to the site include Tarban Creek located approximately 440 m east of the site, Glades Creek located approximately 645 m west of the northern portion of the site, Parramatta River located approximately 645 m south of the site and Land Cove River located approximately 1.45 km east of the site.

There is potential, albeit low, that these surface water courses within proximity to the site would include be utilised for recreational activities such as swimming, fishing for consumption and / or water sports. As such, further consideration of this pathway is deemed warranted.

8.5. Aquatic Ecosystems

Surface water courses proximal to the site include Tarban Creek located approximately 440 m east of the site, Glades Creek located approximately 645 m west of the northern portion of the site, Parramatta River located approximately 645 m south of the site and Land Cove River located approximately 1.45 km east of the site.

Based on historical and proposed future land use of the site, there is a potential for surface / groundwater contamination. As a conservative measure, consideration of this value is deemed warranted.

8.6. Direct Contact – Human Health

SE understands that a future proposed development will mostly consist of commercial and residential structures and hardstand parking across the current site, which would act as a direct contact barrier between potential land contamination and onsite receptors during operation of the site. The rest of the site would generally consist of open space landscaped areas. In these areas, it is considered that a direct contact exposure pathway may be present between potential contamination and onsite receptors.

Based on the proposed future land use of the site and the potential for fill materials to be present, further consideration of this value is considered warranted.

8.7. Inhalation / Vapour Intrusion – Human Health

In order for a potentially unacceptable inhalation / vapour intrusion human health exposure risk to exist, a primary vapour source (e.g. underground storage tank) or secondary vapour source (e.g. significantly contaminated soil or groundwater) must exist.

The historical evidence reviewed indicated a low to moderate likelihood for a potential primary source to be present on the site. Potential sources of groundwater contamination in the immediate vicinity of the site were observed in the form of dry-cleaning premises within Block 2 and Block 4. Known groundwater contamination is noted within the Glade View Business Park located approximately 770 m north-west of the site and is currently managed under a LTEMP. Whilst investigations within the Glade View Business Park considered it unlikely that off-site migration of groundwater contamination has occurred, further consideration of this value is deemed warranted.

Due to the presence of the potential for fill soil materials and groundwater contamination to be present at the site, as well as the potential asbestos containing materials observed during the site walkover, SE consider the need for further inhalation / vapour intrusion human health risk assessment to be necessary.

8.8. Aesthetics

Section 3.7 of Schedule B1 NEPM ASC advises that there are no specific numerical aesthetic guidelines, however site assessment requires a balanced consideration of the quantity, type and distribution of foreign material or odours in relation to the specific land use and its sensitivity.

Due to visual observations made during site visit and the nature of the development and proposed land-use, SE consider further aesthetics assessment and management to be warranted.

8.9. Ecological Health - Terrestrial Ecosystems

Section 3.4.2 of Schedule B (1) NEPM ASC 2013 suggests that a pragmatic risk-based approach be taken in applying ecological investigation levels and ecological screening levels in residential and commercial/ industrial land use settings.

SE understand that the proposed development includes the construction of commercial and residential structures and hardstand parking areas within the site, which would act as a direct contact barrier between potential land contamination and onsite receptors during operation of the site. The rest of the site would generally consist of open space and landscaped areas. In these areas, it is considered that a direct contact exposure pathway may be present between potential contamination and onsite receptors.

Due to the presence of these open space areas further ecological assessment is considered warranted.

8.10. Management Limits for Petroleum Hydrocarbon Compounds

NEPM ASC 2013 notes that there are a number of policy considerations which reflect the nature and properties of petroleum hydrocarbons:

- Formation of observable light non-aqueous phase liquids (LNAPL);
- Fire and explosive hazards; and
- Effects on buried infrastructure (e.g. penetration of or damage to, in-ground services by hydrocarbons).

Section 2.9 of Schedule B (1) NEPM ASC 2013 includes ‘management limits’ to avoid or minimise these potential effects. Application of the management limits requires consideration of site-specific factors such as the depth of building basements and services and depth to groundwater, to determine the maximum depth to which the limits should apply. Section 2.9 of Schedule B (1) NEPM ASC 2013 also notes that management limits may have less relevance at operating industrial sites which have no or limited sensitive receptors in the area of potential impact, and when management limits are exceeded, further site-specific assessment and management may enable any identified risk to be addressed.

Potential fill materials across the site (if present) have the potential to present an unacceptable petroleum hydrocarbon management risk. As such, further consideration of the petroleum hydrocarbon management limits is considered necessary during future investigations within the site.

9. CONCLUSIONS AND RECOMMENDATIONS

Based on SE's assessment of the desktop review information, fieldwork data and laboratory analytical data, in the context of the proposed redevelopment scenario, SE makes the following conclusions:

- Historical land titles have indicated that the site has been owned by a number of private individuals and companies between 1890 and 2024 for Strata Plan No. 60993. It is considered that there is a low to moderate potential for land contaminating activities to have occurred within the Strata Plan that required further investigation;
- Review of historical aerial imagery has indicated that majority of the site has undergone minimal changes since 1943. The major changes have been observed to Block 4, whereby the current Gladesville Shopping Village was constructed between 1994 and 2004. Some demolition and extensions have been observed within majority of the block or surrounding lots. Based on review of historical aerial imagery at the site, further investigation is warranted;
- A review of publicly available contaminated land databases indicated that the site is not the subject of any licenses, applications, notices under Section 308 of the *Protection of the Environment Operations Act 1997*. The site is not notified under Section 60 of the *Contaminated Land Management Act 1997*. The site is not the subject of any notifications under Section 58 of the *Contaminated Land Management Act 1997*;
- Review of council certification has indicated that the site is not registered as:
    - Significantly contaminated land;
    - Subject to a management order;
    - The subject of an approved voluntary management proposal;
    - Subject to an ongoing maintenance order; or
    - The subject of a site audit statement.
- Based on the desktop review and site walkover, four (4) potential areas of environmental concern were identified within the site ranging moderate to high risk; and
- Based on the assessments undertaken as part of this investigation, SE have concluded that the site is suitable for the proposed rezoning outlined within the Gladesville Master Plan, with the future associated redevelopment suitable subject to a Stage 2 Detailed Site Investigation that is required to address the four (4) potential areas of environmental concern (PAEC) prior to redevelopment works commencing.

Based on the conclusions stated above and the background data gathered during the course of this investigation, SE recommends the following:

- Undertake a Stage 2 Detailed Site Investigation within the identified potential areas of environmental concern to further characterise potential contamination, and inform whether further management or remediation is required prior to redevelopment works commencing on-site;
- Undertake a hazardous building material survey of the structures present on-site prior to demolition;
- Following removal of hazardous building materials (if identified), a clearance inspection must be undertaken by an appropriately qualified occupational hygienist / SafeWork NSW LAA;
- A waste classification assessment should be carried out on any soil materials proposed for disposal off-site as per the NSW EPA Waste Classification Guidelines (2014); and
- Records of the transport and disposal of any materials off-site should be maintained.

This report, including its conclusions and recommendations, must be read in conjunction with the limitations presented in **Section 10**.

10. STATEMENT OF LIMITATIONS

The findings presented in this report are based on specific searches of relevant, government historical databases and anecdotal information that were made available during the course of this investigation. To the best of our knowledge, these observations represent a reasonable interpretation of the general condition of the site at the time of report completion.

This report has been prepared solely for the use of the client to whom it is addressed and no other party is entitled to rely on its findings.

No warranties are made as to the information provided in this report. All conclusions and recommendations made in this report are of the professional opinions of personnel involved with the project and while normal checking of the accuracy of data has been conducted, any circumstances outside the scope of this report or which are not made known to personnel and which may impact on those opinions is not the responsibility of Sydney Environmental Group Pty Ltd. Should information become available regarding conditions at the site including previously unknown sources of contamination, SE reserves the right to review the report in the context of the additional information.

This report must be reviewed in its entirety and in conjunction with the objectives, scope and terms applicable to SE's engagement. The report must not be used for any purpose other than the purpose specified at the time SE was engaged to prepare the report.

Logs, figures, and drawings are generated for this report based on individual SE consultant interpretations of nominated data, as well as observations made at the time site walkover/s were completed.

Data and/or information presented in this report must not be redrawn for its inclusion in other reports, plans or documents, nor should that data and/or information be separated from this report in any way.

Should additional information that may impact on the findings of this report be encountered or site conditions change, SE reserves the right to review and amend this report.

11. REFERENCES

National Environment Protection Council (NEPC) 2013A, 'Schedule B(1) Guideline on Investigation Levels for Soil and Groundwater, National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013'.

National Environment Protection Council (NEPC) 2013B, 'Schedule B(2) Guideline on Site Characterisation, National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013'.

NSW EPA 2017, '*Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (3rd edition)'.*

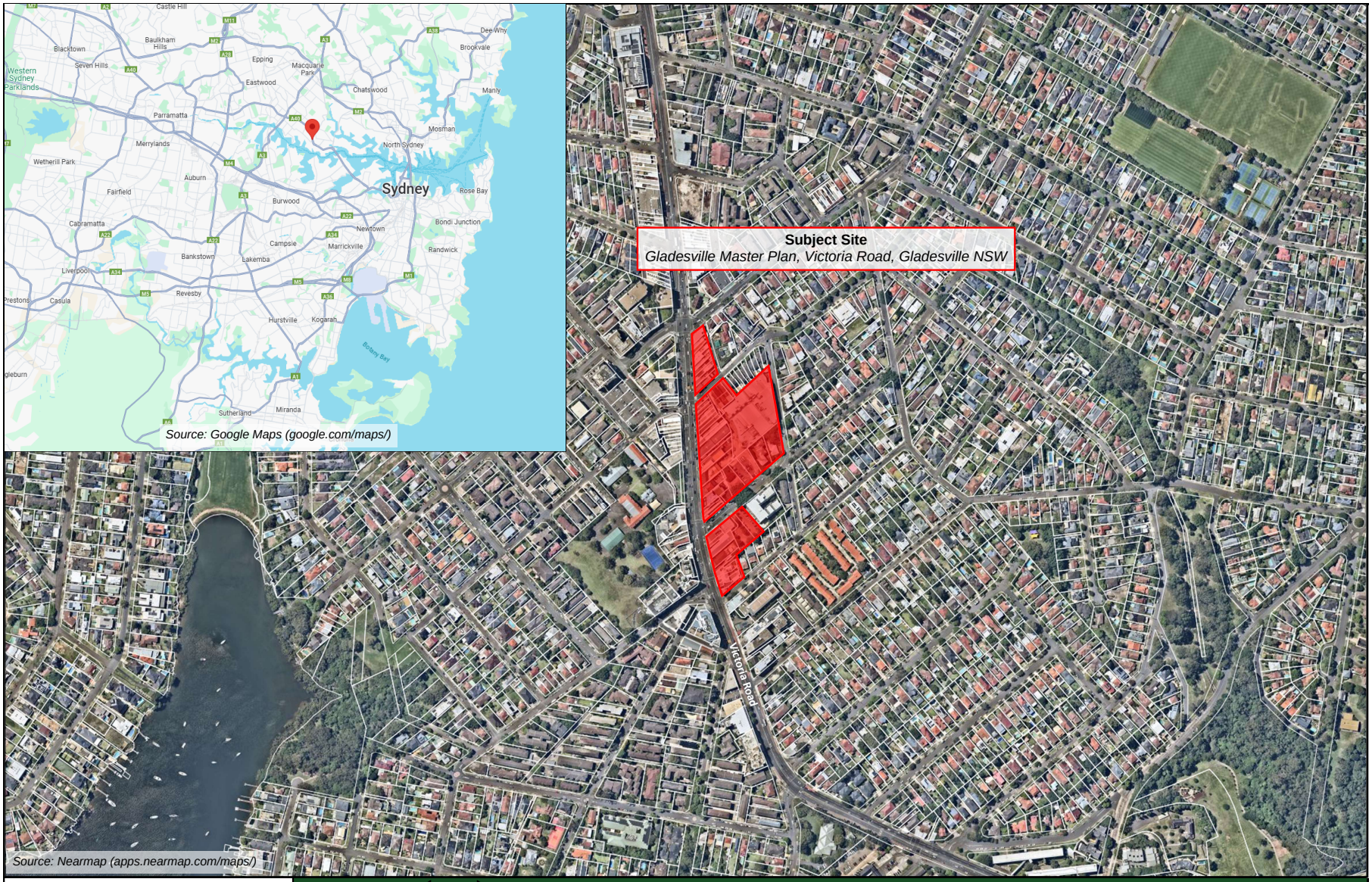
NSW EPA 2022, '*Contaminated Sites: Sampling Design Guidelines'.*

NSW EPA 2012, *'Guidelines for the Assessment and Management of Sites Impacted by Hazardous Ground Gases'*

NSW EPA 2020, '*Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites'*.

WA DOH 2021, '*Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia'* dated August 2021.

FIGURES



Scale: 100 m	Site Locality		
Client Name:	Hunters Hill Council	Figure Number:	1
Project Name:	Stage 1 Preliminary Site Investigation	Figure Date:	30 January 2025
Project Location:	Gladesville Master Plan, Victoria Road, Gladesville NSW	Report Number:	2865-PSI-01-310125.v1f

Sydney Environmental Group

N



Sydney Environmental Group	Scale: 30 m	Site Layout	
Client Name:	Hunters Hill Council	Figure Number:	2
Project Name:	Stage 1 Preliminary Site Investigation	Figure Date:	30 January 2025
Project Location:	Gladesville Master Plan, Victoria Road, Gladesville NSW	Report Number:	2865-PSI-01-310125.v1f



Sydney Environmental Group	Scale: 30 m	Potential Areas of Environmental Concern	
	Client Name: Hunters Hill Council	N	Figure Number: 3
	Project Name: Stage 1 Preliminary Site Investigation		Figure Date: 30 January 2025
	Project Location: Gladesville Master Plan, Victoria Road, Gladesville NSW		Report Number: 2865-PSI-01-310125.v1f

APPENDIX A

GROUNDWATER

WaterNSW

home | help | contact | customise

State Overview
State Overview

Rivers and Streams
favourites | search | download sites | find a site
Real Time Data - Rivers And Streams

Daily River Reports
Daily River Reports

Dams
favourites | search | download sites | find a site
Real Time Data - Major Dams

Groundwater (Telemetered data)
favourites | search | download sites | find a site
Real Time Data - Bores

All Groundwater Site details
search | download sites | find a site
search by licence
All Groundwater Map

Meteorology
favourites | search | download sites | find a site
Real Time Data - Weather Stations

Hunter River Salinity Trading Scheme
Hunter River Salinity Trading Scheme

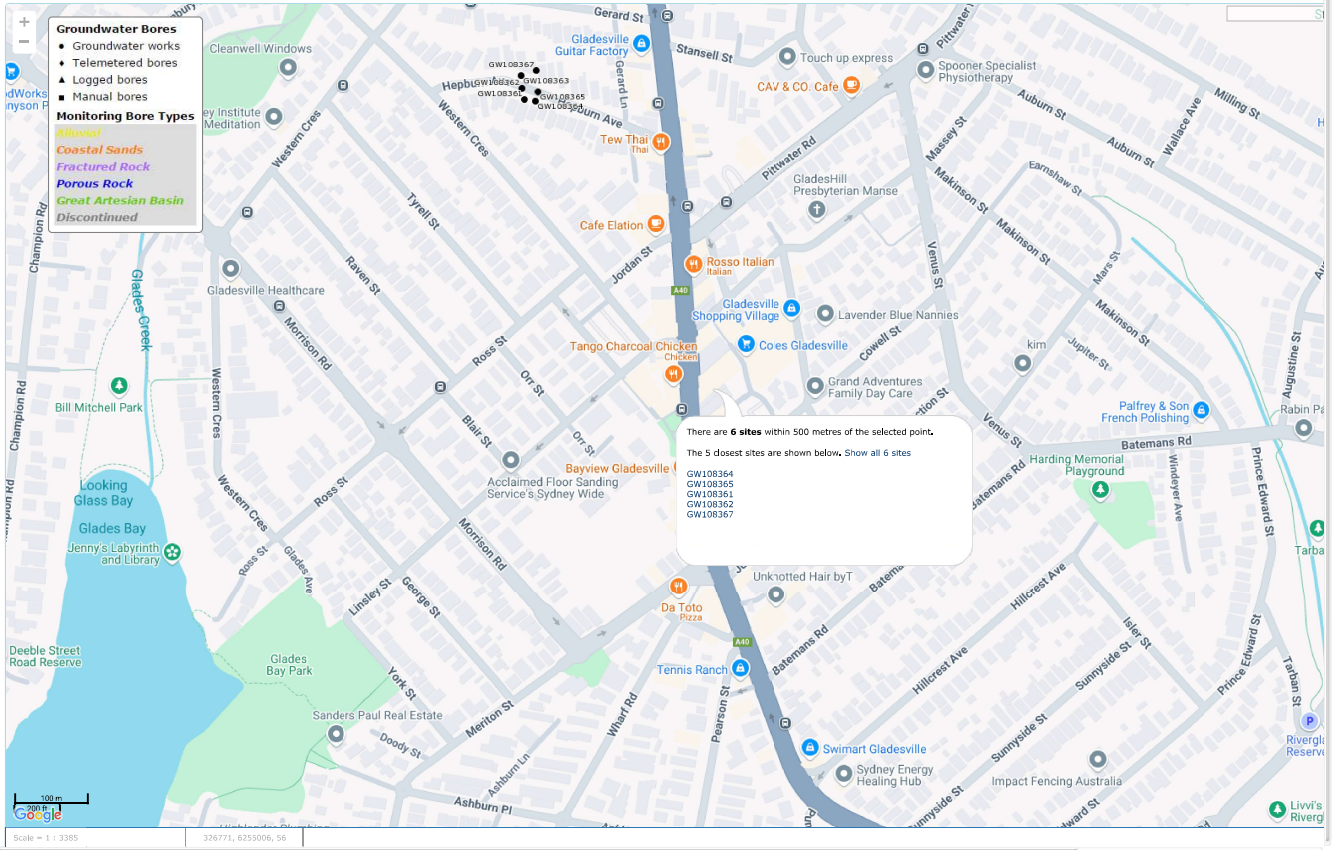
All Groundwater Site Details

ALL GROUNDWATER MAP

bookmark this page

All data times are Eastern Standard Time

Map | Info



contact WaterNSW

APPENDIX B

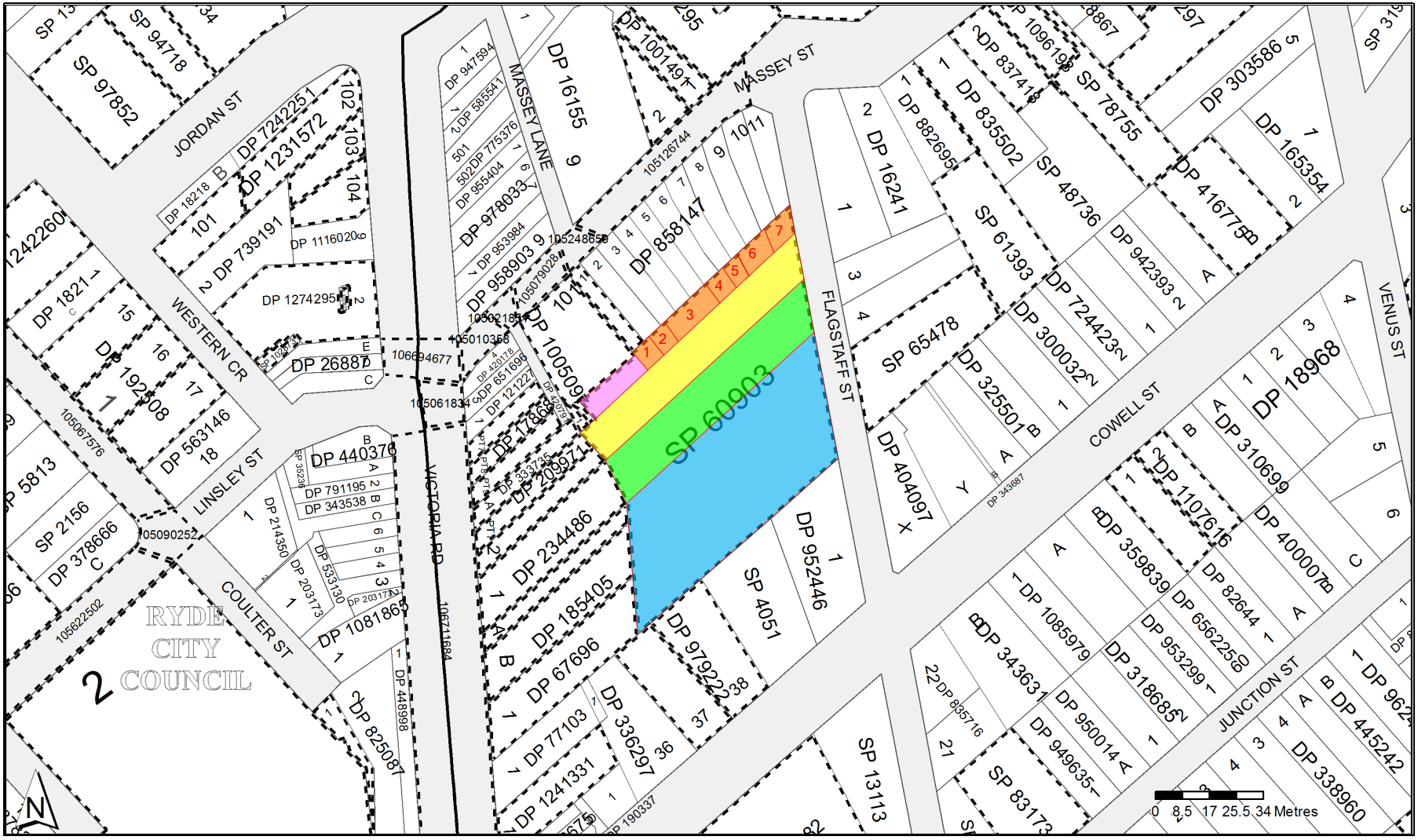
LAND TITLES

LAND REGISTRY SERVICES

Cadastral Records Enquiry Report : SP 60903

Locality : GLADESVILLE **Parish :** HUNTERS HILL

LGA : HUNTERS HILL **County :** CUMBERLAND



Report Generated 12:59:28 PM, 31 January, 2025

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This information is provided as a searching aid only.Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For ALL ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps

FORM 1

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

LY

COUNCIL'S CERTIFICATE

Newcastle City Council (Name of Council) having satisfied itself that the requirements of the *Strata Schemes (Freehold Development) Act 1973 or ~~*Strata Schemes (Leasehold Development) Act 1986 have been complied with, approves of the proposed~~:

*strata plan
~~*strata plan of subdivision~~,

illustrated in the annexure to this certificate.

~~* The strata plan/strata plan of subdivision is part of a development scheme. The council is satisfied that the plan is consistent with any conditions of any development consent and that the plan gives effect to the stage of the strata development contract to which it relates.~~

~~* The Council does not object to the encroachment of the building beyond the alignment of~~

~~* This approval is given on the condition that the use of lot(s)..... (being utility lot/s designed to be used primarily for the storage or accommodation of boats, motor vehicles or goods and not for human occupation as a residence, office, shop or the like) is restricted to the proprietor or occupier of a lot or proposed lot (not being such a utility lot) the subject of the strata scheme concerned, as referred to in *section 39 of the Strata Schemes (Freehold Development) Act 1973 or *section 69 of the Strata Schemes (Leasehold Development) Act 1986.~~

Date 21/7/99
Subdivision No. S1277/99

General Manager/Authorised Person

DA No. 99/1390

SURVEYOR'S CERTIFICATE

I, JOHN ROBERT MINEHAN

of P.O. BOX 55 WARNERS BAY 2282

a surveyor registered under the Surveyors Act 1929, hereby certify that:

(1) each applicable requirement of
*Schedule 1A to the Strata Schemes (Freehold Development) Act 1973
~~*Schedule 1A to the Strata Schemes (Leasehold Development) Act 1986~~
has been met.

~~(2) *(a) the building encroaches on a public place;~~
~~*(b) the building encroaches on land (other than a public place) in respect of which encroachment an appropriate easement;~~
~~*has been created by registered +~~
~~*is to be created under section 88B of the Conveyancing Act 1919.~~

(3) the survey information recorded in any accompanying location plan is accurate.

Signature:
Date: 2ND JUNE 1999

*Delete if inapplicable
+State whether dealing or plan, and quote registered number.

This is sheet 1 of my Plan in 2 sheets.

PLAN OF SUBDIVISION OF LOT 381 DP 877464

LGA Newcastle

Suburb/Locality: Mayfield West

Parish: Newcastle

County: Northumberland

Reduction Ratio 1: 300

Lengths are in metres

SP60993

Registered: DW 31/8/1999

C.A. No. S1277/99 OF 21·7·1999

Purpose: STRATA PLAN

Ref. Map: U6357-82#

Last Plan: DP877464

Name of, and *address for service of notices on, the owners corporation
*Address required on original strata plan only.

THE OWNERS
STRATA PLAN No 60993
No 26 WERRIBI STREET
MAYFIELD WEST
N S W 2304

Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants.

STATE BANK OF NEW SOUTH WALES ... OF ITS ATTORNEY ... PURSUANT TO POWER OF ATTORNEY REGISTERED ... AND I DECLARE THAT I HAVE NO NOTICE OF THE REVOCATION OF SAID POWER OF ATTORNEY.

RESIDENTIAL
~~(Insert type being adopted)~~ Model By-laws adopted for this scheme
Keeping of Animals: Option A/~~B/C~~ ~~GARBAGE Option: A~~
~~*Schedule of By-laws in _____ sheets filed with plan~~
~~*No By-Laws apply~~
*Strike out whichever is inapplicable

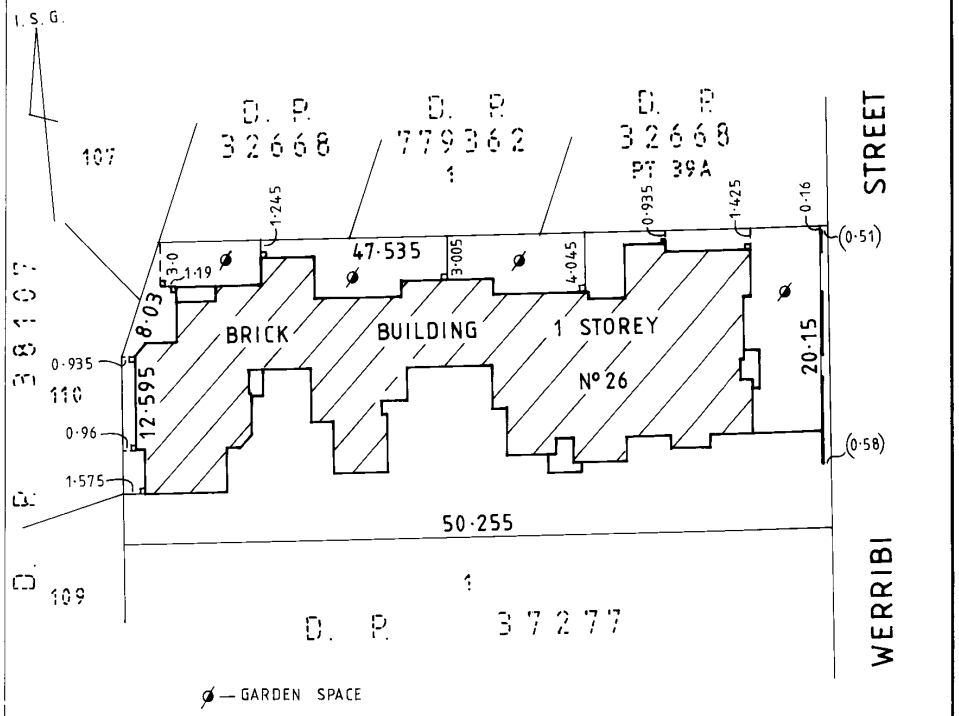


Table of mm: 10 20 30 40 50 60 100 110 120 130 140 150 160

SURVEYOR'S REFERENCE: M 359-2

Plan Drawing only to appear in this space

Plan Drawing only to appear in this space

Req:R720654 /Doc:SP 0060993 P /Rev:02-Sep-1999 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 13:19 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

FORM 2

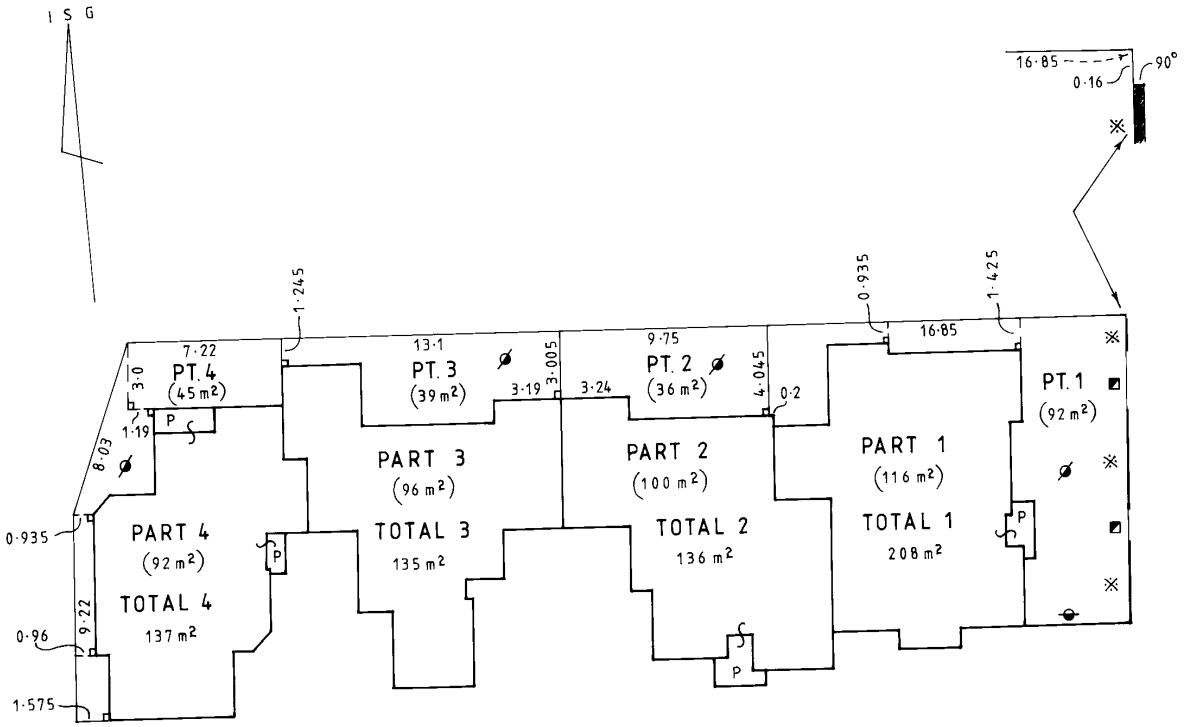
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 2 of 2 Sheets

SP60993

SCHEDULE OF UNIT ENTITLEMENT	
LOT Nº	UNIT ENTITLEMENT
1	25
2	25
3	25
4	25
AGGREGATE	100

*OFFICE USE ONLY



—SOUTHERN FACE WALL IS BDY.

※ — WEST FACE WALL IS BDY.

◩ — LINE JOINING ENDS OF WALL

⌀ — GARDEN SPACE

P — ROOFED PATIO

NOTES

1. AREAS ARE APPROXIMATE
2. STRATUM OF GARDEN SPACE IS LIMITED IN DEPTH TO 2 METRES BELOW AND 6 METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE RESPECTIVE ADJOINING UNIT EXCEPT WHERE COVERED

Reduction Ratio 1: 200 **Lengths are in metres**

Surveyor Registered under Surveyors Act 1929

General Manager/Authorised Person

SURVEYOR'S REFERENCE: M 359-2

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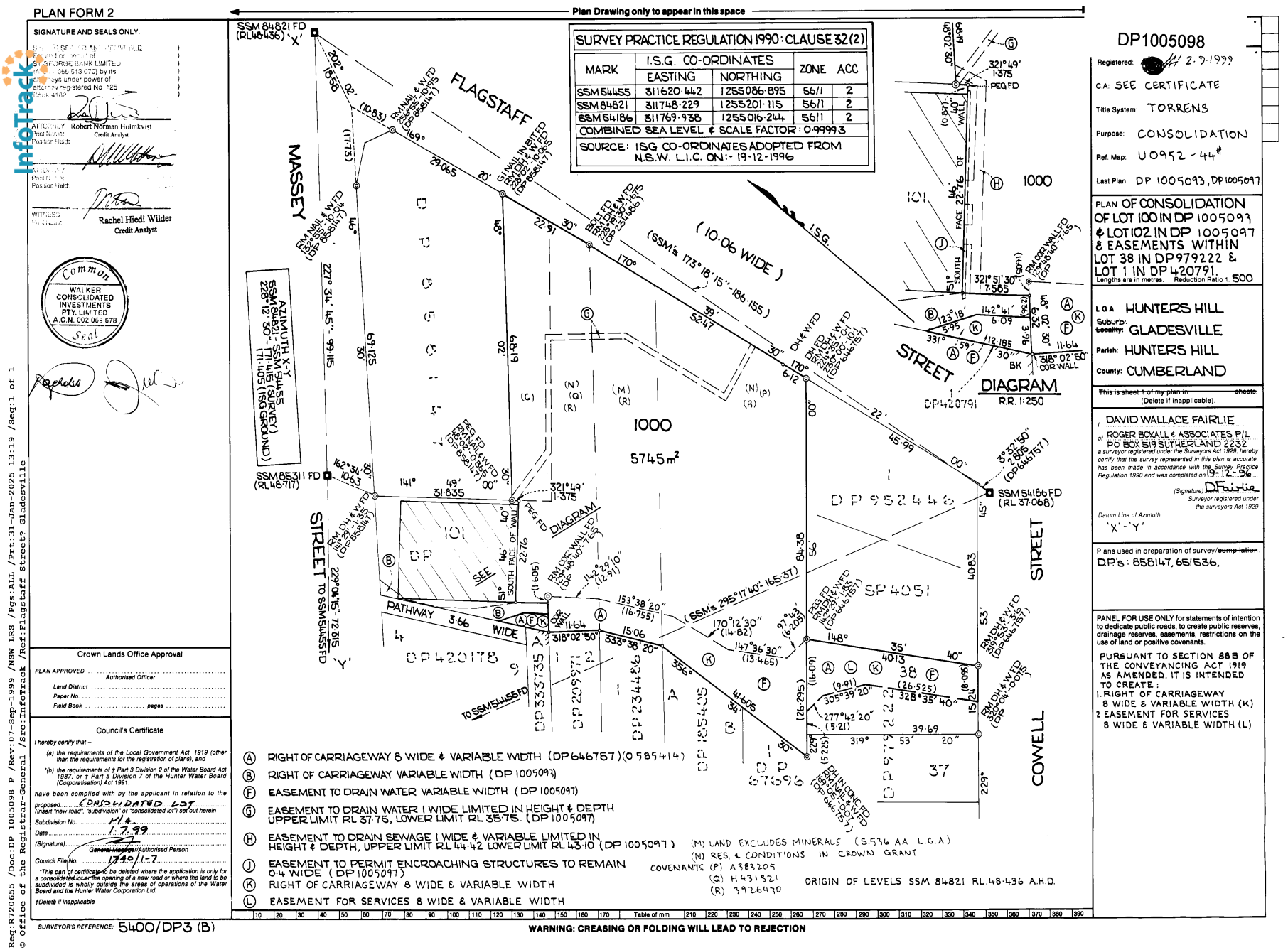

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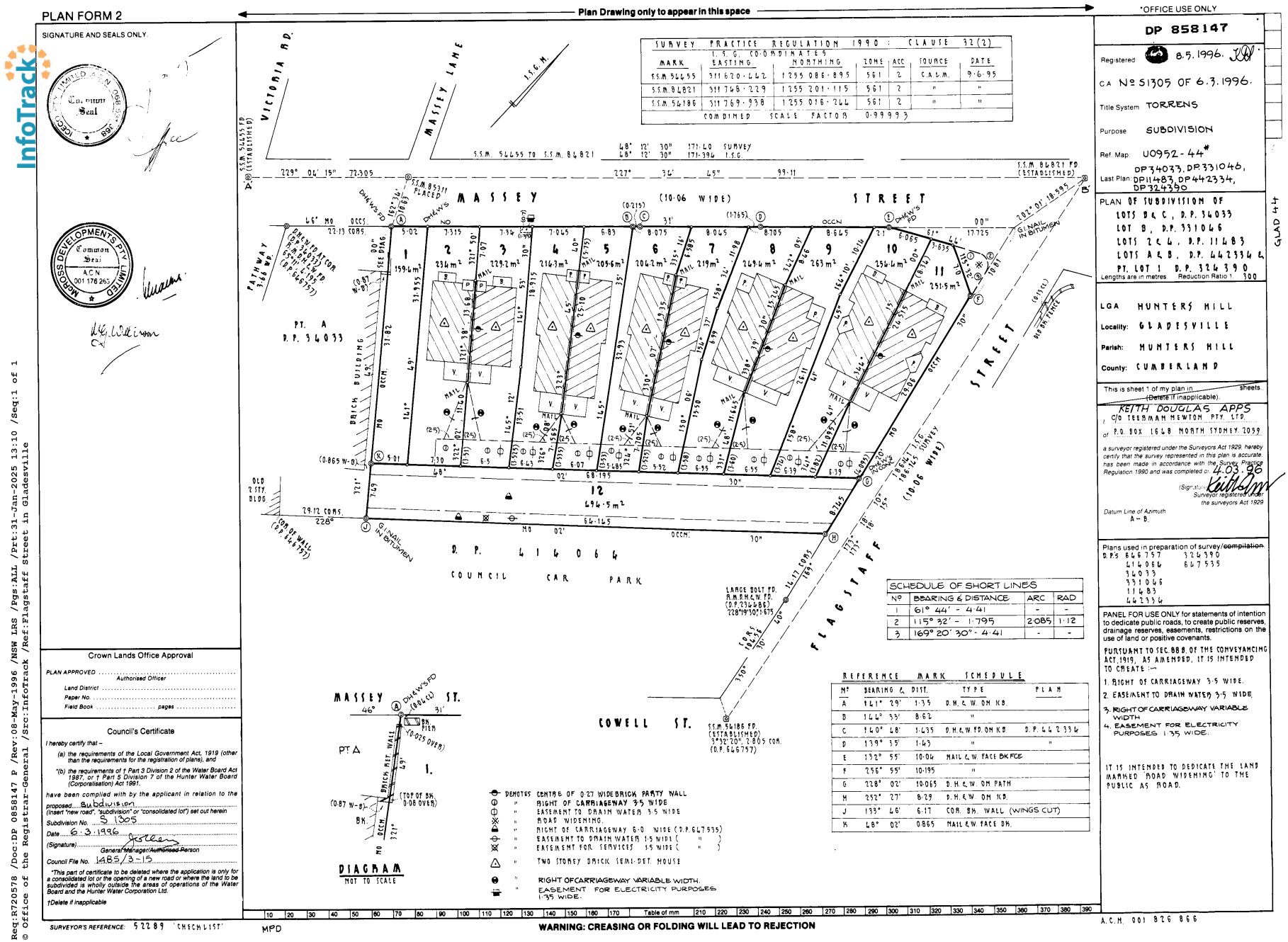
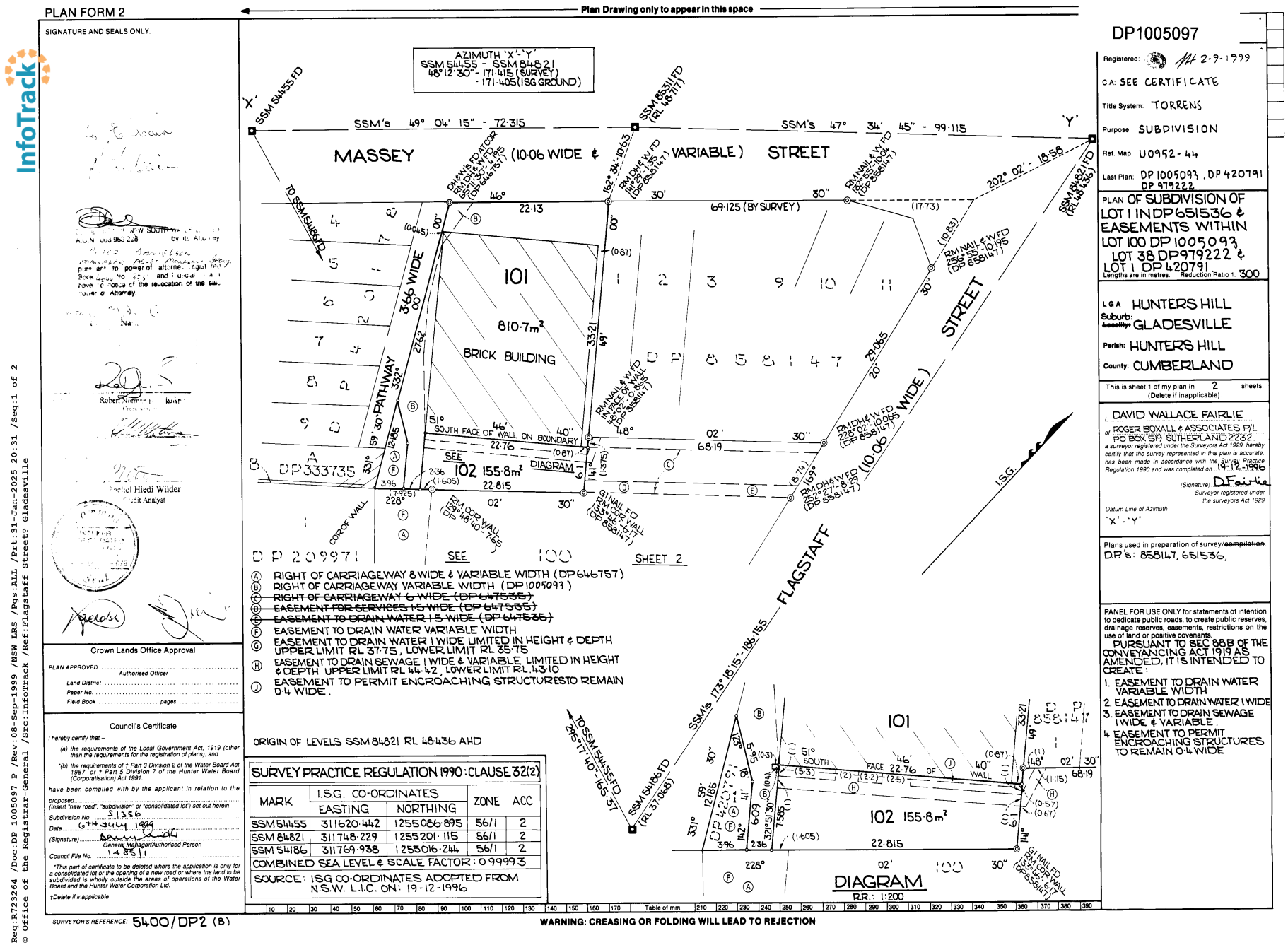
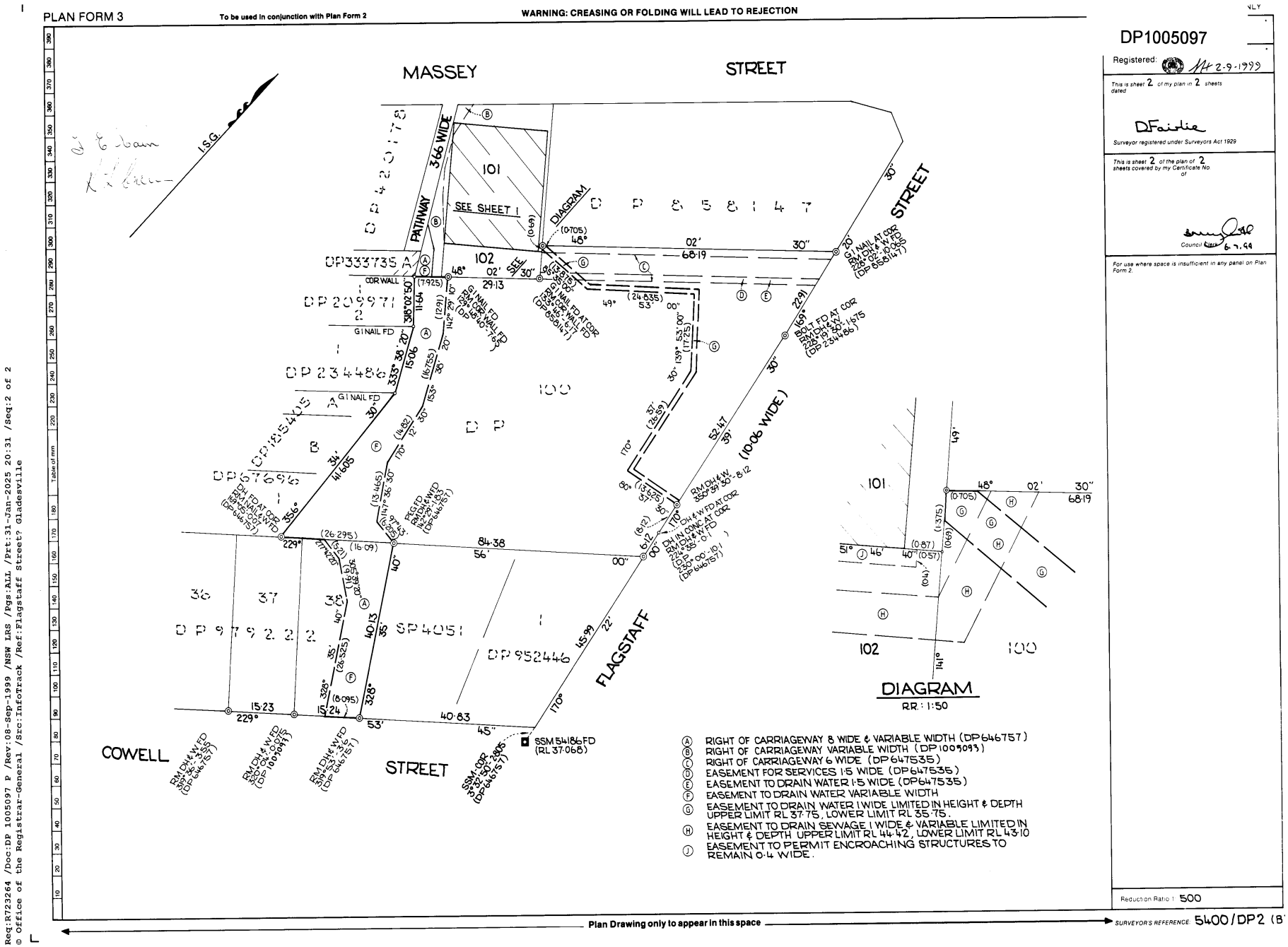
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville


PLAN FORM 2
Plan Drawing only to appear in this space
*OFFICE USE ONLY
DP 858147
SIGNATURE AND SEALS ONLY.
Registered 8.5.1996
CA No 51305 OF 6.3.1996.
Title System TORRENS
Purpose SUBDIVISION
Ref. Map U0952-44*
Last Plan DP34033, DP331046, DP11483, DP442334, DP324390
PLAN OF SUBDIVISION OF LOTS B & C, D.P. 34033 LOT B, D.P. 331046 LOTS 2 & 4, D.P. 11483 LOTS A & B, D.P. 442334 & PT. LOT 1 D.P. 324390
Lengths are in metres Reduction Ratio 1 : 100
LGA HUNTERS HILL
Locality: GLADESVILLE
Parish: HUNTERS HILL
County: CUMBERLAND
This is sheet 1 of my plan in sheets. (Delete if inapplicable).
KEITH DOUGLAS APPS
C/O TERRAMAN NEWTON PTY. LTD.
of P.O. BOX 1648 NORTH SYDNEY 2059
a surveyor registered under the Surveyors Act 1929, hereby certify that the survey represented in this plan is accurate, has been made in accordance with the Survey Practice Regulation 1990 and was completed on 4.03.96
(Signature of Surveyor registered under the surveyors Act 1929)
Datum Line of Azimuth A – B.
Plans used in preparation of survey/compilation
D.P.S 646757 324390 414064 647535 34033 331046 11483 442334
PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.
PURSUANT TO SEC. 88 B. OF THE CONVEYANCING ACT, 1919, AS AMENDED, IT IS INTENDED TO CREATE :—
1. RIGHT OF CARRIAGEWAY 3·5 WIDE.
2. EASEMENT TO DRAIN WATER 3·5 WIDE.
3. RIGHT OF CARRIAGEWAY VARIABLE WIDTH
4. EASEMENT FOR ELECTRICITY PURPOSES 1·35 WIDE.
IT IS INTENDED TO DEDICATE THE LAND MARKED 'ROAD WIDENING' TO THE PUBLIC AS ROAD.
Crown Lands Office Approval
PLAN APPROVED ..... Authorised Officer
Land District .....
Paper No. .....
Field Book ..... pages .....
Council's Certificate
I hereby certify that –
(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
*(b) the requirements of † Part 3 Division 2 of the Water Board Act 1987, or † Part 5 Division 7 of the Hunter Water Board (Corporatisation) Act 1991.
have been complied with by the applicant in relation to the proposed.... subdivision (Insert "new road", "subdivision" or "consolidated lot") set out herein
Subdivision No. 51305
Date 6.3.1996
(Signature) ..... General Manager/Authorised Person
Council File No. 1485/3-15
*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Water Board and the Hunter Water Corporation Ltd.
†Delete if inapplicable
SURVEYOR'S REFERENCE: 52289 'CHECKLIST'
SURVEY PRACTICE REGULATION 1990 : CLAUSE 32(2)
MARK | L.S.G. CO-ORDINATES EASTING | NORTHING | ZONE | ACC | SOURCE | DATE
SSM 54455 | 311 620·442 | 1 255 086·895 | 56 | 2 | C.A.S.M. | 9·6·95
SSM 84821 | 311 748·229 | 1 255 201·115 | 56 | 2 | " | "
SSM 54186 | 311 769·938 | 1 255 016·244 | 56 | 2 | " | "
COMBINED SCALE FACTOR 0·999993
VICTORIA RD.
MASSEY LANE
I.S.C.M.
SSM 54455 TO SSM 84821 48° 12' 30" 171·40 SURVEY 48° 12' 30" 171·396 I.S.G.
SSM 54455 FD (ESTABLISHED)
SSM 84821 FD (ESTABLISHED)
SSM 84821 PLACED
MASSEY STREET (10·06 WIDE)
PT. A D.P. 34033
D.P. 414064
COUNCIL CAR PARK
FLAGSTAFF STREET (10·06 WIDE)
COWELL ST.
OLD 2 STY. BLDG.
BRICK BUILDING
PATHWAY 3·66 WIDE
DRAINAGE INSPECTION COVER (D.P. 646757)
1 159·6m² 2 234m² 3 229·2m² 4 214·3m² 5 205·6m² 6 204·2m² 7 219m² 8 264·6m² 9 263m² 10 254·2m² 11 251·5m² 12 494·5m²
SCHEDULE OF SHORT LINES
No | BEARING & DISTANCE | ARC | RAD
1 | 61° 44' – 4·41 | – | –
2 | 115° 32' – 1·795 | 2·085 | 1·12
3 | 169° 20' 30" – 4·41 | – | –
REFERENCE MARK SCHEDULE
No | BEARING & DIST. | TYPE | PLAN
A | 141° 29' 1·35 | D.H. & W. ON K.B. |
B | 144° 33' 8·62 | " |
C | 140° 48' 1·435 | D.H. & W. FD. ON K.B | D.P. 442334
D | 179° 35' 1·43 | " | "
E | 132° 55' 10·04 | NAIL & W. FACE BK FCE |
F | 256° 55' 10·195 | " |
G | 228° 02' 10·065 | D.H. & W. ON PATH |
H | 252° 27' 8·29 | D.H. & W. ON K.B. |
J | 133° 46' 6·17 | COR. BK. WALL (WINGS CUT) |
K | 48° 02' 0·865 | NAIL & W. FACE BK.
DIAGRAM NOT TO SCALE
MASSEY ST.
PT A
BRICK RET. WALL
BK. PIER
(TOP OF BK. 0·025 OVER)
(TOP OF BK. 0·08 OVER)
DENOTES CENTRE OF 0·27 WIDE BRICK PARTY WALL
" EASEMENT TO DRAIN WATER 3·5 WIDE
" ROAD WIDENING
" RIGHT OF CARRIAGEWAY 6·0 WIDE (D.P. 647535)
" EASEMENT TO DRAIN WATER 1·5 WIDE (")
" EASEMENT FOR SERVICES 1·5 WIDE (")
" TWO STOREY BRICK SEMI-DET. HOUSE
" RIGHT OF CARRIAGEWAY VARIABLE WIDTH.
" EASEMENT FOR ELECTRICITY PURPOSES 1·35 WIDE.
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
MPD
A.C.N. 001 826 866
GLAD 44
Req:R720578 /Doc:DP 0858147 P /Rev:08-May-1996 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 13:10 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street in Gladesville



InfoTrack
Req:R723264 /Doc:DP 1005097 P /Rev:08-Sep-1999 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 20:31 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville


PLAN FORM 3
To be used in conjunction with Plan Form 2
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
DP1005097
Registered: 2-9-1999
This is sheet 2 of my plan in 2 sheets dated
DFairlie
Surveyor registered under Surveyors Act 1929
This is sheet 2 of the plan of 2 sheets covered by my Certificate No. of
Council Clerk 6.7.99
For use where space is insufficient in any panel on Plan Form 2.
MASSEY STREET
COWELL STREET
FLAGSTAFF STREET
PATHWAY 3.66 WIDE
SEE SHEET 1
DIAGRAM
DP333735
DP209971
DP234486
DP155415
DP67696
DP977222
SP4051
DP952446
DP1005093
DP647535
DP647537
DP647536
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DP647576
DP647577

LAND REGISTRY SERVICES Historical Search

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
31/1/2025 12:58PM

FOLIO: 1/414064

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7914 FOL 96

Recorded	Number	Type of Instrument	C.T. Issue
31/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
3/11/1992		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/2/1995	I789151	CAVEAT	
13/11/1995	O556441	REQUEST	
13/11/1995	O585414	TRANSFER GRANTING EASEMENT	EDITION 1
20/4/1998	3926430	TRANSFER	EDITION 2
6/7/1998	5104675	DEPARTMENTAL DEALING	
3/11/1998	5370862	CAVEAT	
22/4/1999	5758463	MORTGAGE	EDITION 3
30/8/1999	DP1005093	DEPOSITED PLAN	FOLIO CANCELLED
30/11/2017	AM929178	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

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Received: 31/01/2025 12:58:43

Req:R720623 /Doc:DL 3926430 /Rev:23-Apr-1998 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 13:15 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

KP15

TRANSFER

Real Property Act, 1900

INCLUDING Co

Office of State Revenue use only

070294 3625 04 20073249797/03 $2.00

$2

(A) **LAND TRANSFERRED**

Show no more than 20 References to Title. If appropriate, specify the share transferred.

Folio Identifiers Part 2/234486, C/185405 and Volume 7914 Folio 96
now being 2/234486, C/185405 and 1/414064

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
48T	CITYLINK REFERENCE (max. 15 characters): JHH : WALKER

(C) **TRANSFEROR** HUNTERS HILL COUNCIL

(D) acknowledges receipt of the consideration of $1,200,000.00

and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. ..... 2. ..... 3. .....

and the Transferee covenants with the Transferor as in annexure "A" hereto

(F) **TRANSFEREE**

T

ON CV

WALKER CONSOLIDATED INVESTMENTS PTY. LIMITED
(A.C.N. 002 069 678) of 1 Box Road, Caringbah, N.S.W. 2229

(G) **TENANCY:** ON CV

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 16 APRIL 1998

Signed in my presence by the Transferor who is personally known to me.
THE COMMON SEAL of HUNTERS HILL COUNCIL was hereunto affixed by authority of a resolution of the Council made on the 24TH day of NOVEMBER 1997

~~Signature of Witness~~

.....
~~Name of Witness (BLOCK LETTERS)~~

.....
~~Address of Witness~~

Mayor

General Manager ~~Signature of Transferor~~
15.4.98

Signed in my presence by the Transferee who is personally known to

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

Solicitor for ~~Signature of~~ Transferee
(Ian Edward Grist)

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only)

Ausdoc Commercial and Law Stationers 1991

Req:R720623 /Doc:DL 3926430 /Rev:23-Apr-1998 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 13:15 /Seq:2 of 2
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FILM WITH
3926430

Annexure 'A' to Transfer dated 16 April 1998 from Hunters Hill Council to Walker Consolidated Investments Pty. Limited

TRANSFEREE'S COVENANT

The Transferee for itself and its assigns covenants with the Transferor and its assigns that no fence shall be erected on the land hereby transferred without the consent of the Transferor or its assigns but such consent shall not be withheld if such fence is erected without expense to the Transferor or its assigns and in favour of any person dealing with the Transferee or its assigns such consent will be deemed to have been given in respect of every such fence for the time being erected.

LAND BURDENED BY THIS COVENANT: the land hereby transferred.

LAND BENEFITED BY THIS COVENANT: the land contained in Folio Identifiers 37/979222, 38/979222 and 1/952446.

THE COMMON SEAL of HUNTERS HILL COUNCIL was hereunto affixed by authority of a resolution of the Council made on the 24TH day of NOVEMBER 1997

.....
Mayor

.....
General Manager
15.4.98

.....
Solicitor for Transferee

Req:R722797 /Doc:CT 10686-060 CT /Rev:23-Feb-2011 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 17:02 /Seq:1 of 2
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[redacted]TIFICATE OF TITLE

NEW SOUTH WALES

PERTY ACT, 1900, as amended.

Application No.25401

Prior Title Vol.6669 Fol.193

Vol. 10686 Fol. 60

MA

Edition issued 22-11-1967

[redacted]

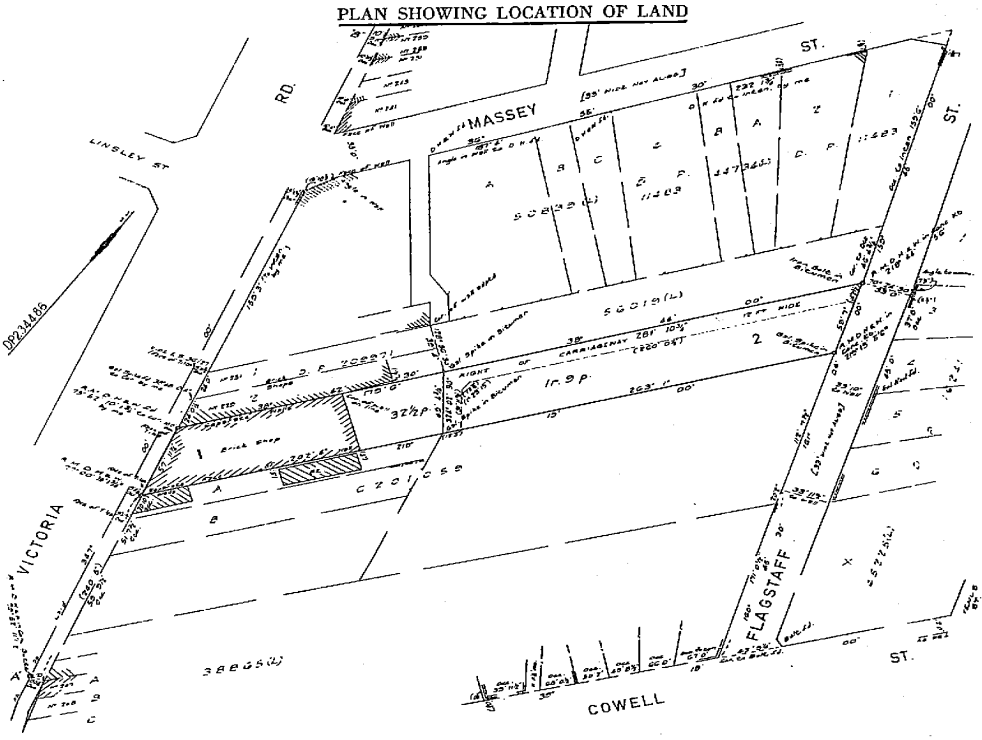
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

SEE AUTO FOLIO

Witness

Registrar General.

PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 234486 at Gladesville in the Municipality of Hunters Hill Parish of Hunters Hill and County of Cumberland being part of Portion 127 granted to John Doody on 14-3-1795 and part of Portion 127 granted to Ann Benson on 15-9-1796. EXCEPTING THEREOUT the mines and deposits as provided by Section 536AA of the Local Government Act, 1919.

FIRST SCHEDULE (continued overleaf)

THE COUNCIL OF THE MUNICIPALITY OF HUNTERS HILL.

SECOND SCHEDULE, (continued overleaf)

GRN RC(SB)

1. Right of Carriageway affecting the part of the land above described 12 feet wide shown in plan hereon created by the registration of Deposited Plan 234486P See K845138.

Registrar General.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

(Page 1) Vol. 10686 Fol. 60

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE

PT 1, 17 V.C.N. Blight, Government Printer

Vol. 10686 Fol 60

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
			CANCELLED SEE AUTO FOLIO					

(Page 2 of 2 pages)

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED

Req:R722797 /Doc:CT 10686-060 CT /Rev:23-Feb-2011 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 17:02 /Seq:2 of 2
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LAND REGISTRY SERVICES Historical Search

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
31/1/2025 12:58PM

FOLIO: 2/234486

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10686 FOL 60

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
21/3/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
12/9/1989	Y567940	CAVEAT	
27/4/1992	E406508	WITHDRAWAL OF CAVEAT	
28/9/1992	E744083	REQUEST	
1/10/1992	DP646757	DEPOSITED PLAN	EDITION 1
2/2/1995	I789151	CAVEAT	
13/11/1995	O556441	REQUEST	
13/11/1995	O585414	TRANSFER GRANTING EASEMENT	EDITION 2
20/4/1998	3926430	TRANSFER	EDITION 3
6/7/1998	5104675	DEPARTMENTAL DEALING	
3/11/1998	5370862	CAVEAT	
22/4/1999	5758463	MORTGAGE	EDITION 4
30/8/1999	DP1005093	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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Received: 31/01/2025 12:58:42

LAND REGISTRY SERVICES Historical Search

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/1/2025 1:05PM

FOLIO: B/34033

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7724 FOL 4

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/2/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/2/1991	Z480125	CAVEAT	
4/11/1991	Z807648	REQUEST	
12/5/1992	E406621	CAVEAT	
14/8/1992	E675747	WITHDRAWAL OF CAVEAT	
11/5/1993	I285188	WITHDRAWAL OF CAVEAT	
14/5/1993	DP647535	DEPOSITED PLAN	EDITION 1
5/5/1994	U238567	DISCHARGE OF MORTGAGE	
5/5/1994	U238568	TRANSFER	
5/5/1994	U238569	MORTGAGE	EDITION 2
4/10/1994	U672491	MORTGAGE	EDITION 3
8/5/1995	O200216	DISCHARGE OF MORTGAGE	
8/5/1995	O200217	DISCHARGE OF MORTGAGE	
8/5/1995	O200218	TRANSFER	
8/5/1995	O200219	MORTGAGE	EDITION 4
6/5/1996	2122409	REQUEST	
6/5/1996	2122410	REQUEST	
8/5/1996	DP858147	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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Received: 31/01/2025 13:05:56

Req:R723214 /Doc:DL U238568 /Rev:31-Mar-2010 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 19:13 /Seq:1 of 1
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97-01 7

TRANSFER

Real Property Act, 1900

U 238568 M

Office of :

190494 4304 04 001448013/03

(A) **LAND TRANSFERRED**

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

B/34033 2/11483
C/34033 Volume 4338 Folio 12 now being 1/324390
Volume 4693 Folio 82 AUTO CONSOL
B/442334
A/442334

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
949C.	4042 RP.

Search and Registration Stationers
Gye Perkes and Stone
Level Three 130 Elizabeth Street Sydney
949C DX 1206 Telephone (02) 262 4244

REFERENCE (max. 15 characters):

(C) **TRANSFEROR** PEDOME PTY LIMITED ACN 002 255 450

(D) acknowledges receipt of the consideration of $625,000.00

and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. ..... 2. ..... 3. .....

(F) **TRANSFEREE**

T PENNSYLVANIA HOLDINGS PTY LIMITED ACN 055 258 734 as Trustee for the Massey Street Trust

(G) **TENANCY:**

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 27th APRIL 1994

Signed in my presence by the Transferor who is personally known to me.

Signature of Witness

RAY BARROGA
Name of Witness (BLOCK LETTERS)

5 HUNTER STREET SYDNEY NSW
Address of Witness

Signed at Sydney the 22nd day of April 1994 for CBFC Limited ACN 008 519 462 as Attorney for Pedome Pty Limited ACN 002 255 450 by CBFC Limited's duly Appointed Attorney under Power of Attorney No.738 Book 3263 who declares that he has not received notice of revocation of the power.CBFC Limited hereby executes as Attorney for Pedome Pty Limited pursuant to Power of Attorney No.432 Book 3883.

Signature of Transferor

JOHN DI SANO

Signed in my presence by the Transferee who is personally known to

The Common Seal of PENNSYLVANIA HOLDINGS PTY LIMITED was hereunto affixed by authority of the Directors in the presence of:

~~Signature of Witness~~
~~Name of Witness (BLOCK LETTERS)~~
~~Address of Witness~~
Secretary

Common Seal PENNSYLVANIA HOLDINGS PTY. LIMITED A.C.N. 055 258 734

Signature of Transferee
Director

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Ausdoc Commercial and Law Stationers 1991

Req:R723215 /Doc:DL O200218 /Rev:08-Mar-2010 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 19:13 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street in Gladesville

97-01T

TRANSFER

Real Property Act, 1900

0 200218 E

(7)

Offi...

270495 1902 04 0017949730/03

$2.00

(A) **LAND TRANSFERRED**
Show no more than 20 References to Title.
If appropriate, specify the share transferred.

Certificates of Title
Folio Identifiers B/34033, C/34033
Auto Consol 4693-82, B/442334, A/442334, 2/11483 and 1/324390

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
949c	Search and Registration Stationers **Gye Perkes and Stone** Level Three 130 Elizabeth Street Sydney REFERENCE (max. 15 characters) 3490 DX 1206 Telephone (02) 262 4244

(C) **TRANSFEROR** PENNSYLVANIA HOLDINGS PTY LIMITED ACN 005 258 734

(D) acknowledges receipt of the consideration of $935,211.00

and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. ..... 2. ..... 3. .....

(F) **TRANSFEREE**

T TS (s713 LGA) TW (Sheriff)	ICECO PTY LIMITED ACN 068 531 368 ~~TENANCY~~:

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 31 MARCH 1995

Signed in my presence by the Transferor who is personally known to me.

THE COMMON SEAL OF PENNSYLVANIA HOLDINGS PTY LIMITED was hereunto affixed by authority of its Board of Directors in the presence of:

~~Signature of Witness~~ ~~Name of Witness (BLOCK LETTERS)~~ ~~Address of Witness~~

Director

Secretary

~~Signature of~~ Transferor

Common Seal PENNSYLVANIA HOLDINGS PTY. LIMITED A.C.N. 055 258 734

Signed in my presence by the Transferee who is personally known to me.

THE COMMON SEAL OF ICECO PTY LIMITED was hereunto affixed by authority of its Board of Directors in the presence of:

~~Signature of Witness~~ ~~Name of Witness (BLOCK LETTERS)~~ ~~Address of Witness~~

Director

Secretary

~~Signature of~~ Transferee

ICECO PTY. LIMITED A.C.N. 068 531 368 Common Seal

4295/tran.087mag

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Ausdoc Commercial and Law Stationers 1991

LAND REGISTRY SERVICES Historical Search

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/1/2025 1:05PM

FOLIO: C/34033

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7725 FOL 42

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/2/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/2/1991	Z480125	CAVEAT	
4/11/1991	Z807648	REQUEST	
4/11/1991	Z998560	WRIT	
12/5/1992	E406621	CAVEAT	
14/8/1992	E675747	WITHDRAWAL OF CAVEAT	
11/5/1993	I285188	WITHDRAWAL OF CAVEAT	
14/5/1993	DP647535	DEPOSITED PLAN	EDITION 1
1/7/1993	I421052	APPLICATION TO CANCEL RECORDING OF WRIT	
5/5/1994	U238567	DISCHARGE OF MORTGAGE	
5/5/1994	U238568	TRANSFER	
5/5/1994	U238569	MORTGAGE	EDITION 2
4/10/1994	U672491	MORTGAGE	EDITION 3
8/5/1995	O200216	DISCHARGE OF MORTGAGE	
8/5/1995	O200217	DISCHARGE OF MORTGAGE	
8/5/1995	O200218	TRANSFER	
8/5/1995	O200219	MORTGAGE	EDITION 4
6/5/1996	2122409	REQUEST	
6/5/1996	2122410	REQUEST	
8/5/1996	DP858147	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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LAND REGISTRY SERVICES Historical Search

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
31/1/2025 1:05PM

FOLIO: AUTO CONSOL 4693-82

Recorded	Number	Type of Instrument	C.T. Issue
7/9/1993		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 4693-82	
		PARCELS IN CONSOL ARE: 4/11483, B/331046.	
5/5/1994	U238567	DISCHARGE OF MORTGAGE	
5/5/1994	U238568	TRANSFER	
5/5/1994	U238569	MORTGAGE	EDITION 1
4/10/1994	U672491	MORTGAGE	EDITION 2
8/5/1995	O200216	DISCHARGE OF MORTGAGE	
8/5/1995	O200217	DISCHARGE OF MORTGAGE	
8/5/1995	O200218	TRANSFER	
8/5/1995	O200219	MORTGAGE	EDITION 3
6/5/1996	2122410	REQUEST	
8/5/1996	DP858147	DEPOSITED PLAN	AUTO CONSOL CANCELLED

*** END OF SEARCH ***

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LAND REGISTRY SERVICES Historical Search

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/1/2025 1:05PM

FOLIO: B/442334

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7419 FOL 128

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
15/1/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
31/10/1991	E28273	DEPARTMENTAL DEALING	
4/11/1991	Z807648	REQUEST	
4/11/1991	Z998560	WRIT	
12/5/1992	E406621	CAVEAT	
14/8/1992	E675747	WITHDRAWAL OF CAVEAT	
14/5/1993	DP647535	DEPOSITED PLAN	EDITION 1
1/7/1993	I421052	APPLICATION TO CANCEL RECORDING OF WRIT	
5/5/1994	U238567	DISCHARGE OF MORTGAGE	
5/5/1994	U238568	TRANSFER	
5/5/1994	U238569	MORTGAGE	EDITION 2
4/10/1994	U672491	MORTGAGE	EDITION 3
8/5/1995	O200216	DISCHARGE OF MORTGAGE	
8/5/1995	O200217	DISCHARGE OF MORTGAGE	
8/5/1995	O200218	TRANSFER	
8/5/1995	O200219	MORTGAGE	EDITION 4
6/5/1996	2122409	REQUEST	
6/5/1996	2122410	REQUEST	
8/5/1996	DP858147	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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LAND REGISTRY SERVICES Historical Search

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/1/2025 1:05PM

FOLIO: A/442334

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7419 FOL 112

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/2/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
4/11/1991	Z807648	REQUEST	
4/11/1991	Z998560	WRIT	
12/5/1992	E406621	CAVEAT	
14/8/1992	E675747	WITHDRAWAL OF CAVEAT	
14/5/1993	DP647535	DEPOSITED PLAN	EDITION 1
1/7/1993	I421052	APPLICATION TO CANCEL RECORDING OF WRIT	
5/5/1994	U238567	DISCHARGE OF MORTGAGE	
5/5/1994	U238568	TRANSFER	
5/5/1994	U238569	MORTGAGE	EDITION 2
4/10/1994	U672491	MORTGAGE	EDITION 3
8/5/1995	O200216	DISCHARGE OF MORTGAGE	
8/5/1995	O200217	DISCHARGE OF MORTGAGE	
8/5/1995	O200218	TRANSFER	
8/5/1995	O200219	MORTGAGE	EDITION 4
6/5/1996	2122409	REQUEST	
6/5/1996	2122410	REQUEST	
8/5/1996	DP858147	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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Received: 31/01/2025 13:05:57

LAND REGISTRY SERVICES Historical Search

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
31/1/2025 1:05PM

FOLIO: 2/11483

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 4840 FOL 203

Recorded	Number	Type of Instrument	C.T. Issue
22/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
13/3/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/2/1991	Z480125	CAVEAT	
4/11/1991	Z998560	WRIT	
19/12/1991	E61403	REQUEST	
12/5/1992	E406621	CAVEAT	
14/8/1992	E675747	WITHDRAWAL OF CAVEAT	
11/5/1993	I285188	WITHDRAWAL OF CAVEAT	
14/5/1993	DP647535	DEPOSITED PLAN	EDITION 1
1/7/1993	I421052	APPLICATION TO CANCEL RECORDING OF WRIT	
5/5/1994	U238567	DISCHARGE OF MORTGAGE	
5/5/1994	U238568	TRANSFER	
5/5/1994	U238569	MORTGAGE	EDITION 2
4/10/1994	U672491	MORTGAGE	EDITION 3
8/5/1995	O200216	DISCHARGE OF MORTGAGE	
8/5/1995	O200217	DISCHARGE OF MORTGAGE	
8/5/1995	O200218	TRANSFER	
8/5/1995	O200219	MORTGAGE	EDITION 4
6/5/1996	2122410	REQUEST	
8/5/1996	DP858147	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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LAND REGISTRY SERVICES Historical Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
31/1/2025 1:05PM

FOLIO: 1/324390

First Title(s): OLD SYSTEM
Prior Title(s): VOL 4338 FOL 12

Recorded	Number	Type of Instrument	C.T. Issue
20/9/1993		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
5/5/1994	U238567	DISCHARGE OF MORTGAGE	
5/5/1994	U238568	TRANSFER	
5/5/1994	U238569	MORTGAGE	EDITION 1
4/10/1994	U672491	MORTGAGE	EDITION 2
8/5/1995	O200216	DISCHARGE OF MORTGAGE	
8/5/1995	O200217	DISCHARGE OF MORTGAGE	
8/5/1995	O200218	TRANSFER	
8/5/1995	O200219	MORTGAGE	EDITION 3
8/5/1996	DP858147	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***

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Received: 31/01/2025 13:05:57

LAND REGISTRY SERVICES Historical Search

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/1/2025 12:58PM

FOLIO: 12/858147

First Title(s): OLD SYSTEM
Prior Title(s): 2/11483 B-C/34033
1/324390 A-B/442334
VOL 4693 FOL 82

Recorded	Number	Type of Instrument	C.T. Issue
8/5/1996	DP858147	DEPOSITED PLAN	FOLIO CREATED EDITION 1
25/10/1996	2563489	DISCHARGE OF MORTGAGE	
25/10/1996	2563490	TRANSFER	EDITION 2
21/7/1998	5103814	DEPARTMENTAL DEALING	
3/11/1998	5370862	CAVEAT	
22/4/1999	5758463	MORTGAGE	EDITION 3
30/8/1999	DP1005093	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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Received: 31/01/2025 12:58:43

Req:R723218 /Doc:DL 2563490 /Rev:01-Feb-2010 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 19:15 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

97-01T

TRANSFER

Real Property Act, 1900

2563490 J

Office of State Revenue use only

N.S.W. STAMP DUTY
13099S 3002 04 00184998 3/03 $2.00

(A) **LAND TRANSFERRED**
Show no more than 20 References to Title.
If appropriate, specify the share transferred.

Part Folio Identifiers B/34033, C/34033, Auto Consol 4693-82, B442334, A/442334, 2/11483, 1/324390 now being whole 12/858147

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
4831T	CITYLINK REFERENCE (max. 15 characters): JHH/WALKER

(C) **TRANSFEROR** Iceco Pty Limited (ACN 068 531 368)

(D) acknowledges receipt of the consideration of $225,000.00
and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. ..... 2. ..... 3. .....

(F) **TRANSFEREE**

T TS (s713 LGA) TW (Sheriff)	Walker Consolidated Investments Pty Limited (ACN 002 069 678)

(G) ~~TENANCY:~~

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 23 SEPTEMBER 1996
Signed in my presence by the Transferor who is personally known to me.

THE COMMON SEAL of ICECO PTY. LIMITED
Signature of Witness
was hereunto affixed by authority of its
Name of Witness (BLOCK LETTERS)
Board of Directors and in the presence of:
Address of Witness

ICECO PTY. LIMITED A.C.N. 068 531 368 Common Seal

Director Signature of Transferor Secretary

Signed in my presence by the Transferee who is personally known to me.

Signature of Witness
Name of Witness (BLOCK LETTERS)
Address of Witness

Signature of Transferee 's Solicitor
Ian Edward Grist

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE
CHECKED BY (office use only)

Ausdoc Commercial and Law Stationers 1991

LAND REGISTRY SERVICES Historical Search

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
31/1/2025 12:58PM

FOLIO: C/185405

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 4978 FOL 26

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/4/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
27/4/1992	E406508	WITHDRAWAL OF CAVEAT	
28/9/1992	E744082	REQUEST	
1/10/1992	DP646757	DEPOSITED PLAN	EDITION 1
2/2/1995	I789151	CAVEAT	
13/11/1995	O556441	REQUEST	
13/11/1995	O585414	TRANSFER GRANTING EASEMENT	EDITION 2
20/4/1998	3926430	TRANSFER	EDITION 3
6/7/1998	5104675	DEPARTMENTAL DEALING	
3/11/1998	5370862	CAVEAT	
22/4/1999	5758463	MORTGAGE	EDITION 4
30/8/1999	DP1005093	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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Received: 31/01/2025 12:58:42

LAND REGISTRY SERVICES Historical Search

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
30/1/2025 12:09PM

FOLIO: 100/1005093

First Title(s): OLD SYSTEM
Prior Title(s): C/185405 2/234486
1/414064 12/858147

Recorded	Number	Type of Instrument	C.T. Issue
30/8/1999	DP1005093	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
31/8/1999	6146208	DEPARTMENTAL DEALING	
1/9/1999	6087129	REQUEST	
2/9/1999	DP1005097	DEPOSITED PLAN	
2/9/1999	DP1005098	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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Received: 30/01/2025 12:09:27

Req:R723135 /Doc:CT 10378-007 CT /Rev:16-Dec-2010 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 18:29 /Seq:3 of 4
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

CERTIFICATE OF TITLE

NEW SOUTH WALES

REAL PROPERTY ACT, 1900, as amended.

TORRENS TITLE
Register Book

Application 1541

Prior Title Vol. 4805 Fol. 86

Vol. 10378 Fol. 7

Edition issued

DM. K291939 CANCELLED

Fol. 7

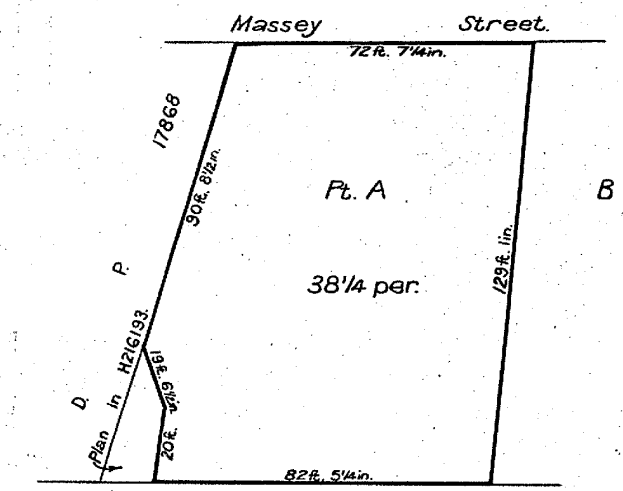
(Page 1) Vol. 10378

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land ~~described~~ subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness J Vandine

Registrar General.

PLAN SHOWING LOCATION OF LAND



K291939. L.G.

Scale: 30 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the part Lot A in plan lodged with Transfer No. H47607 (filed as F.P. 34033) shown in the plan hereon in the Municipality of Hunters Hill, Parish of Hunters Hill and County of Cumberland being part of Portion 127 granted to John Doody on 14-3-1795 and part of Portion 127 granted to Ann Benson on 15-9-1796.

Registrar General.

FIRST SCHEDULE (continued overleaf).

~~DEALER PTY. LIMITED.~~

Registrar General.

SECOND SCHEDULE (continued overleaf).

1. Reservations and conditions, if any, contained in the Crown Grant above referred to

Registrar General.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE

Vol. 10378 Fol 7

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
~~Samuel Dardick of Bellevue Hill Company Director, Annie Dardick his wife and Irving Isaac Dardick, his Son Joint Tenants~~	~~Transfer~~	~~M527395~~	~~29.11.1971~~	~~18.12.1971~~	[signature]
~~Samuel Dardick, Company Director and Annie Dardick, his wife and Irving Isaac Dardick, Student, all of Bellevue Hill, as tenants in common in equal shares.~~	~~Transfer~~	~~N632785~~	~~16.11.1973~~	~~8.1.1974~~	[signature]
~~Irving Isaac Dardick of Bellevue Hill, Student, Anndar Holdings Pty. Limited and Samdar Holdings Pty. Limited as tenants in common in equal shares~~	~~Transfers~~	~~N759024~~ ~~N759025~~	~~16-11-1973~~	~~29-3-1974~~	[signature]
~~Debrumin Pty. Limited and Robert James Griffiths of Cronulla, Chartered Accountant in ⅓ share as joint tenants, Annie Dardick, Company Director in ⅓ share and Irving Isaac Dardick, Student in ⅓ share, both of Bellevue Hill, tenancy in common~~	~~Transfer~~	~~R814791~~	~~------~~	~~18-6-1980~~	[signature]
~~Debrumin Pty. Limited and Robert James Griffiths as joint tenants in ⅓ share, Irving Isaac Dardick in ⅓ share and Perpetual Trustee Company Limited in ⅓ share as tenants in common by Transmission T148240. Registered 6-7-1982~~					[signature]
Three Crowns Investments Pty. Limited by Transfer T306534. Registered 18-11-1982.					[signature]

Q N632785 Cut
N759024 Te
-25 Te
R814791T
(R)
T148240TR
T306534

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
Lease	K752881.	10-4-1967.	of the Lock-up shop known as No 1 Massey Street Gladesville, together with rights to Woolworths Limited	31-7-1967	[signature]	

CANCELLED
See new edition issued 14-12-82
Vide T.306534

REGISTRAR GENERAL

(Page 2 of 2 pages)

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED

Req:R723135 /Doc:CT 10378-007 CT /Rev:16-Dec-2010 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 18:29 /Seq:4 of 4
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

Req:R723135 /Doc:CT 10378-007 CT /Rev:16-Dec-2010 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 18:29 /Seq:1 of 4
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

[redacted]ATE OF TITLE LAN 10378007

NEW SOUTH WALES [redacted]OPERTY ACT, 1900

SEE AUTO FOLIO 10378 Fol. 7

EDITION ISSUED

15 12 1982

First Title : Old System

Prior Title : Vol.4805 Fol. 86

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

Registrar General.

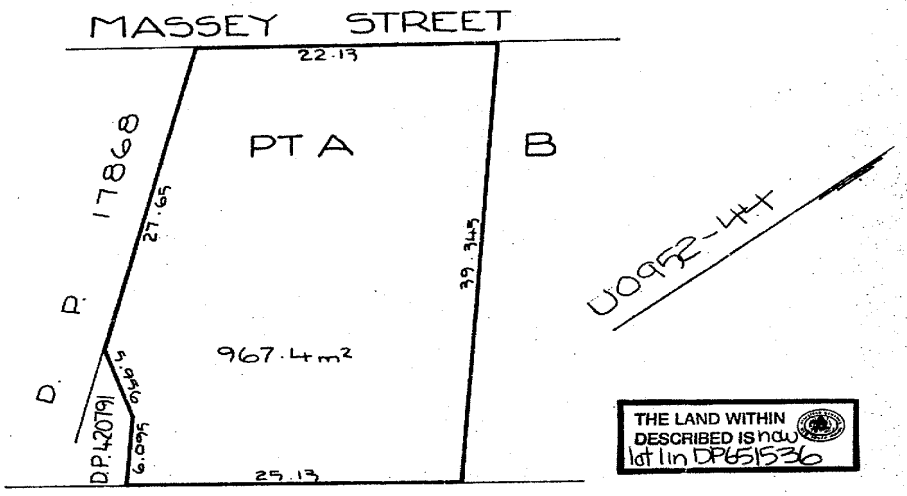
Vol. 10378 Fol. 7

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON (Page 1) Vol.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



T 306534 TM

LAND REFERRED TO

The part of Lot A in Deposited Plan 34033 in the Municipality of Hunters Hill Parish of Hunters Hill and County of Cumberland.

FIRST SCHEDULE

~~THREE CROWNS INVESTMENTS PTY. LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant.
~~2. K752881 Lease of the lockup shop known as No.1 Massey Street, Gladesville, together with rights to Woolworths Limited. Expires 4-11-2006.~~ W653756 4-11-1986.

G 2/64

(Page 2 of 2 pages)

Vol 10378 Fol 7

99346D 8.81 D. West, Government Printer

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	Registrar General
Pedone Pty. Limited by Transfer W 653756. Registered 12-12-1986	

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

PARTICULARS	Registrar General	CANCELLATION
W653737 Mortgage to C.B.F.C. Limited. Registered. 12-12-1986		
~~Y516416 Caveat by Verdean Pty Limited Registered 9-1989~~		
Z807648 1.11.1991		
Z998560 Writ by the Council of the municipality of Hunter's Hill Judg. No. 36467 of 1991, Writ No. 2138 of 1991 Dated 29.8.1991 Registered 1.11.1991		
~~E 406621 Caveat by Verdean Pty Limited Registered 12-5-1992.~~		E675747

NOTATIONS AND UNREGISTERED DEALINGS

W653756 Te 7 M
Y516416 Plex R
Z807648 R
Z807648 R
Z998560 W
E406621 X
E675747 WX R

NOTE: ENTRIES RULED THROUG ... OF THE REGISTRAR GENERAL ARE CANCELLED

Req:R723135 /Doc:CT 10378-007 CT /Rev:16-Dec-2010 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 18:29 /Seq:2 of 4
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

Req:R723160 /Doc:DL N759024 /Rev:16-Sep-2011 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 18:45 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

RP 13

N759024 [redacted]

N.S.W. STAMP DUTY DULY STAMPED

NEW SO [redacted]

74 MAR 12 PM 3:21

OFFICE USE OFFICE ONLY

$ 12

MEMORANDUM OF TRANSFER

REAL PROPERTY ACT, 1900

There new restrictive covenants to be imposed, or easements created, or where the form is otherwise unsuitable, Form 13A should be used.

Typewriting and handwriting should be clear, legible and in permanent black non-copying ink. No alterations should be made by erasure; the words affected must be ruled through and initialled by signature or initials in the margin.

(a) Full name, address, and occupation of transferor.

(b) If a less estate strike out fee simple and add appropriate estate.

(c) A short note will suffice. If an encumbrance is not yet registered particulars sufficient for identification must be furnished.

(d) Insert appropriate words. If desired, this space may be used in the case of a transfer by direction.

(e) Full name, address, and occupation of transferee. If more than one transferee state whether joint tenants or tenants in common. Unless otherwise stated tenants in common will be presumed to hold in equal shares.

(f) Insert lot and plan number, portion &c. See also sections 327 and 327AA Local Government Act, 1919.

(g) Further proof of execution will not normally be required if signed or acknowledged before any of the following persons, not being a party to the dealing, to whom the transferor is known:

Where executed in New South Wales — bank manager, barrister, clerk of petty sessions, commissioned officer in the Defence Force of the Commonwealth of Australia commissioner for taking affidavits, headmaster of a school, judge, justice of the peace, magistrate, mayor, or other chief officer of any local government corporation, medical practitioner, member of parliament of the Commonwealth or of a State, member of the police force of the Commonwealth or of a State or a Territory, minister of religion, notary public, postmaster, solicitor, town or shire clerk or other executive officer administering local government;

Where executed in any part of the Commonwealth of Australia or its Territories or in any part of the British Commonwealth — any of the persons referred to above, and in addition, an Australian or British Consular Officer exercising his functions in the part, Governor, Government Resident, Chief Secretary, or Registrar of Titles of the part;

Where executed in foreign country — an Australian or British Consular Officer exercising his functions in that country, commissioned officer in the Defence Force of the Commonwealth of Australia, commissioner for taking affidavits, judge, justice of the peace, magistrate, mayor, or other chief officer of any local government corporation, officer in charge of a police station, notary public, town or shire clerk or other executive officer administering local government.

(h) Repeat attestation clause &c., if necessary.

(i) Section 117 Real Property Act, 1900, requires that this certificate be signed by the transferee or, where his signature cannot be obtained without difficulty and delay, by his solicitor or conveyancer by his own name, which should be typewritten or printed below his signature, and not that of his firm. Any person falsely or negligently certifying is liable to the penalties provided by section 117.

(j) May be witnessed by any responsible person not being a party to this dealing.

437-1 K 1169

(a) ANNIE DARDICK of Bellevue Hill, Married Woman, ~~Prostitute, roll, slut,~~

hereinafter referred to as the TRANSFEROR

being registered proprietor of an ~~estate in fee simple~~(b) undivided one-third share as Tenant in Common in the land hereinafter described, subject to the following encumbrances and interests

(c) Lease registered number K752881

in consideration of Thirty-three Thousand Three Hundred and Thirty-three Dollars ($ 33,333.00)

(the receipt whereof is hereby acknowledged), paid to the transferor by(d) Anndar Holdings Pty. Limited

hereby transfers to

(e) ANNDAR HOLDINGS PTY. LIMITED a Company duly incorporated in the Australian Capital Territory and having its registered office at care of Messrs. Hardwicke, Whigham & Harding, Public Accountants, 7 Lonsdale Street, Braddon, Canberra City

hereinafter referred to as the TRANSFEREE

~~an estate in fee simple~~(b) an undivided one-third share as Tenant in Common

in the land described in the following schedule

Reference to title		Whole or Part	Description of land if part only(f)	County	Parish
Volume	Folio				
10378	7	WHOLE		CUMBERLAND	HUNTERS HILL

Dated at Sydney this 16th day of November 1973.

(g) Signed in my presence by the transferor who is personally known to me

J.H. Monsen
Signature of witness

J.H. MONSEN
Name of witness (BLOCK LETTERS)

Solicitor Sydney
Qualification of witness

A Dardick
Transferor

(h) THE COMMON SEAL of ANNDAR HOLDINGS PTY. LIMITED was hereunto affixed pursuant to a resolution of the Board of Directors in the presence of the Director and Secretary whose signatures are set opposite hereto:

ANNDAR HOLDINGS PTY. LIMITED COMMON SEAL

A Dardick
Director

Secretary

(i) Accepted and certified correct for the purposes of the Real Property Act, 1900.

(j) Signed in my presence by the transferee who is personally known to me

Signature of witness

Name of witness (BLOCK LETTERS)

Address of witness

Transferee

RULE UP ALL BLANKS

Req:R723160 /Doc:DL N759024 /Rev:16-Sep-2011 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 18:45 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

-346

N759024

DEPARTMENTAL USE ONLY

TRANSFER

Checked

Passed

Signed

REGISTERED

29-3-1974

Registrar General

TO BE COMPLETED BY LODGING PARTY

Lodged by:

Address: R. I. ROSENBLUM & MOMSEN
LEVEL 22, AUSTRALIA SQUARE
SYDNEY. 2000

Phone No.:

Documents lodged herewith

1.
2.
3.
4.
5.

Received Documents

Receiving Clerk

AUTHORITY FOR USE OF INSTRUMENT OF TITLE(k)

Authority is hereby given for the use of _____ lodged
(insert reference to certificates, grants or dealings)
in connection with _____ for the
(insert number of plan or dealing)
registration of this dealing and for delivery to _____

(BLOCK LETTERS)

Signature

Name (BLOCK LETTERS)

(k) Unless the instrument of title has been lodged by the person lodging the dealing, or its use has been authorised previously, the authority must be furnished by the person otherwise entitled to delivery of the certificate of title, grant &c.

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY

(To be signed at the time of executing the within dealing)

The undersigned states that he has no notice of the revocation of the Power of Attorney registered No.
Miscellaneous Register under the authority of which he has just executed the within dealing.
Signed at
the day of 19 .

Signature of attorney

Signature of witness

CERTIFICATE OF J.P., &c., TAKING DECLARATION OF ATTESTING WITNESS(l)

I certify that _____
the attesting witness to this dealing, appeared before me at
the day of 19 .
and declared that he personally knew _____
the person signing the same, and whose signature thereto he has attested, and that the name purporting to be such signature of the said _____
is his own handwriting and that he was of sound mind and freely and voluntarily signed the same.

Signature

Name (BLOCK LETTERS)

Qualification

(l) Not required where dealing attested in accordance with note (g); in other cases to be signed by one of the persons referred to in note (g).

ST 427-2 K 1169 V. C. N. BLIGHT, GOVERNMENT PRINTER

Item 4.2 Attachment 1 Page 375

LAND REGISTRY SERVICES Historical Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
31/1/2025 12:58PM

FOLIO: 1/651536

First Title(s): OLD SYSTEM
Prior Title(s): VOL 10378 FOL 7

Recorded	Number	Type of Instrument	C.T. Issue
16/12/1992		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
14/5/1993	DP647535	DEPOSITED PLAN	
17/5/1993	I336967	DEPARTMENTAL DEALING	
1/7/1993	I421052	APPLICATION TO CANCEL RECORDING OF WRIT	
1/7/1993	I421054	DISCHARGE OF MORTGAGE	
1/7/1993	I421055	TRANSFER	
1/7/1993	I421056	TRANSFER	EDITION 1
5/7/1993	I421057	MORTGAGE	EDITION 2
3/2/1994		AMENDMENT: TITLE DIAGRAM	
21/7/1998	5103814	DEPARTMENTAL DEALING	
28/6/1999	5932990	DEPARTMENTAL DEALING	
30/8/1999	DP1005093	DEPOSITED PLAN	
1/9/1999	6087129	REQUEST	
2/9/1999	DP1005097	DEPOSITED PLAN	FOLIO CANCELLED
7/11/2013	AI146844	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

Flagstaff Street, Gladesville... PRINTED ON 31/1/2025

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Received: 31/01/2025 12:58:41

Req:R723136 /Doc:DL I421055 /Rev:28-Apr-2010 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 18:29 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

RP13

TRANSFER

Real Property Act, 1900

421055 X

Office of State Revenue use only

$2-

(A) **LAND TRANSFERRED**

Show no more than 20 References to Title. If appropriate, specify the share transferred.

Certificate of Title Volume 10378 Folio 7
(now being Folio Identifier 1/651536)

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
40L	STATE BANK OF NEW SOUTH WALES LIMITED DX 1334 SYDNEY 266-3333 REFERENCE (max. 15 characters): CAIN

(C) **TRANSFEROR** PEDOME PTY. LIMITED A.C.N. 002 255 450 by their Attorney CBFC LIMITED A.C.N. 008 519 462 of 5 Hunter Street, Sydney

(D) acknowledges receipt of the consideration of $625,000.00

and as regards the land specified above transfers to the transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. ..... 2. ..... 3. .....

(F) **TRANSFEREE**

(G) T

PENNSYLVANIA HOLDINGS PTY. LIMITED A.C.N. 055 258 734

~~as joint tenants/tenants in common~~

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATE OF EXECUTION** .....

Signed in my presence by the transferor who is personally known to me.

Signature of Witness
RAY BARROGA

Name of Witness (BLOCK LETTERS)

5 HUNTER STREET, SYDNEY NSW
Address of Witness

Signed at Sydney the 25TH day of MAY 1993 for CBFC Limited ACN 008 519 462, as Attorney for Pedome Pty Limited by CBFC Limited's duly appointed Attorney under Powers of Attorney No 738 Book 3263 who declares that he has not received notice of revocation of Power. CBFC Limited hereby executes as attorney for Pedome Pty Limited pursuant to Power of Attorney Registered No Book 3883 No 432.

Signature of Transferor
JOHN WILLIAM WALTER

Signed in my presence by the transferee who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee's Solicitor
W.S. Dockrill

☞ **INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE**

CHECKED BY (office use only)

Ausdoc Commercial and Law Stationers 1991

Req:R723137 /Doc:DL I421056 /Rev:28-Apr-2010 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 18:29 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

RP13

TRANSFER (1)

Real Property Act, 1900

I 421056 V

$2.00 £0 Office of S...

B D

(A) **LAND TRANSFERRED**
Show no more than 20 References to Title.
If appropriate, specify the share transferred.

Certificate of Title Volume 10378 Folio 7
NOW BEING 1/651536

(B) **LODGED BY**

L.T.O. Box: 40L

Name, Address or DX and Telephone
STATE BANK OF NEW SOUTH WALES LIMITED
DX 1334 SYDNEY 266-3333
REFERENCE (max. 15 characters): CAIN

(C) **TRANSFEROR** PENNSYLVANIA HOLDINGS PTY LIMITED

(D) acknowledges receipt of the consideration of $700,000.00
and as regards the land specified above transfers to the transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. ..... 2. ..... 3. .....

(F) **TRANSFEREE**

(G) T

REGINALD LESLIE CAIN and FAY ESMA CAIN
of 273 Victoria Road, Gladesville
~~as joint tenants/tenants in common~~

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATE OF EXECUTION** .....
Signed in my presence by the transferor who is personally known to me.

THE COMMON SEAL of PENNSYLVANIA HOLDINGS
~~Signature of Witness~~
PTY LIMITED was hereunto affixed by authority
~~Name of Witness (BLOCK LETTERS)~~
of the Board of Directors in the presence of:
~~Address of Witness~~

Director

Common Seal PENNSYLVANIA HOLDINGS PTY. LIMITED A.C.N. 055 258 734

Secretary ~~Signature of Transferor~~

Signed in my presence by the transferee who is personally known to me.

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

Signature of Transferee s Solicitor
L. J. Lees

☞ **INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE**

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Ausdoc Commercial and Law Stationers 1991

LAND REGISTRY SERVICES Historical Search

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
30/1/2025 12:09PM

FOLIO: 102/1005097

First Title(s): OLD SYSTEM
Prior Title(s): 1/651536

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1999	DP1005097	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
2/9/1999	6087113	DISCHARGE OF MORTGAGE	
2/9/1999	6087116	TRANSFER	EDITION 1
2/9/1999	DP1005098	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Flagstaff Street, Gladesville ... PRINTED ON 30/1/2025

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Received: 30/01/2025 12:09:29

Req:R723202 /Doc:DL 6087116 /Rev:10-Sep-1999 /NSW LRS /Pgs:ALL /Prt:31-Jan-2025 18:56 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Flagstaff Street? Gladesville

Form: 97-011
Licence: AUS/0634/96

(i)

TRANSFER 6087116N

New South Wales
Real Property Act 1900

Instructions for filling out this form are available from the Land Titles Office

Office of State Revenue use only

92

(A) **LAND TRANSFERRED**
If appropriate, specify the share or part transferred.

PART 1/651536
NOW BEING 102/1005097

(B) **LODGED BY**

LTO Box	Name, Address or DX and Telephone
	Reference (15 character maximum):

(C) **TRANSFEROR** REGINALD LESLIE CAIN and FAY ESMA CAIN

(D) acknowledges receipt of the consideration of $5,000.00
and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable): 1. ..... 2. .....

(F) **TRANSFEREE**

T TS (s713 LGA) TW (Sheriff)	WALKER CONSOLIDATED INVESTMENTS PTY LIMITED ACN 002 069 678

(G) **TENANCY:**

N.S.W. STAMP DUTY $2.00
190598 1022 04 00227695/03

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. **DATE** .....
Signed in my presence by the transferor who is personally known to me.

Signature of Witness

LUCILLE J LEES
Name of Witness (BLOCK LETTERS)

251 VICTORIA RD GLADESVILLE
Address of Witness

J E Cain

Signature of Transferor

Signed in my presence by the transferee who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Ian Grist
Signature of Transferee 's solicitor
Ian Edward Grist
If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.

Page 1 of 1 Checked by (LTO use) EM SDY

Caveator consents

LAND REGISTRY SERVICES Title Search InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: CP/SP60903

SEARCH DATE	TIME	EDITION NO	DATE
30/1/2025	12:07 PM	2	24/12/2020

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 60903 WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT GLADESVILLE
LOCAL GOVERNMENT AREA HUNTER'S HILL
PARISH OF HUNTERS HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM SP60903

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 60903
ADDRESS FOR SERVICE OF DOCUMENTS:
GLADESVILLE RETAIL CENTRE
FLAGSTAFF STREET
GLADESVILLE 2111

SECOND SCHEDULE (18 NOTIFICATIONS)

1 ATTENTION IS DIRECTED TO THE STRATA SCHEME BY-LAWS FILED WITH THE STRATA PLAN
2 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
3 LAND EXCLUDES MINERALS (S.536AA LOCAL GOVERNMENT ACT, 1919) AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
4 A383205 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
5 H431321 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
6 3926430 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
7 DP1005097 EASEMENT TO DRAIN SEWAGE 1 METRE(S) WIDE AND VARIABLE (LIMITED IN HEIGHT AND DEPTH) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
8 DP1005097 EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN 0.4 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
9 DP646757 RIGHT OF CARRIAGEWAY 8 WIDE AND VARIABLE WIDTH AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED INTHE TITLE DIAGRAM
10 O585414 EASEMENT FOR RIGHT OF CARRIAGEWAY AFFECTING PART SHOWN SO BURDENED IN TITLE DIAGRAM

END OF PAGE 1 - CONTINUED OVER

Flagstaff Street, Gladesville ... PRINTED ON 30/1/2025

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: CP/SP60903 PAGE 2

SECOND SCHEDULE (18 NOTIFICATIONS) (CONTINUED)

11 DP1005097 EASEMENT TO DRAIN WATER VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
12 DP1005097 EASEMENT TO DRAIN WATER 1 METRE(S) WIDE (LIMITED IN HIEGHT AND DEPTH) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
13 DP1005097 EASEMENT TO DRAIN SEWAGE 1 METRE(S) WIDE AND VARIABLE (LIMITED IN HEIGHT AND DEPTH) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
14 DP1005098 RIGHT OF CARRIAGEWAY 8 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
15 DP1005098 RIGHT OF CARRIAGEWAY 8 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
16 DP1005098 RIGHT OF CARRIAGEWAY 8 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
17 DP1005098 EASEMENT FOR SERVICES 8 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
18 AQ432760 THIS EDITION ISSUED PURSUANT TO S.111 REAL PROPERTY ACT, 1900

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 1000)

STRATA PLAN 60903

LOT	ENT	LOT	ENT
1	980	2	20

NOTATIONS

DP1066377 NOTE: PROPOSED EASEMENT

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Flagstaff Street, Gladesville ... PRINTED ON 30/1/2025

* 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. InfoTrack 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.

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APPENDIX C

HISTORICAL AERIAL IMAGERY



Aerial Photograph 1 1943 Historical Aerial Image of the site.



Aerial Photograph 2 1955 Historical Aerial Image of the site.



Aerial Photograph 3 1965 Historical Aerial Image of the site.



Aerial Photograph 4 1971 Historical Aerial Image of the site.



Aerial Photograph 5 1986 Historical Aerial Image of the site.



Aerial Photograph 6 1991 Historical Aerial Image of the site.



Aerial Photograph 7 1994 Historical Aerial Image of the site.



Aerial Photograph 8 2004 Historical Aerial Image of the site.



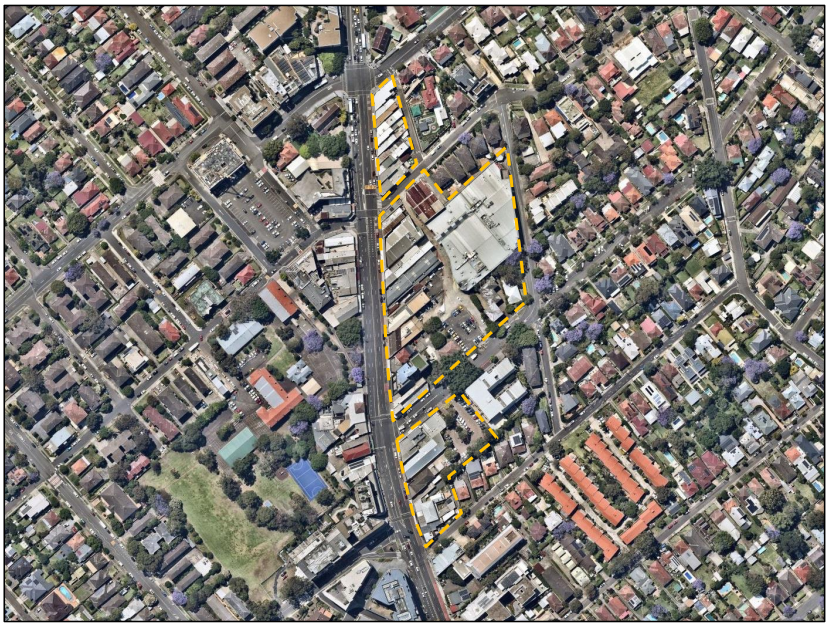
Aerial Photograph 9 2009 Historical Aerial Image of the site.



Aerial Photograph 10 2012 Historical Aerial Image of the site.



Aerial Photograph 11 2018 Historical Aerial Image of the site.



Aerial Photograph 12 2024 Historical Aerial Image of the site.

APPENDIX D

NSW EPA

Home Public registers Contaminated land record of notices

Search results

Your search for:Suburb: GLADESVILLE

Matched 6 notices relating to 1 site.

Search Again

Refine Search

Suburb	Address	Site Name	Notices related to this site
GLADESVILLE	436-484 Victoria ROAD	Glade View Business Park	1 current and 5 former

Page 1 of 1

21 January 2025

For business and industry

For local government

Contact us

131 555 (tel:131555)

Online (https://www.epa.nsw.gov.au/about-us/contact-us/feedback)

info@epa.nsw.gov.au (mailto:info@epa.nsw.gov.au)

EPA Office Locations (https://www.epa.nsw.gov.au/about-us/contact-us/locations)

Accessibility (https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index)
Disclaimer (https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/disclaimer)
Privacy (https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/privacy)
Copyright (https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/copyright)

Find us on

Home Public registers POEO Public Register Licences, applications and notices search

Search results

Your search for: **General Search** with the following criteria

Suburb - Gladesville

returned 0 result

Search Again

For business and industry

For local government

Contact us

131 555 (tel:131555)

Online (https://www.epa.nsw.gov.au/about-us/contact-us/feedback)

info@epa.nsw.gov.au (mailto:info@epa.nsw.gov.au)

EPA Office Locations (https://www.epa.nsw.gov.au/about-us/contact-us/locations)

Accessibility (https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index)
Disclaimer (https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/disclaimer)
Privacy (https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/privacy)
Copyright (https://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/copyright)

Find us on

Background

A strategy to systematically prioritise, assess and respond to notifications under Section 60 of the ***Contaminated Land Management Act 1997*** (CLM Act) has been developed by the EPA. This strategy acknowledges the EPA's obligations to make information available to the public under ***Government Information (Public Access) Act 2009***.

When a site is notified to the EPA, it may be accompanied by detailed site reports where the owner has been proactive in addressing the contamination and its source. However, often there is minimal information on the nature or extent of the contamination.

After receiving a report, the first step is to confirm that the report does not relate to a pollution incident. The Protection of the Environment Operations Act 1997 (POEO Act) deals with pollution incidents, waste stockpiling or dumping. The EPA also has an incident management process to manage significant incidents (https://www.epa.nsw.gov.au/reporting-and-incidents/incident-management).

In many cases, the information indicates the contamination is securely immobilised within the site, such as under a building or carpark, and is not currently causing any significant risks for the community or environment. Such sites may still need to be cleaned up, but this can be done in conjunction with any subsequent building or redevelopment of the land. These sites do not require intervention under the CLM Act, and are dealt with through the planning and development consent process. In these cases, the EPA informs the local council or other planning authority, so that the information can be recorded and considered at the appropriate time (https://www.epa.nsw.gov.au/your-environment/contaminated-land/managing-contaminated-land/role-of-planning-authorities).

Where indications are that the contamination could cause actual harm to the environment or an unacceptable offsite impact (i.e. the land is 'significantly contaminated'), the EPA would apply the regulatory provisions of the CLM Act to have the responsible polluter and/or landowner investigate and remediate the site. If the reported contamination could present an immediate or long-term threat to human health NSW Health will be consulted. SafeWork NSW and Water NSW can also be consulted if there appear to be occupational health and safety risks or an impact on groundwater quality.

As such, the sites notified to the EPA and presented in the list of contaminated sites notified to the EPA are at various stages of the assessment and remediation process. Understanding the nature of the underlying contamination, its implications and implementing a remediation program where required, can take a considerable period of time. The list provides an indication, in relation to each nominated site, as to the management status of that particular site. Further detailed information may be available from the EPA or the person who notified the site.

The following questions and answers may assist those interested in this issue.

Frequently asked questions

Why does my land appear on the list of notified sites?

Your land may appear on the list because:

• the site owner and/or the polluter has notified the EPA under section 60 of the CLM Act
• the EPA has been notified via other means and is satisfied that the site is or was contaminated.

If a site is on the list, it does not necessarily mean the contamination is significant enough to regulate under the CLM Act.

Does the list contain all contaminated sites in NSW?

No. The list only contains contaminated sites that EPA is aware of. If a site is not on the list, it does not necessarily mean the site is not contaminated.

The EPA relies on responsible parties and the public to notify contaminated sites.

How are notified contaminated sites managed by the EPA?

There are different ways the EPA can manage notified contaminated sites. Options include:

• regulation under the CLM Act, POEO Act, or both
• notifying the relevant planning authority for management under the planning and development process
• managing the site under the Protection of the Environment Operation (Underground Petroleum Storage Systems) Regulation 2014.

There are specific cases where contamination is managed under a tailored program operated by another agency (for example, the Resources & Geoscience's Legacy Mines Program).

What should I do if I am a potential buyer of a site that appears on the list?

You should seek advice from the seller to understand the contamination issue. You may need to seek independent contamination or legal advice.

The information provided in the list is indicative only and a starting point for your own assessment. Land contamination from past site uses is common, mainly in urban environments. If the site is properly remediated or managed, it may not affect the intended future use of the site.

Who can I contact if I need more information about a site?

You can contact the Environment Line at any time by calling 131 555 or by emailing info@environment.nsw.gov.au.

List of NSW Contaminated Sites Notified to the EPA

Disclaimer

The EPA has taken all reasonable care to ensure that the information in the list of contaminated sites notified to the EPA (the list) is complete and correct. The EPA does not, however, warrant or represent that the list is free from errors or omissions or that it is exhaustive.

The EPA may, without notice, change any or all of the information in the list at any time.

You should obtain independent advice before you make any decision based on the information in the list.

The list is made available on the understanding that the EPA, its servants and agents, to the extent permitted by law, accept no responsibility for any damage, cost, loss or expense incurred by you as a result of:

1. any information in the list; or
2. any error, omission or misrepresentation in the list; or
3. any malfunction or failure to function of the list;
4. without limiting (2) or (3) above, any delay, failure or error in recording, displaying or updating information.

Site Status	Explanation
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or *Protection of the Environment Operations Act 1997*.
Under Preliminary Investigation Order	The EPA has issued a Preliminary Investigation Order under s10 of the *Contaminated Land Management Act 1997*, to obtain additional information needed to complete the assessment.
Regulation under CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the *Contaminated Land Management Act 1997* is not required.

Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the *Contaminated Land Management Act 1997*. A regulatory approach is being finalised.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record.
Contamination currently regulated under POEO Act	Contamination is currently regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA as the appropriate regulatory authority reasonably suspects that a pollution incident is occurring/ has occurred and that it requires regulation under the POEO Act. The EPA may use environment protection notices, such as clean up notices, to require clean up action to be taken. Such regulatory notices are available on the POEO public register.
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the *Environmental Planning and Assessment Act 1979* (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the *Contaminated Land Management Act 1997* (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the *Protection of the Environment Operations Act 1997* (POEO Act).

Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the *Environmental Planning and Assessment Act 1979* (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record.

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
GERRINGONG	Gerringong Cooperative	18 Belinda STREET	Other Petroleum	Regulation under CLM Act not required	-34.74518835	150.8181054
GILGANDRA	United (Former Mobil) Service Station	13 Castlereagh STREET	Service Station	Regulation under CLM Act not required	-31.71715641	148.6581574
GILGANDRA	Former Mobil Depot	2 Federation STREET	Other Petroleum	Regulation under CLM Act not required	-31.70937362	148.6522102
GILGANDRA	Former Mobil Depot	20 Federation STREET	Other Petroleum	Regulation under CLM Act not required	-31.70771744	148.6514198
GILGANDRA	Caltex Service Station Gilgandra	6425 Newell HIGHWAY	Service Station	Regulation under CLM Act not required	-31.72545524	148.65281
GILLENBAH	Caltex (Former Mobil) Narrandera Service Station	16321 - 16335 Newell HIGHWAY	Service Station	Regulation under CLM Act not required	-34.76124219	146.5398604
GIRRAWEEN	Industrial Galvanizers Girraween	56-58 Mandoon ROAD	Metal Industry	Contamination currently regulated under CLM Act	-33.80500693	150.9396743
GIRRAWEEN	Caltex Pendle Hill Service Station Girraween	602 Great Western HIGHWAY	Service Station	Regulation under CLM Act not required	-33.80827518	150.9421511
GLADESVILLE	Caltex Service Station	287-295 Victoria ROAD	Service Station	Regulation under CLM Act not required	-33.8285374	151.1268639
GLADESVILLE	Road Reserve	Pittwater ROAD	Other Industry	Regulation under CLM Act not required	-33.81603924	151.1355085
GLADESVILLE	Caltex Service Station	116 Victoria ROAD	Service Station	Regulation under CLM Act not required	-33.83575319	151.1277863
GLADESVILLE	Glade View Business Park	436-484 Victoria ROAD	Other Industry	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.82382382	151.1223941
GLADSTONE	Barbers Auto Port	52-53 Barnard STREET	Service Station	Regulation under CLM Act not required	-31.02313668	152.9481617
GLEBE	The Hill and Jubilee Embankment	12 Maxwell ROAD	Other Industry	Regulation under CLM Act not required	-33.87573032	151.1776027
GLEN INNES	Ambulance Station	106 Bourke STREET	Unclassified	Regulation under CLM Act not required	-29.73805854	151.7313138
GLEN INNES	Telstra Depot Glen Innes	126 Lambeth STREET	Unclassified	Regulation under CLM Act not required	-29.73565341	151.7278271

APPENDIX E

PLANNING CERTIFICATE

16867

Hunter's Hill Council

PO BOX 21, HUNTERS HILL NSW 2110 Telephone: 02 9879 9400

Environmental Planning and Assessment Act 1979 Section 10.7 - Planning Certificate

Thomasine Hulme
36E Fitzroy Street

MARRICKVILLE, NSW 2204

Your Reference	047882	Address	"A J Drycleaners & Laundry" 177 Victoria Rd, Gladesville
Cert Number	14306	Owner	Mrs M Leo
Issued Date	21 January 2025		
Receipt Number			
Fee Amount	$62.00	Plan	Lot 3 DP13770
Council Parcel	4089		

This part is directed to the following matters prescribed under Section 10.7(2) of the above Act

1 Names of relevant planning instruments and Development Control Plans (DCPs)

1. The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land:

-Hunters Hill LEP 2012
-SEPP No. 65 - Design Quality of Residential Flat Development
-SEPP (Transport and Infrastructure) 2021
-SEPP (Resources and Energy) 2021
-SEPP (Resilience and Hazards) 2021
-SEPP (Precincts - Eastern Harbour City) 2021
-SEPP (Planning Systems) 2021
-SEPP (Industry and Employment) 2021
-SEPP (Housing) 2021
-SEPP (Exempt and Complying Development Codes) 2008
-SEPP (Building Sustainability Index: BASIX) 2004
-SEPP (Biodiversity and Conservation) 2021
-Hunters Hill Consolidated Development Control Plan (DCP) 2013
-Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The Plan covers the area of Sydney Harbour, including Parramatta River and its tributaries and the Lane Cove River. The Plan aims to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways. The Plan also aims to achieve a high quality and ecologically sustainable urban environment by establishing planning principles and controls for the catchment as a whole.

2. The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land:

No proposed environmental planning instruments apply.

3. Subsection 2 does not apply in relation to a proposed environmental planning instrument or draft development control plan if:

a. it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or

b. for a proposed environmental planning instrument - the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

4. In this section, "proposed environmental planning instrument" means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

2 Zoning and land use under relevant planning instruments

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described:

(a) The identity of the zone:

Hunters Hill LEP 2012 applies to the land and identifies the land to be ***MU1 Mixed Use***.

(b) the purposes for which development in the zone may be carried out without development consent:

Roads; Basketball hoops and stands (refer to page 53 of the LEP for specifications).

the purposes for which the instrument(s) provides that development may not be carried out within the zone except with development consent.

Amusement centres; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Information and education facilities; Light industries; Local distribution premises; Medical centres; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Sex services premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals

the purposes for which the instrument(s) provides that development is prohibited within the zone.

Any development not listed above

(c) whether additional permitted uses apply to the land:

No

(d) whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the minimum land dimensions so fixed,

No

(e) whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016

No

(f) whether the land is in a conservation area, however described.

Yes

(g) whether an item of environmental heritage, however described, is situated on the land.

Yes, refer to Hunters Hill Local Environmental Plan 2012 Heritage Map sheets HER_001A to HER_003D and Schedule 5 of the LEP:

-I490

3 Contributions Plans

(1) The name of each contributions plan under the Act, Division 7.1, applying to the land, including draft contributions plans.

Hunters Hill Section 7.12 Developer Contribution Plan 2020.

(2) Is the land is in a special contributions area under the Act, Division 7.1, if so, the name of the area.

No.

4 Complying Development

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

If complying development may not be carried out on that land because of the provisions of clauses 1.17A and 1.19 of that Policy, the reasons why it may not be carried out under that clause.

General Housing Code

Complying development under the General Housing Code *may* be carried out on the land.

Rural Housing Code

Complying development under the Rural Housing Code *may not* be carried out on the land. The land is affected by specific land exemptions:
-this Code does not apply in land zoned as MU1 Mixed Use.

Low Rise Housing Diversity Code

Complying development under the Low Rise Housing Diversity Code applies to the land.

Housing Alterations Code

Complying development under the Housing Alterations Code *is affected by exclusions*:

-An item of heritage significance (affecting the whole land).

General Development Code

Complying development under the General Development Code *may* be carried out on the land.

Commercial and Industrial Alterations Code

Complying development under the General Commercial and Industrial Alterations Code *may* be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the General Commercial and Industrial (New Buildings and Additions) Code *may* be carried out on the land.

Container Recycling Facilities Code

Complying development under the Container Recycling Facilities Code *may* be carried out on the land.

Subdivisions Code

Complying development under the Subdivision Code *may* be carried out on the land.

Demolition Code

Complying development under the Demolition Code *is affected by exclusions*:

-An item of heritage significance (affecting the whole land).

Fire Safety Code

Complying development under the Fire Safety Code *is affected by exclusions*:

-An item of heritage significance (affecting the whole land).

No variations in relation to the land are listed under the Policy, clause 1.12.

Disclaimer: This certificate only addresses matters raised in Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

5 Exempt development

(1) If the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying evelopment Codes) 2008*, because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A:

No

(2) If exempt development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause:

-The land has an item of Heritage significance

(3) Whether council has sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land:

Yes

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land:

No

6 Affected Building Notices and Building Products Rectification Orders

Note: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

(1) Whether Council is aware that:

(a) an affected building notice in force in relation to the land?

No

(b) is there any building product rectification order in force in relation to the land that has not been fully complied with?

No

(c) is there any notice of intention to make a building product rectification order?

No

Note: This statement is based on information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use, then it should be verified by the applicant. In this section:

"affected building notice" has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.
"building product rectification order" has the same meaning as in the *Building Products (Safety) Act 2017*.

7 Land Reserved for Acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in section 3.15 of the Act.

No

8 Road Widening and Road Realignment

Whether the land is affected by road widening or road alignment under:

(a) the *Roads Act 1993*, Part 3, Division 2:

No

(b) an environmental planning instrument:

No

(c) a resolution of the Council:

No

9 Flood related development controls information

(1) If the land or part of the land is within the flood planning area ans subject to flood related development controls:

No

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls:

No

(3) In this section:

"flood planning area" has the same meaning as in the Floodplain Development Manual.

"Floodplain Development Manual" means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

"probable maximum flood" has the same meaning as in the Floodplain Development Manual.

10 Council and Other Public Authority Policies on Hazard Risk Restrictions

Whether any of the land is affected by an adopted policy that restricts the development of the land because of the liklihood of:

Landslip	*No*
Bushfire	*No*
Tidal Inundation	*No*
Subsidence	*No*
Acid Sulphate Soils	*No, see below note.*
Contamination	*No*
Aircraft noise	*No*
Salinity	*No*
Coastal hazards	*No*
Sea level rise	*No*
Any other risk, other than flooding	*No*

Note:
Council has not adopted a policy on Acid Sulphate Soils, however Acid Sulphate Soils have been mapped (refer to *Hunters Hill Local Environmental Plan 2012* Acid Sulphate Soils Map sheets ASS_001 to ASS_003). Clause 6.1 of this LEP must be addressed if development is proposed where there are Acid

In this section, "Adopted policy" means a policy adopted:

(a) by the council, or

(b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11 Bush Fire Prone Land

If any of the land is bush fire prone land, designated by the Commisioner of the NSW Rural Fire Service under the Act, section 10.3:

No, the land is not identified on Council's certified Bush Fire Prone Land map as being partly or wholly bush fire prone land.

12 Loose-fill Asbestos Insulation

Does the land include any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that is listed on the Loose-Fill Asbestos Insulation Register that is required to be maintained under that Division?

Council has not been notified by NSW Fair Trading that the land includes any residential premises that are listed on the register. Refer to the NSW Fair Trading website at www.fairtrading.nsw.gov.au to confirm that the land is not listed on this register.

Note: There is potential for loose-fill asbestos insulation in residential premises that are not listed on the Register. Contact NSW Fair Trading for further information.

13 Mine Subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the *Coal Mine Subsidence Compensation Act 2017*:

No

14 Paper Subdivision Information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is porposed to be subject to a ballot.

No development plan applies

(2) The date of any subdivision order that applies to the land.

No subdivision order applies

(3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

15 Property vegetation plans

If the land is land in relation to which a property vegetation plan is approved and in force under the *Nature Vegetation Act 2003*, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act:

No

16 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the *Biodiversity Conservation Act 2016*, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

Note: Biodiversity stewardship agreements including biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity*

No

17 Biodiversity certified land

If the land is biodiversity certified land under the *Biodiversity Conservation Act 2016*, Part 8, a statement to that effect.
Note: Biodiversity certified land includes land certified under the *Threatened Species Conservation Act 1995*, Part

No

18 Orders under *Trees (Disputes Between Neighbours) Act 2006*

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land, but only if the Council has been notified of the order:

No

19 Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

In relation to a coastal council-whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

No

Note: "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the *Local Government Act 1993*.

20 Western Sydney Aerotropolis

Whether under *State Environmental Planning Policy (Precincts - Western Parkland City) 2021*, Chapter 4, the land is in an ANEF or ANEC contour of 20 or greater (as referred to in that Chapter, section 4.17), or shown on the Lighting Intensity and Wind Shear Map, or shown on the Obstacle Limitation Surface Map, or in the "public safety area" on the Public Safety Area Map, or in the "3 kilometre wildlife buffer zone" or the "13 kilometre wildlife buffer zone" on the Wildlife Buffer Zone Map:

No

21 Site compatibility certificates and conditions for seniors housing

If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2):

No

22 Site Compatibility Certificates and development consent conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on tha land and, if there is a certificate, the period for which the certificate is current, and that a copy may be obtained from the Department:

No

(2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, any
conditions of a development consent in relation to the land that are of a kind referred to in that Policy, section

No

(3) Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1):

No

(4) In this section, "former site compatibility certificate" means a site compatibility certificate issued under S *tate Environmental Planning Policy (Affordable Rental Housing) 2009*.

Contaminated Land Management Act 1997

Note: The following matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act (if the land or part of the land is significantly contaminated land at the date when the certificate is issued).

No

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act (if it is subject to such an order at the date when the certificate is issued).

No

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act (if it is the subject of such an approved proposal at the date when the certificate is issued).

No

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act (if it is subject to such an order at the date when the certificate is issued).

No

(e) that the land to which the certificate relates is subject of a site audit statement within the meaning of that Act (if a copy of such a statement has been provided at any time to the local authority issuing the certificate).

No

NOTES

1 Any request for further information in connection with the above should be directed to Council's Customer Services Centre.
2 Owners intending to carry out alteration and/or additions and their consultants are encouraged to discuss the proposal with Council prior to lodgement of a formal application. This will ensure that expert advice is available during the planning of such works.
3 The Environmental Planning and Assessment Amendment Act 1997 commenced operation on 1 July 1998. As a consequence of this Act, the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 2000.
4 The above information has been taken from the Council's records, however Council cannot accept responsibility for any omission or inaccuracy.



Steve Kourepis
Director Town Planning

Cert Number: 14306 Page 8 of 8

ITEM NO	:	4.3
SUBJECT	:	URBAN FOREST MANAGEMENT STRATEGY
STRATEGIC OUTCOME	:	NATURAL SPACES, INCLUDING OUR BUSHLAND, URBAN TREE CANOPY, FORESHORES AND WATERWAYS ARE PROTECTED AND ENHANCED
ACTION	:	COMPLETE TREE HEAT MAPPING AND TREE REGISTER
REPORTING OFFICER	:	MATTHEW VIDMAR

Ref:760160

PURPOSE
The purpose of this report is to provide Council with follow up Actions in relation to the Hunters Hill Urban Forest Management Strategy.

RECOMMENDATION

1. That Council note:
    a. The Implementation Plan of short-term priority actions as detailed in Section 5.7 of the Strategy and within this report and,
    b. An annual progress on these priorities will be reported to Council annually.

BACKGROUND
On 24 March 2025, Council adopted the Urban Forest Management Strategy.

1. *That Council adopt the Urban Forest Management Strategy which includes the proposal to:*

    a. *Increase Hunter's Hill tree canopy cover to 40% by 2045.*
    b. *Ensuring tighter controls around tree protection on development sites.*
    c. *Strategic plantings to lower urban heat temperatures.*
    d. *Proactive monitoring.*

2. *That a priority list of specific, short-term actions derived from section 5 is brought to the next council meeting.*

Council further resolved to create a short-term priority action plan, outlining how Council will achieve its Urban Forest Strategy targets.

The Strategy will reflect our community's strong connection to their environment and their desire for Council to act as a leader on the values of a healthy urban forest.

REPORT

The Implementation Action Plan has now been completed and is shown at Section 5.7 of the revised Urban Forest Management Strategy at Attachment 1. The strategy now contains a

revised list of tree species, stipulating tree size and canopy coverage and clarification that the current tree canopy coverage for Hunters Hill is 35.1%.

In line with Section 5.7 of the Strategy, Council has already commenced work on a tree management improvements program, which will include the following immediate (I) and short-term (ST) improvements to our tree management processes:

- Improved tree species list that details tree size, and associated updates to the web site- **I**;
- All Development Conditions related to tree plantings will stipulate a required tree size- **I.**
- Council will include notification signage for all tree pruning applications to be placed on the front fence of the subject property, notifying residents of the permitted works- **I**. Council is working on the finalisation of the Tree Vandalism Policy/Tree Management Policy/ Street Tree Master Plan - **ST**.
- Council has allocated funding each year for over 500 tree plantings upon public land- **I**.
- Council is investigating the procurement of an appropriate system to manage and monitor tree canopy coverage upon private dwellings, in particular where development is occurring- **ST**;
- Council is currently working on amending its Development Control Plan (DCP) to (amongst other things) improve tree maintenance and to provide further clarity for the community. The amendments to the DCP will go to Council by the end of the year- **ST**.
- Developing a business case for a specialist Urban Forrester to implement the Urban Forest Management Strategy and enforce compliance upon private dwellings- **I**.

CONCLUSION

The adoption of the Urban Forest Management Strategy, including the Implementation plan will be the beginning of a strategic and structured approach to improving tree management practices in Hunters Hill, whilst concurrently working towards increasing our tree canopy coverage to meet our adopted tree canopy coverage targets.

With an emphasis on working towards greater control of development sites

FINANCIAL IMPACT ASSESSMENT

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

ENVIRONMENTAL IMPACT ASSESSMENT

A healthy urban forest provides a multitude of eco-services to a community and their environment on an everyday basis. This highlighting the importance of urban tree retention and the necessity to increase urban tree canopy coverage. Trees are also the most efficient and cost-effective way of combating the adverse effects of Climate Change and Urban Heat Islands which includes:
Heat Mitigation, Energy and Cost Efficiency, Traffic Calming and Reduced noise Pollution, Improved Air Quality, Water Quality and Storm Water Attenuation and Carbon sequestration.

This Strategy will enable Council to improve canopy cover, through implementation of the actions recommended within.

SOCIAL IMPACT ASSESSMENT

This Strategy aims to support and promote the protection, growth, and enhancement of the trees that collectively make-up the Hunters Hill urban forest. However, it is not only authored for policy and decision makers. Its intention is to welcome anyone who simply wishes to gain a quick overview of the enormous potential offered by trees and an urban forest. This including the many unseen 'nature-based' benefits, services, and solutions that a healthy urban forest provides to an individual on an everyday basis.

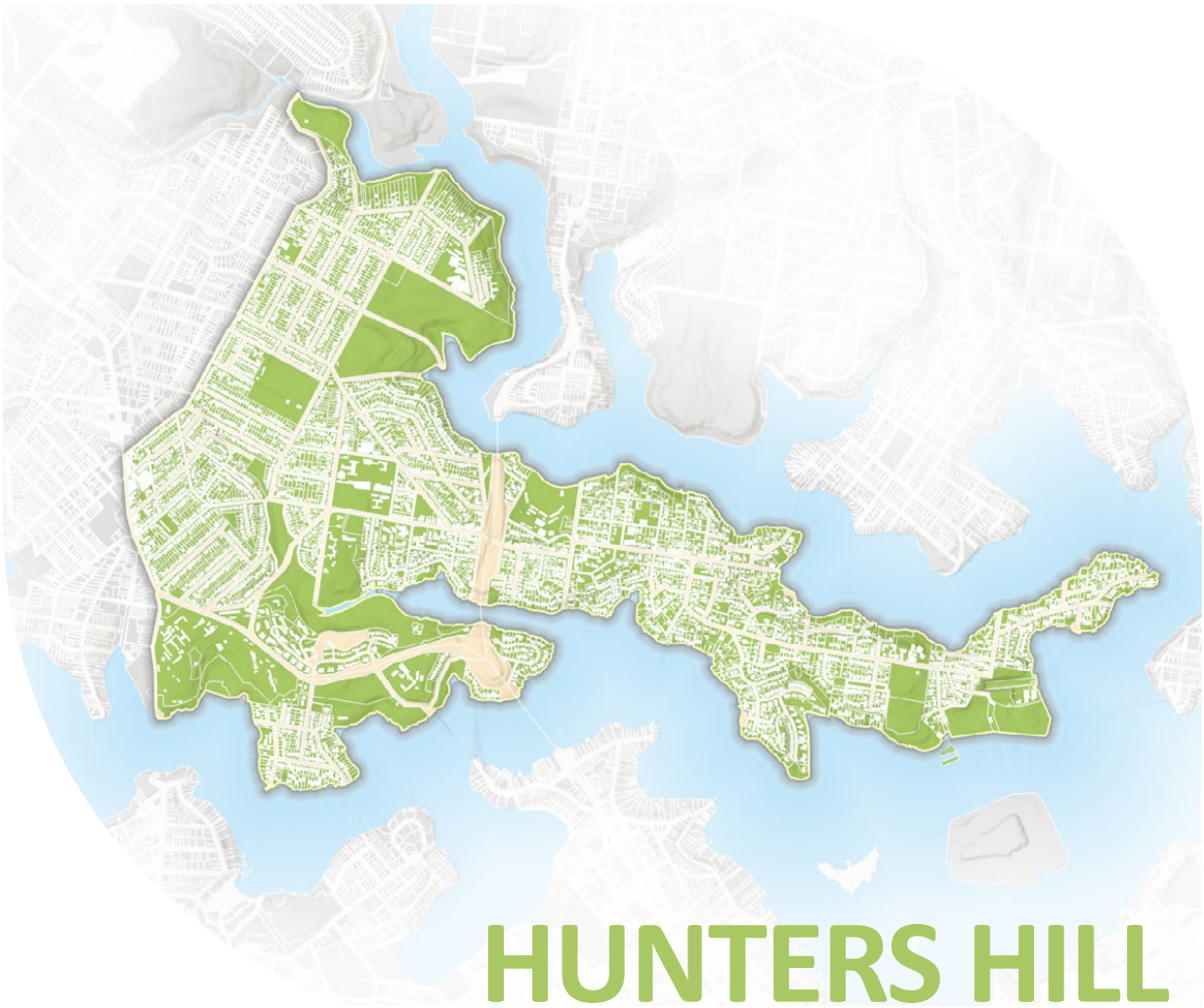
There are many positive benefits to the community as a whole and also to individuals from seeing and interacting with trees on a daily basis.

RISK ASSESSMENT

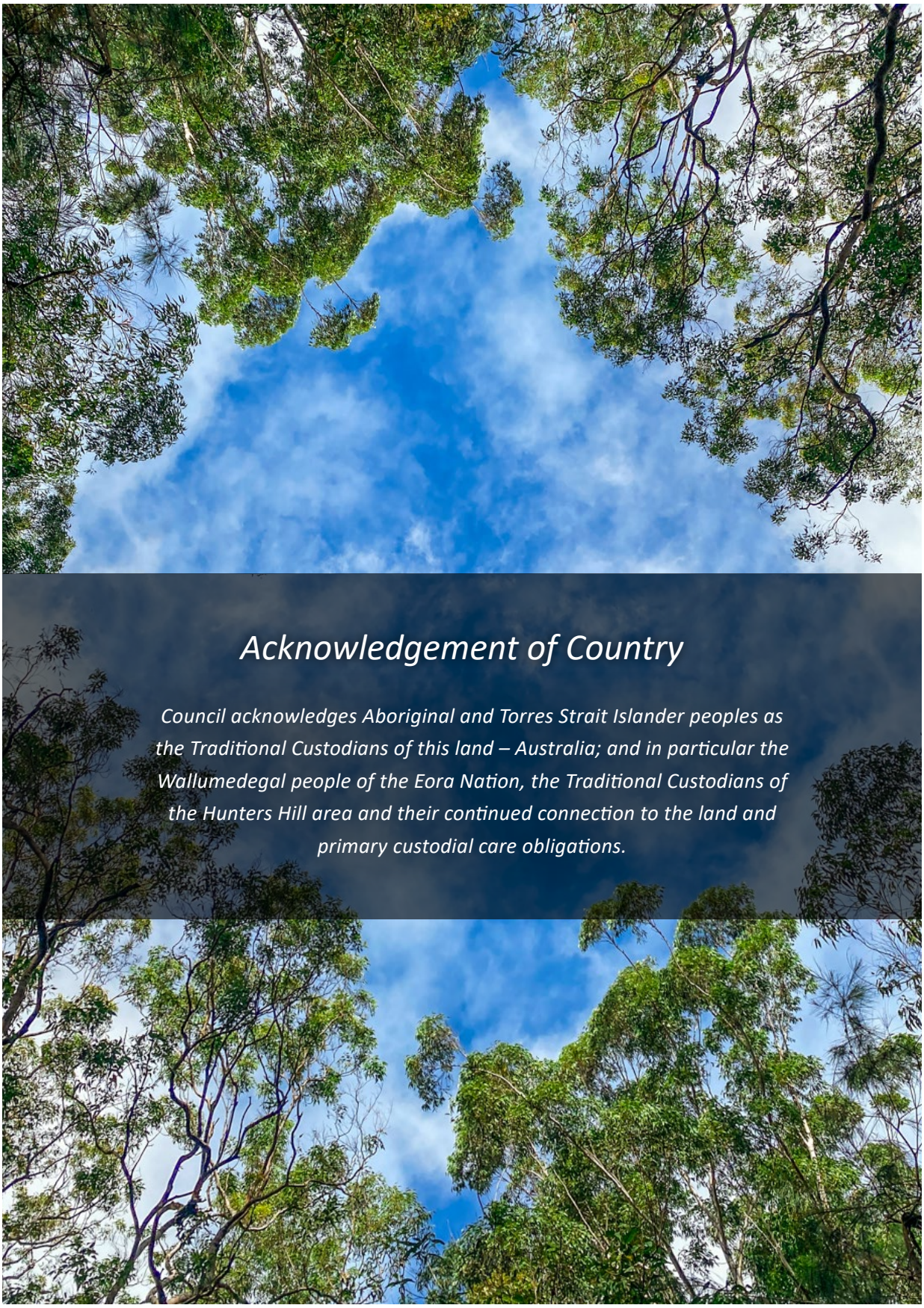
There are no direct or indirect risks impacting on Council arising from consideration of this matter.

ATTACHMENTS

1. Final Urban Forest Management Strategy ⇩



HUNTERS HILL
URBAN FOREST MANAGEMENT STRATEGY 2024



Acknowledgement of Country

Council acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Custodians of this land – Australia; and in particular the Wallumedegal people of the Eora Nation, the Traditional Custodians of the Hunters Hill area and their continued connection to the land and primary custodial care obligations.

Preface

"Trees Are The Answer."

Tree protection and the planting of trees in urbanised areas for their nutritional, aesthetic and spiritual value has been commonplace for centuries. Trees were planted along the main thoroughfares of Egypt during the rule of the pharaohs, planted in the communal areas of China during the Qin Dynasty, 221-206 B.C., and one of the first recorded tree translocations can be traced back to the 3rd Century BC, when a cutting from the sacred Bodhi Tree was transported from India and replanted in Sri Lanka. Closer to home, trees in Australia have always been, and will continue to be celebrated. This especially for the Aboriginal peoples as trees represent significant connections to Country, their ancestry and lore.

Over the past few decades evidence-based research has really started to show us the true importance of urban and peri-urban trees, and the wide range of socio-political, economic and environmental benefits that they provide. Hence, communities worldwide now regard urban trees as critical 'Green' Infrastructure, which is deemed as important to the day-to-day functionality and well-being of a community as its 'Grey' and 'Blue' Infrastructure. This becoming even more evident as communities are now being confronted with challenges associated with Climate Change and the ensuing Urban Heat Island effect, of which trees are a major combatant.

Therefore, common-sense would suggest that nowadays any tree with an assessed 'positive retention value', is by default a valuable community asset, and thereby worthy of retention and protection. However, recent urban tree canopy cover statistics have highlighted a decline in urban forests and the consequential loss of tree canopy cover across most Australian municipalities. Therefore, as a progressive and forward-thinking Council, Hunters Hill has made a conscious decision to not only halt this trend, but to proactively work towards increasing its tree canopy coverage across the municipality from 33.5% to 40% by the year 2045. This proposition initiated by the following recommendations provided in this bespoke Urban Forest Management Strategy, which in turn will allow informed and educated decisions to be made. These decisions pertain to the understanding, safeguarding and furthering of the Hunters Hill urban forest for the long-term health, enjoyment and well-being of the community.

Please Note: additional educational material has been interwoven into the framework of the Strategy. This in an effort to stimulate urban forest dialogue and inspire individuals, families and social groups to go outside and enjoy the vibrant Hunters Hill urban forest - and maybe even plant a tree or two.

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OUR VISION

"A community within a healthy, resilient, biodiverse urban forest"

The Hunters Hill community vision is derived from the Latin phrase *'quid pro quo'*. Whereby, a protected and healthy Hunters Hill urban forest will provide in-kind a continuance of eco-benefits for the enjoyment and well-being of the community. Thereby, the primary aim of the Hunters Hill Urban Forest Management Strategy is the achievement of *'a healthy, resilient, biodiverse urban forest for the long-term enjoyment and well-being of the community'.*



Eucalyptus microcorys, Prince Edward Parade, Hunters Hill

EXECUTIVE SUMMARY

Hunters Hill - 'Australia's Oldest Garden Suburb'.

Hunters Hill is a small 'boutique' municipality located on Sydney's lower north shore. It is renowned for its tree lined streets, family-friendly parks and water-way vistas that both frame and highlight its rich heritage and character. Collectively, the trees that make-up the Hunters Hill Urban Forest provide cooling shade-cast in summer, shelter in winter and a mosaic of vibrant colours in both spring and autumn. Concurrent with these ecological benefits ('eco-benefits') are the ecosystem services ('eco-services') that the Hunters Hill urban forest delivers everyday. As evidenced, these eco-benefits and eco-services are essential to the well-being of the community and span social, environmental, economic and cultural domains alike (Miller. 2007). Hence, Hunters Hill is one of the most liveable areas in Greater Sydney, and aptly referred to as *'Australia's Oldest Garden Suburb'.*

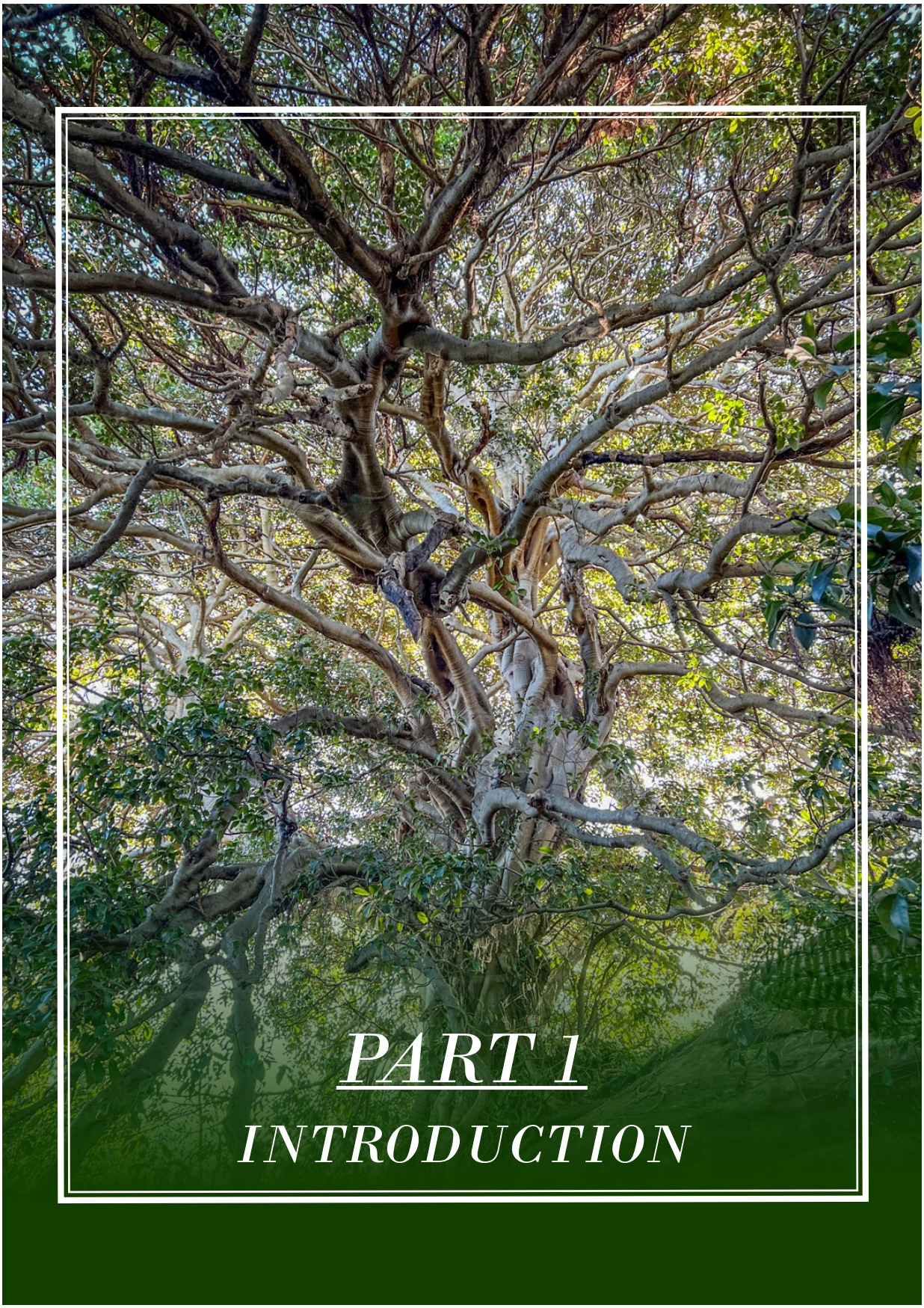
From an analytical perspective, the individual tree count of the urban forest is estimated at 12,777, and importantly its tree canopy coverage range is approxiamately 35%, which exceeds the current NSW Urban Tree Canopy Coverage target of 30%. Managing the collective needs of the urban forest are representatives from Hunter's Hill Council who are committed to protecting, maintaining and growing this community asset long-term. However, trees are living dynamic organisms that grow in a delicate balance with their environment. Therefore, any impact and/or change to that balance must be safeguarded against if they are to remain healthy and fulfil their potential. This is even more so with urbanised trees as these trees grow in an ever-changing environment that is both harsh, alien and plays host to additional anthropogenic stressors (Urban. 2008). Hence, in many urban and peri-urban areas of Australia, tree canopy cover has declined over the last decade (NSWDP&E. 2022).

As evidenced in many Australian municipalities, (including Hunters Hill) tree and tree canopy loss is predominantly caused by 'apathetic development' and a lack of integrated Tree Sensitive Urban Design (TSUD). This loss often compounded by poor planting options post-development (site, stock and/or species), inadequate compensatory replanting ratios and/or a general lack of understanding with regards to biophilic design and the eco-benefits that urban trees provide (Klobucar et al. 2021). In addition, healthy tree removal or vandalism can be attributed to unqualified risk assessment, unsubstantiated fears, urban legends and/or general ignorance. This evidenced in studies that show residents tend to exhibit risk-averse behaviour when it comes to trees and tree care, not fully recognising their positive benefits (Kirkpatrick et al. 2012).

Therefore, in response to tree and subsequent tree canopy loss a bespoke Urban Forest Management Strategy ('Strategy') has been authored. This Strategy developed around the following five (5) core principles of:

Robust Tree Protection – Strategic Plantings – Best Management Practices – Proactive Monitoring – Community Stewardship

This mantra providing the necessary cornerstones for the enhancement of the Hunters Hill urban forest and the development of an interconnected network of treed green spaces throughout the neighbourhoods. Thereby increasing the volume of eco-benefits and eco-services, whilst inspiring a deep-rooted appreciation for nature within the Hunters Hill community.



PART 1

INTRODUCTION

1.1 THE 'WHERE'

The public and private realm trees of Hunters Hill are waypoints that mark the changing of the seasons and time. Its tree- lined streets highlight the heritage elements of its suburbs, whilst the parks and reserves support social gatherings, biodiversity, and local habitat. Hence, Hunters Hill is rightly recognised as "Australia's Oldest Garden Suburb".

PRE-COLONIAL HUNTERS HILL

The original inhabitants of the Hunters Hill area were the Wallumedegal clan, who used the Woolwich area for thousands of years prior to European settlement. Aptly named "Moocooboola" (meeting of waters), the area now known as Kellys Bush was predominantly used as a summer camp by the Wallumedegal. This is evidenced by the archaeological traits that are concealed along the foreshore and include middens, rock paintings and engravings, rock pools, shelters, axe-grinding grooves and burials. An extensive study of this area was conducted by Dr. Val Attenbrow in 1988, who was instrumental in identifying forty-seven (47) sites of interest. These identified sites are now registered with the Aboriginal Heritage Information Management System.



Hunter's Hill Town Hall, Hunters Hill

HUNTERS HILL TODAY

Early French settlers, the Joubert brothers and Gabriel de Milhau were influential in gaining the proclamation of Hunters Hill as a separate Borough in 1861, and a lot of the character that the municipality still showcases. Today Hunters Hill is the smallest Local Government Area (LGA) in Greater Sydney and NSW. Geographically it is located approximately ten (10) kilometres from Sydney's CBD in the Northern District and is made up of six (6) suburbs that include Gladesville (part of), Henley, Hunters Hill, Huntleys Cove, Huntleys Point and Woolwich. As a peninsular LGA of Sydney Harbour, is has seventeen (17) kilometres of irregular shaped shoreline that runs along the Lane Cove and Parramatta River. It is six (6) square kilometres in area, and is primarily used for residential living, with housing covering five hundred seventy-two (572) hectares.

With regards to its green spaces Hunter's Hill Council manages the combined natural and open areas of protected land that are 90.54 hectares in total, with the majority of the LGA's biodiversity being found within the bushland area that spans over 38.5 hectares. With more than 70% of the LGA being a declared conservation area, it is easy to understand why it scores extremely high in *"Lifestyle, Family living, Safety, Convenience, Tranquility and Community-based activities"* (Microsuburbs. 2023).

1.2 THE 'WHAT'

"Urban Forestry is the art, science, and technology of managing trees and forest resources in and around community ecosystems for the psychological, sociological, aesthetic, economic, and environmental benefits that trees provide society" - Cecil Konijnendijk

URBAN FOREST

The term Urban Forest was officially coined in North America in the mid 1960's, with its definition since expanded upon by numerous academics. In the wider sense an Urban Forest can be defined as *"the sum of street trees, residential trees, park trees and greenbelt vegetation. It includes trees on unused public and private land, trees in transportation and utility corridors, and forests on watershed land. Some of these trees and forests were willfully planted and are carefully managed by their owners, while others are accidents of land use decisions, economics, topography, and neglect"*(Miller. 2007). However, for the purposes of this Strategy (and brevity), the term Urban Forest is to be interpreted literally as:

"The sum of all the trees, both public and private realm, that are growing in situ within the geographical boundaries of the Hunters Hill Local Government Area".

Understandably, the main emphasis of an urban forest strategy is on trees. Simply because of their larger size, structure and longevity, trees deliver the largest range and volume of environmental, social and economic benefits. Whereby, approximately 70% of the eco-benefits provided are linked to canopy coverage (Dobbs et al. 2011). Shade-cast and the cooling effect being of even greater importance nowadays, as urban trees are known to be the most effective combatant of Climate Change, the Urban Heat Island effect and various heat related illnesses (Rahman et al. 2020).

URBAN FORESTRY

Due to concerns of tree loss and the importance of tree canopy cover, over the past few decades there has been a shift in emphasis from the traditional management of an individual tree, to a more holistic approach. Whereby a tree is considered in its wider context, and thus the emergence of the 'Urban Forestry' paradigm (Miller. 2007). Hence, the discipline of Urban Forestry essentially considers the management of urban and peri-urban trees as a collective group, as opposed to individualised tree management (Harris et al. 2004). This management with the aim of securing the ongoing health and vitality of the urban forest as a collective entity or 'ecosystem'. This holistic management resulting in the sustained delivery of eco-benefits and eco-services for both the community and the environment.



Acacia terminalis in Boronia Park, Hunters Hill

AN URBAN FOREST INCLUDES:
PARKS & RESERVES



Clarkes Point Reserve, Woolwich



Boronia Park, Hunters Hill



Prince Edward Reserve, Hunters Hill



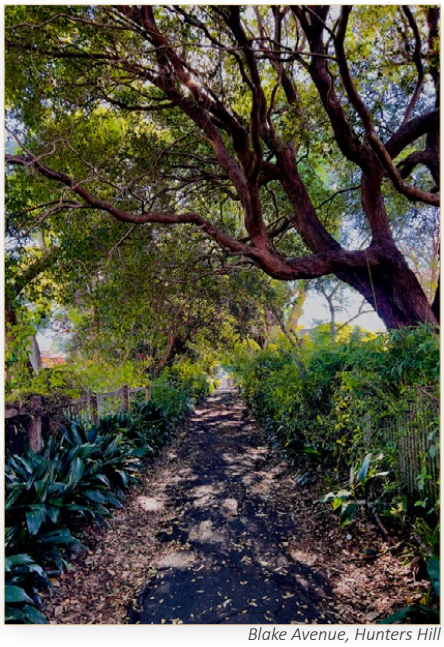
St Malo Reserve, Hunters Hill



Gladesville Road, Hunters Hill

AN URBAN FOREST INCLUDES:

STREET TREES



Blake Avenue, Hunters Hill



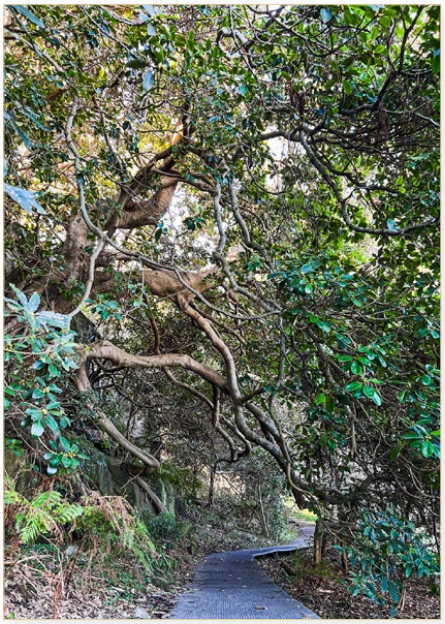
Woolwich Road, Woolwich



Sydney Turpentine Ironbark Forest Community (Critically Endangered Ecological Community),Boronia Park

AN URBAN FOREST INCLUDES:

BUSHLAND & WATERWAYS



Kellys Bush, Woolwich



Riverglade Reserve, Huntleys Cove



Woolwich Road, Woolwich



Ferry Street, Hunters Hill



Alexandra Street, Hunters Hill

AN URBAN FOREST INCLUDES:
PRIVATE TREES & GREEN INFRASTRUCTURE



Woolwich Road, Woolwich

1.3 THE 'WHY'

"The tree which moves some to tears of joy is in the eyes of others is only a green thing that stands in the way. Some see nature all ridicule and deformity…… and some scarce see nature at all. But to the eyes of the person of imagination, nature is imagination itself." - William Blake

THE BENEFITS OF AN URBAN FOREST

Over the last few decades extensive research has been undertaken documenting the benefits delivered by urban trees and the wider benefits provided by urban nature and greenspaces. These eco-benefits and eco-services provided are now known to be vast, and span social, environmental, and economic realms alike. A brief cross-section of these tree-related benefits are highlighted in the following infographic.

ECOSYSTEM SERVICES

Ecosystem services (Eco-services) refer to the transformation of natural assets (soil, plants and animals, air and water) into things that we value through natural or enhanced ecological processes. For example, those organisms and processes which clean our air and water, pollinate plants, filter and recycle nutrients, modify our climate, control floods and improve soil fertility, and enhance the aesthetic and cultural benefits that derive from nature.

ECOLOGICAL BENEFITS

Ecological benefits (Eco-benefits) are the positive impacts that natural ecosystems and biodiversity provide to the environment, human societies, and the planet as a whole. These benefits stem from the functioning and processes of ecosystems, and they contribute to the sustainability and health of both natural and human systems.

Benefits of the Hunters Hill Urban Forest



Social **Environmental** **Economic**

ECO-SERVICES & ECO-BENEFITS PROVIDED

"Ancient trees are precious. There is little else on Earth that plays host to such a rich community of life within a single living organism" - Sir David Attenborough

A healthy urban forest provides a multitude of eco-services to a community and their environment on an everyday basis. This highlighting the importance of urban tree retention and the necessity to increase urban tree canopy coverage. Due to their ecophysiology, bio-functionality, and longevity, trees are the most efficient and cost-effective way of combating the adverse effects of Climate Change and anthropogenic Urban Heat Islands (Wang et al. 2020).

For interest, a cross-section of these eco-services provided by trees and the collective urban forest have been selected from various studies and are summarised below.

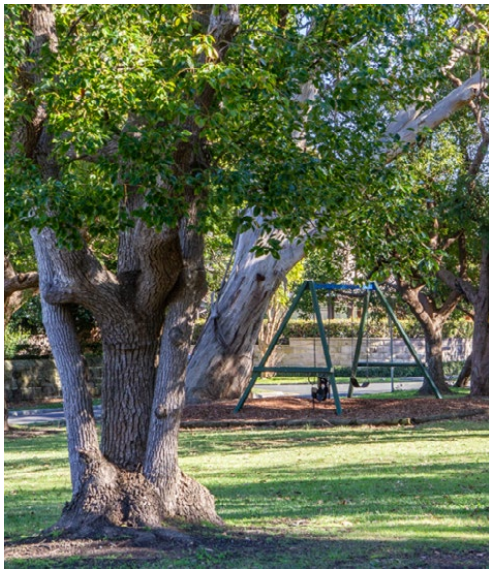
- **Heat Mitigation** - Urban green cover reflects sunlight and can reduce air temperatures through transpiration, providing shade and passive cooling. This not only makes the urban environment more comfortable but can provide health benefits reducing the incidence of heat related illnesses and deaths. I.e., a tree shaded surface is 10C°- 20C° cooler (Rahman et al. 2020).
- **Energy and Cost Efficiency** - The heat mitigating features of increased green cover can reduce the need for air conditioning in offices and homes. I.e., Trees properly placed around buildings can reduce air-conditioning needs by 30%. (Akbari et al. 2021).
- **Traffic Calming and Reduced Noise Pollution** - Trees have been shown to calm traffic and reduce vehicle speeds, whilst reducing urban noise by 3-5 decibels (Nguyen et al. 2023).
- **Improved Air Quality** - Tree foliage can trap and remove carbon dioxide and pollutants from the urban atmosphere, especially air-borne particulates, keeping urban spaces cleaner and healthier. (I.e., in one year, an acre of mature trees absorbs the amount of CO_2 produced by a car driven 41,850 km; and roadside trees have shown to reduce nearby indoor air pollution by more than 50%. (Nowak et al. 2007).
- **Water Quality & Storm Water Attenuation** - Urban green cover and the soil or substrate in which it grows can capture storm water, reduce peak flows and improve water quality in urban streams and catchment health. In addition, it stabilises soil and assists in waste decomposition and nutrient recycling. Studies show that trees intercept 15 to 27 per cent of the annual rainfall that falls upon their canopy, depending on a tree's species and architecture. (Xaio et al. 2006).
- **Carbon Sequestration** - Trees reduce CO_2 in the atmosphere through sequestering carbon in new growth. For example, 1 tonne of carbon stored in wood is equivalent to removing 3.67 tonnes of CO_2 from the atmosphere; and in 1 year, a mature tree will absorb more than 22kg of CO_2 from the atmosphere; and release one day's supply of oxygen for up to four people in exchange (Ferrini et.al. 2009).

HEALTH BENEFITS PROVIDED BY THE URBAN FOREST

In addition to the multitude of eco-benefits and eco-services provided by an urban forest are the often gone unnoticed contributions to community health and well-being As studies have shown, and in keeping with the later mentioned *3:30:300 Rule,* people benefit greatly from seeing and interacting with trees on a daily basis. Ergo, equitable tree canopy coverage across a community and easily accessible treed greenspaces are key town planning elements.

For interest a few facts regarding the urban forest and the social eco-benefits that they provide follow:

- **Health and Safety** – urban trees have shown to reduce stress and aggressive behaviour, which has been linked to crime reduction. Studies also showed that for every 10% increase in tree canopy cover, there was a 15% percent decrease in the violent crime, and a 14% fall in the property crime rate (Gilstad-Hayden et al. 2015).
- **Outdoor Physical Activity** - The availability of public open green space is an important enabler of physical activities, including organised and casual sports. Physical activity has a positive impact on health and wellbeing. It improves mental health and cognitive function and reduces the risks of non-communicable diseases such as coronary heart disease, stroke, type 2 diabetes, breast cancer and colon cancer (Ding et al. 2016).
- **Children's Health & Mental Well-Being** - In children, attention fatigue causes an inability to pay attention and control impulses. The part of the brain affected by attention fatigue (right pre-frontal cortex) is also involved in Attention-Deficit/ Hyperactivity Disorder (ADHD). Studies show that children who spend time in natural outdoor environments have a reduction in attention fatigue and children diagnosed with ADHD show a reduction in related symptoms (Kuo.et. al. 2004). In addition, it was found that children who live in close proximity to green space are more resistant to stress; have lower incidence of behavioural disorders, anxiety, and depression; and have a higher measure of self-worth (Grahn et al. 2003).
- **Health & Mental Well-Being** - Trees release chemicals called Phytoncides. Research has shown that when we breathe these in, they can reduce blood pressure, lower anxiety levels and make us feel happier. All great reasons to have a go at "Forest bathing" (Li. 2010).
- **Patient Recovery Rates** - Patients recover from surgery faster and better when they have a "green" view (Ulrich. 1984). Hospital patients may be stressed from a variety of factors, including pain, fear, and disruption of normal routine. Research found that patients with "green" views had shorter postoperative stays, took fewer painkillers, and had slightly fewer post-surgical complications compared to those who had no view or a view of a cement wall (Lee. et. al. 2009).
- **Street Trees** - Providing access to nature with street trees and landscaping can reduce blood pressure and improve emotional and psychological health (World Health Organization. 2014). "In a study of 46,786 adults older than 45 years, exposure to 30% or more tree canopy compared with 0% to 9% tree canopy was associated with 31% lower odds of incident psychological distress. Whereas exposure to 30% or more grass was associated with 71% higher odds of prevalent psychological distress after adjusting for age, sex, income, economic status, couple status, and educational level." (Astell-Burt and Feng. 2019).



Prince George Parade Reserve

1.4 THE 'HOW'

"A society grows great when old people plant trees in whose shade they shall never sit."

- Greek Proverb

STRATEGY OVERVIEW

Urban forest strategies are being implemented worldwide with the specific aims of tree preservation and increasing urban tree canopy cover. As evidenced, a healthy urban forest provides a wealth of ecological benefits and ecosystem services that are essential to the functionality, livability, and overall well-being of a community (Dorst et al. 2019). Therefore, as with any other valuable community asset a proactive management strategy is required which protects, and where possible increases its benefits. Hence, a bespoke Urban Forest Management Strategy for the well-being of the Hunters Hill urban forest and the community has been formulated.

This Strategy is evidence -based, with its recommendations founded on considered empirical knowledge, science-based research and underpinned by recognised industry standards. Primarily, these recommendations have been provided so that informed and educated decisions can be made to distill the many eco-benefits and eco-services produced by the Hunters Hill urban forest. This concurrent with addressing specific concerns associated with Climate change, Biodiversity, and the decline in tree canopy coverage due to urban sprawl. The keystones of this Strategy are its five (5) core principles - *Robust Tree Protection, Strategic Plantings, Best Management Practice, Proactive Monitoring and Community Engagement*. However, these principles are not to be considered mutually exclusive nor individual, but are intended to overlap and complement each other. This with the common interest of increasing awareness about the Hunters Hill urban forest, the numerous and diverse eco-benefits it provides, and the practical actions needed to protect and grow it. Thereby, achieving the community vision of a healthy, resilient, biodiverse urban forest for the enjoyment and well-being of the community, and its patrons for future generations.

This Strategy aims to support and promote the protection, growth, and enhancement of the trees that collectively make-up the Hunters Hill Urban Forest. However, it is not only authored for policy and decision makers. Its intention is to welcome anyone who simply wishes to gain a quick overview of the enormous potential offered by trees and an urban forest. This including the many unseen 'nature-based' benefits, services, and solutions that a healthy urban forest provides to an individual on an 'everyday' basis.



Kellys Bush, Woolwich

POLICY CONTEXT: LEGISLATION, POLICY AND PLANNING

Both Commonwealth and NSW legislation promote the sustainable use and development of land and the protection of natural resources including the preservation of trees, vegetation and flora plus the maintenance of ecological process and genetic diversity. In addition, there are a number of other protections and mechanisms for Local Government planning instruments that enable the retention of trees on public and private land.

Hunter's Hill Council utilises a combination of these mechanisms. At the state level key pieces for the assessment and regulation of trees and vegetation, including approvals framework for removal, are the *Environmental Planning and Assessment Act 1979 (EPA)* and *Chapter 2, Vegetation* in non-rural areas, of *State Environmental Planning Policy (Biodiversity and Conservation) 2021 (B&C SEPP)*. Underneath these state planning instruments sit the two (2) main documents/ planning controls unique to Hunters Hill regarding trees and the Hunters Hill urban forest, being the *Hunters Hill Local Environmental Plan 2012 (HHLEP)*; and the *Hunter Hill Development Control Plan 2013 (DCP).*

These main planning controls provide planning objectives for the Council, incorporating detailed controls for development within the *LGA*. These planning controls, among other things, define different zones for development, set out standards to be met for development consent/ approval , and are utilised for biodiversity protection and management.

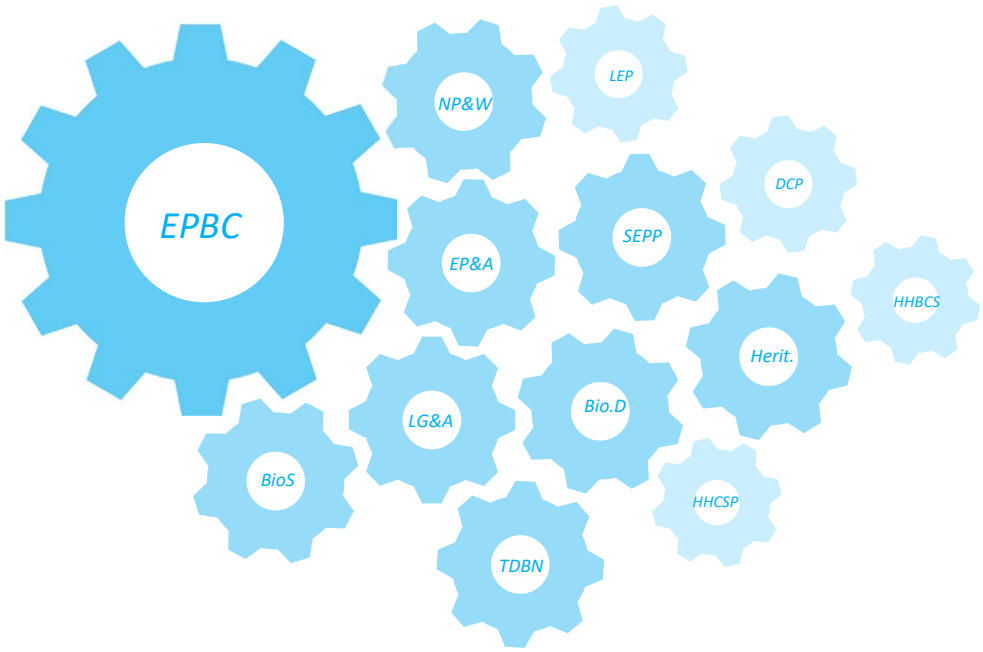
Accordingly, removal of trees and vegetation is regulated in two (2) key ways via the planning system:

- Assessment of development applications involving the removal of trees and vegetation under *Part 4 of the EPA Act*, which includes consideration of the *LEP* and *HHDCP*; and/ or
- Assessment of Tree and Vegetation Management Application/ Permit applications for tree or vegetation removal pursuant to *Chapter 2* of the *B&C SEPP* which also includes consideration of the *LEP* and *HHDCP.*

In addition, to the above-mentioned, relevant legislation and policy documents relating to the regulation of trees, vegetation and Council's urban forest include:

- *Biodiversity and Conservation Act 2016 (NSW)*;
- Other Chapters of the *B&C SEPP* (in addition to chapter 2 referred to above)
- 'Draft' Hunter's Hill Biodiversity Conservation Strategy 2021-2026, which is intended as a response to the Bushland Management Advisory Committee's (BMAC) need for a base document with current information on the extent and status of its biodiversity assets. (This document lays out a strategy for harnessing opportunities identified in the Hunters Hill Local Strategic Planning Statement 2040 and managing the biodiversity resources of the LGA).
- Hunter's Hill Council Community Plan 2022-2032, which acknowledges that preserving the environment is part of the obligations of the local government organisations; henceforth, this document represents the intention of the community to make biodiversity resources conservation a main theme in *"protecting and enhancing the integrity, character and visual amenity of Hunters Hill"*.

Hunters Hill Legislative Instruments



Commonwealth Documents

(EPBC): Environment Protection and Biodiversity Conservation Act 1999

New South Wales Documents

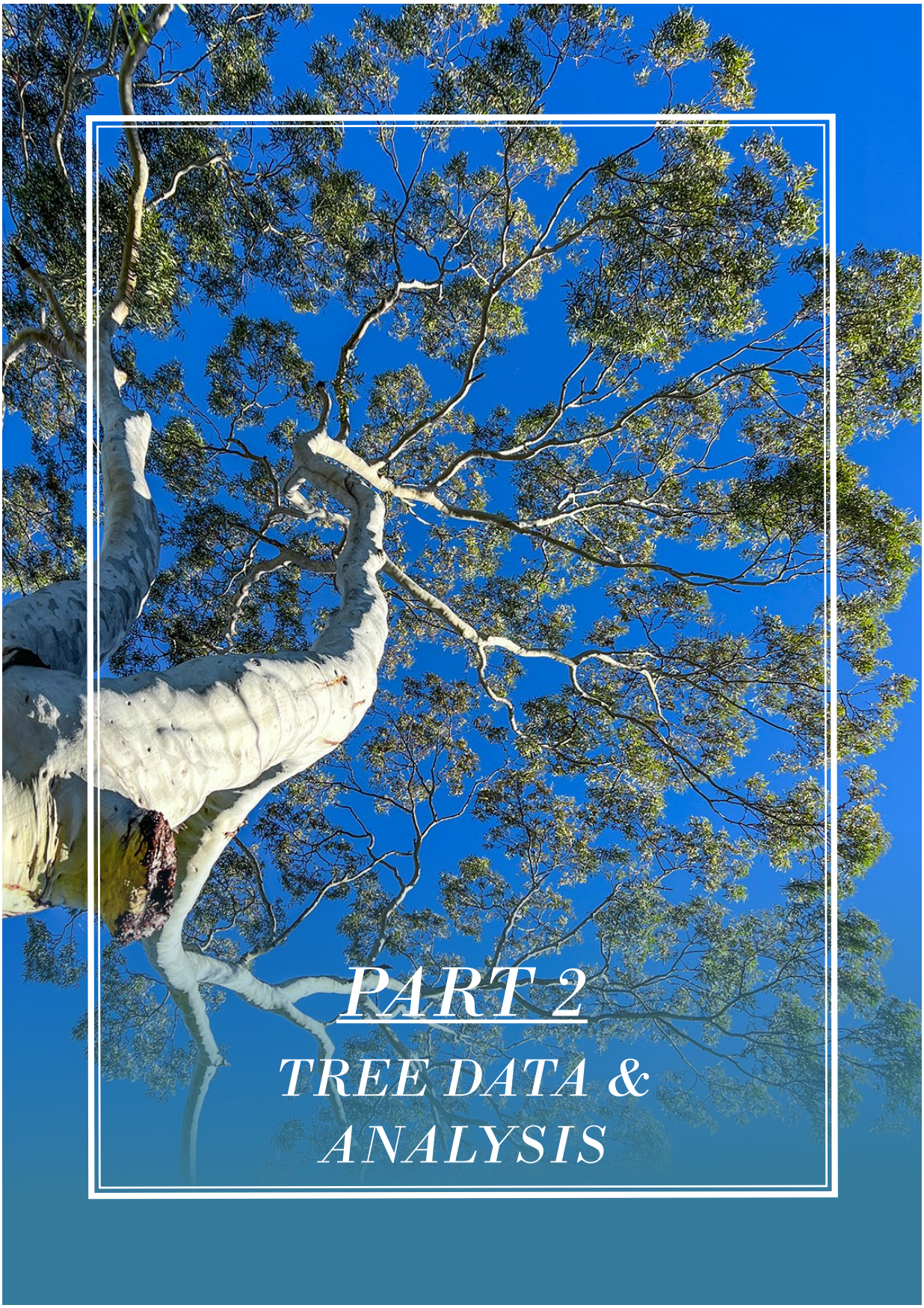
(NP&W): National Parks & Wildlife Act 1974 (NP&W)
(EP&A): Environmental Planning and Assessment (EP&A) Act 1979 (NSW)
(LG&A): Local Government Act 1993 (NSW)
(BioS): Biosecurity Act 2015
(BioD): Biodiversity Conservation Act 2016
(BioC): State Environmental Planning Policy (Biodiversity and Conservation) 2021
(Herit.): Heritage Act 1977
(TDBN):Trees (Disputes Between Neighbors) Act 2006

Local Planning Instruments

(LEP) Hunters Hill Local Environmental Plan 2012
(DCP): Development Control Plan 2013

Local Plans & Strategy

(HHBCS): Hunters Hill Biodiversity Conservation Strategy 2021-2026
(HHCSP): Hunter's Hill Council Community Strategic Plan 2018-2028



PART 2

TREE DATA & ANALYSIS

2.1 OVERVIEW

"Given a limited budget, the most effective expenditure to improve a street would probably be on trees. Trees can transform a street more easily than any other physical improvement. Moreover, for many people trees are the most important single characteristic of a good street" - Allan Jacobs

Street trees are a key element of an urban forest as they deliver a range of benefits that are often more discernible, quantifiable, and relevant to a community. A cross-section of these benefits include: aesthetically pleasing streetscapes and neighbourhoods that increase property values (Wolf. 2007); local micro-climate improvement due to shade-cast and evapotranspiration (reduced Urban Heat Island), and thus a reduction in energy costs (Dwyer. 1992); improved air quality due to the removal of atmospheric pollutants coupled with carbon sequestration and increased oxygen supply (Ferrini et.al. 2009); rainfall inception, erosion control, soil bioremediation and stormwater attenuation (Xiao et al. 2006); habitat for local and migratory flora and fauna (Tait et al. 2005); traffic calming, noise reduction, reduced glare and wind breaks (O'Brien. 1993); and the numerous social, cultural and psychological benefits associated with human health and well-being (Tarran. 2006). Therefore, conducting a comprehensive street tree inventory on a regular basis to quantify, qualify and help best manage these eco-benefits is essential. Whereby, new tree data captured can be used to inform decision-making, optimise maintenance schedules and maximize the eco-benefits that urban trees provide.

2.2 AERIAL SURVEY 2022

In March 2022 aerial measurements were conducted to determine the Hunters Hill canopy coverage. A manned aircraft with a mounted ArborCam was used to acquire high resolution imagery to measure surface temperatures and accurately quantify canopy cover and condition. High-resolution airborne multi-spectral imagery was acquired at 16,000 ft above ground level over the LGA. Vegetation strata and canopy cover statistics were extracted and categorized into different height strata.

The main findings of the survey are as follows:

- Total vegetation coverage in Hunters Hill is 52.5% (294.8 ha) of the total Council area of 562 ha.
- Tree Canopy Coverage (vegetation 3m and above) is 35.1% (197.1 ha). (Currently 33.5% per NSW Planning).
- Twelve thousand seven hundred-seventy (12,770) trees were captured.
- Higher land surface temperatures were observed in association with areas of lower vegetation cover and impervious surfaces such as asphalt, dead grass, and synthetic playing fields. Lower land surface temperatures were found in areas with denser vegetation cover.

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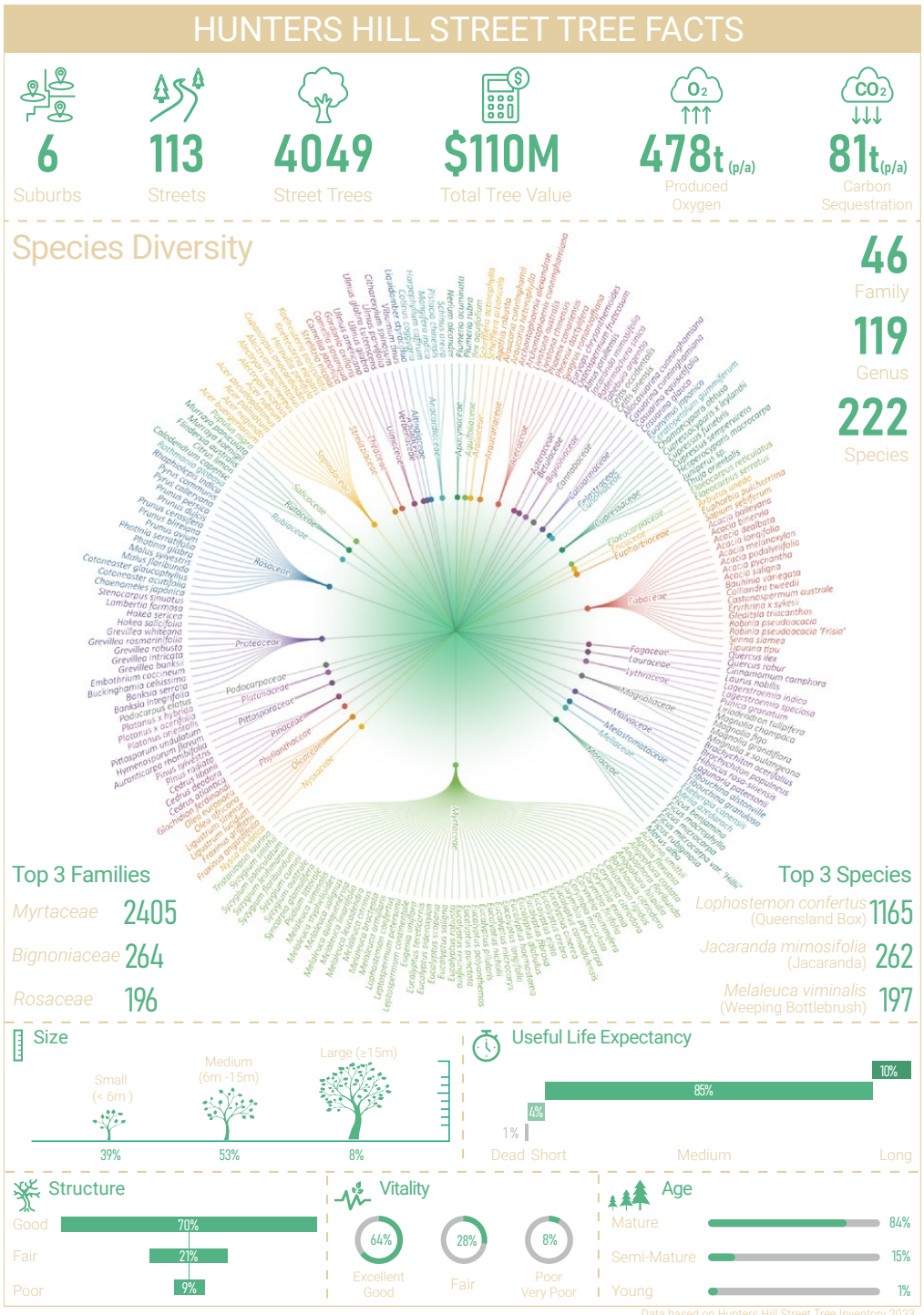
2.3 STREET TREE INVENTORY 2023

Following the aerial survey conducted in 2022, was a ground-based ('bottoms-up') Street Tree Inventory. This was carried out in May 2023 to August 2023 by suitably qualified and experienced AQF Level 5 arborists per the International Society of Arboriculture – Best Management Practices. For interest, this street tree data captured has been summarised and displayed visually in the following pages by suburb.

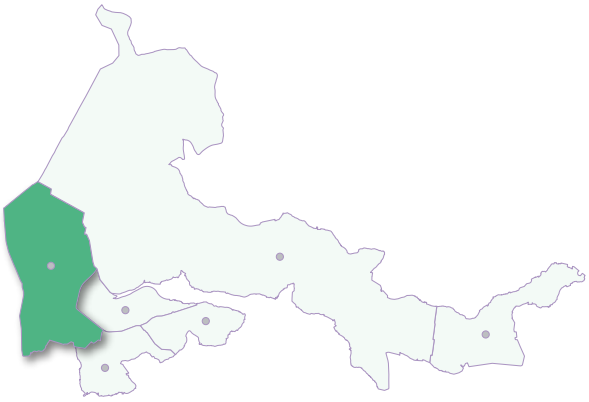

HUNTERS HILL STREET TREE FACTS
6
Suburbs
113
Streets
4049
Street Trees
$110M
Total Tree Value
478t (p/a)
Produced Oxygen
81t (p/a)
Carbon Sequestration
Species Diversity
46
Family
119
Genus
222
Species
Top 3 Families
Myrtaceae 2405
Bignoniaceae 264
Rosaceae 196
Top 3 Species
Lophostemon confertus (Queensland Box) 1165
Jacaranda mimosifolia (Jacaranda) 262
Melaleuca viminalis (Weeping Bottlebrush) 197
Size
Small (< 6m)
Medium (6m -15m)
Large (≥15m)
39%
53%
8%
Useful Life Expectancy
10%
85%
4%
1%
Dead
Short
Medium
Long
Structure
Good
Fair
Poor
70%
21%
9%
Vitality
64%
Excellent Good
28%
Fair
8%
Poor Very Poor
Age
Mature 84%
Semi-Mature 15%
Young 1%
Data based on Hunters Hill Street Tree Inventory 2023

SUBURB: GLADESVILLE

Key Points

Biodiversity is essential: moving forward, trees from outside the Myrtaceae Family should be selected to avoid monoculture concerns.

Prioritise New Plantings: the current street tree population does not conform to Richards Rule of 40:30:20:10 (i.e., 40% Young trees recommended). Therefore, more 'Young' trees need to be planted in the streetscape. This to offset a future decline in tree canopy coverage due to an aged tree population. (Tree planting should be prioritised, as Gladesville has the lowest tree canopy coverage in Hunters Hill).



502 Street Trees ▶ **29** Family ▸ **58** Genus ▸ **83** Species

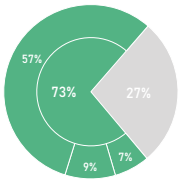


Platanus × acerifolia, Gladesville

Family

Top 3

Myrtaceae	284
Bignoniaceae	47
Rosaceae	33

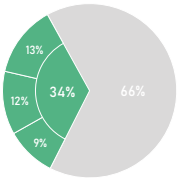


Other Families 138

Species

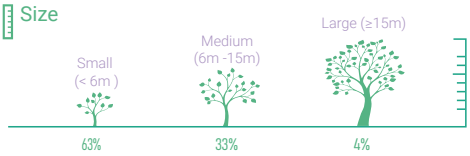
Top 3

Lophostemon confertus (Queensland Box)	67
Corymbia ficifolia (Red Flowering Gum)	59
Jacaranda mimosifolia (Jacaranda)	47

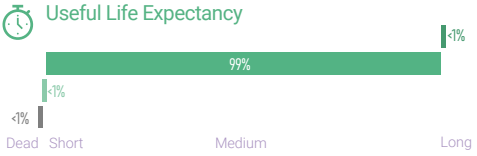


Other Species 329

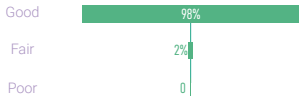
Size



Useful Life Expectancy



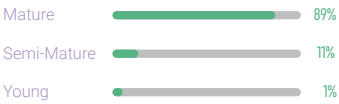
Structure



Vitality



Age



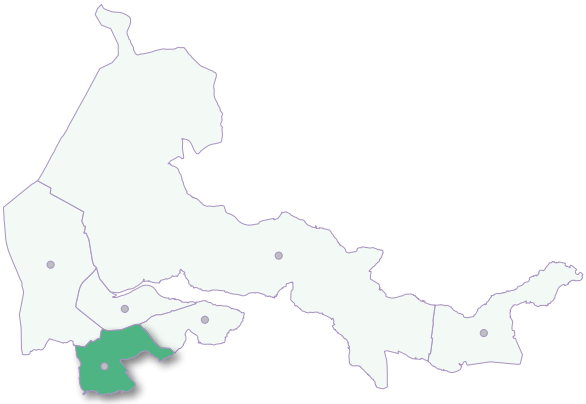
Data based on Hunters Hill Street Tree Inventory 2023

SUBURB: HENLEY

Key Points

Biodiversity is essential: moving forward, trees from outside the Myrtaceae Family should be selected to avoid monoculture concerns.

Prioritise New Plantings: the current street tree population does not conform to Richards Rule of 40:30:20:10 (i.e., 40% Young trees recommended). Therefore, more 'Young' trees need to be planted in the streetscape. This to offset a future decline in tree canopy coverage due to an aged tree population; and achieve canopy coverage targets.

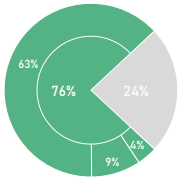


239 Street Trees ▶ **20** Family ▸ **36** Genus ▸ **48** Species

Family

Top 3

Myrtaceae	151
Proteaceae	22
Lythraceae	9

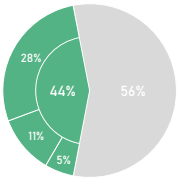


Other Families 57

Species

Top 3

Lophostemon confertus (Queensland Box)	66
Eucalyptus microcorys (Tallowwood)	26
Grevillea robusta (Silky Oak)	13

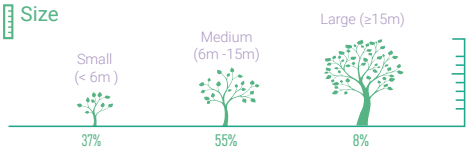


Other Species 134

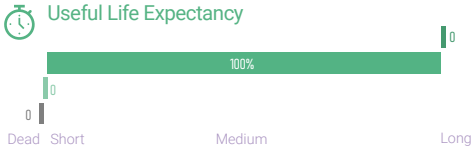


Significant tree *(Eucalyptus saligna)* in William Street, Henley

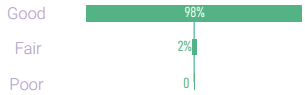
Size



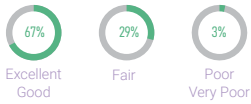
Useful Life Expectancy



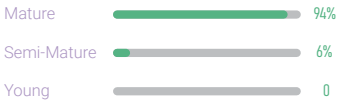
Structure



Vitality



Age



Data based on Hunters Hill Street Tree Inventory 2023

SUBURB: HUNTERS HILL

Key Points

Biodiversity is essential: moving forward, trees from outside the Myrtaceae Family should be selected to avoid monoculture concerns.

Prioritise New Plantings: the current street tree population does not conform to Richards Rule of 40:30:20:10 (i.e., 40% Young trees recommended). Therefore, more 'Young' trees need to be planted in the streetscape. This to offset a future decline in tree canopy coverage due to an aged tree population; and achieve canopy coverage targets.



2904 Street Trees ▶ **45** Family ▸ **107** Genus ▸ **193** Species

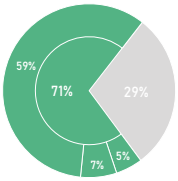
Family

Top 3

Myrtaceae 1712

Bignoniaceae 196

Rosaceae 146



Other Families 850

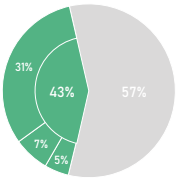
Species

Top 3

Lophostemon confertus (Queensland Box) 910

Jacaranda mimosifolia (Jacaranda) 194

Melaleuca viminalis (Weeping Bottlebrush) 132

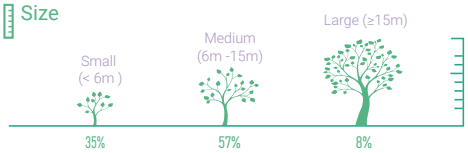


Other Species 1668

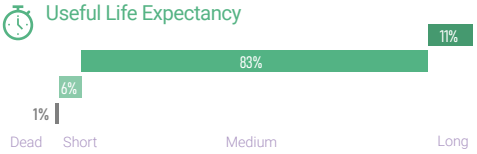


Significant tree (*Eucalyptus haemastoma*) in Prince Edward Reserve

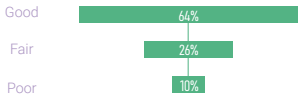
Size



Useful Life Expectancy



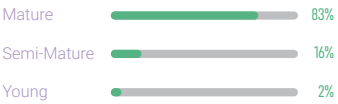
Structure



Vitality



Age



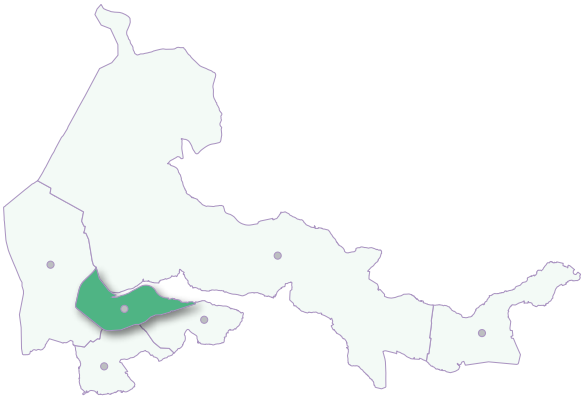
Data based on Hunters Hill Street Tree Inventory 2023

SUBURB: HUNTLEYS COVE

Key Points

Biodiversity is essential: moving forward, trees from outside the Myrtaceae Family should be selected to avoid monoculture concerns.

Prioritise New Plantings: the current street tree population does not conform to Richards Rule of 40:30:20:10 (i.e., 40% Young trees recommended). Therefore, more 'Young' trees need to be planted in the streetscape. This to offset a future decline in tree canopy coverage due to an aged tree population; and achieve canopy coverage targets.

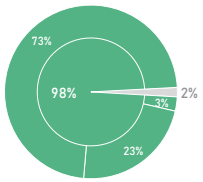


114 Street Trees ▶ **5** Family ▸ **10** Genus ▸ **12** Species

Family

Top 3

Myrtaceae	83
Fabaceae	26
Lythraceae	3

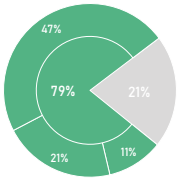


Other Families 2

Species

Top 3

Lophostemon confertus (Queensland Box)	54
Gleditsia triacanthos (Honey Locust)	24
Syzygium floribundum (Weeping Lilly Pilly)	12

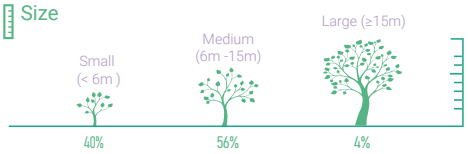


Other Species 24

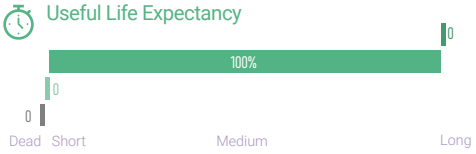


Phoenix canariensis in Riverglade Reserve, Huntleys Cove

Size



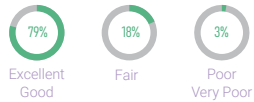
Useful Life Expectancy



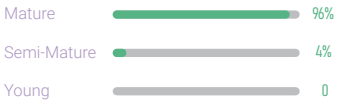
Structure



Vitality



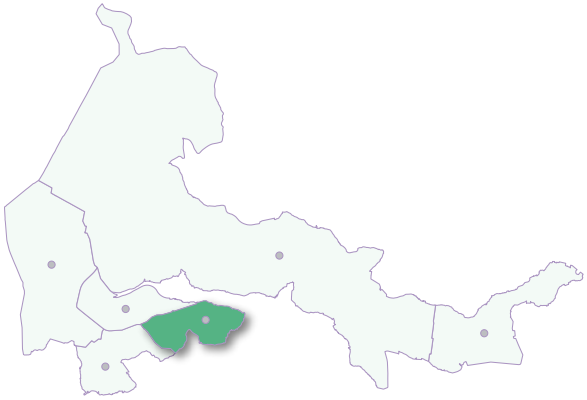
Age



Data based on Hunters Hill Street Tree Inventory 2023

SUBURB: HUNTLEYS POINT

Key Points



Biodiversity is essential: moving forward, trees from outside the Myrtaceae Family should be selected to avoid monoculture concerns.

Prioritise New Plantings: the current street tree population does not conform to Richards Rule of 40:30:20:10 (i.e., 40% Young trees recommended). Therefore, more 'Young' trees need to be planted in the streetscape. This to offset a future decline in tree canopy coverage due to an aged tree population. (Tree planting should be prioritised, as Huntleys Point has the second lowest tree canopy coverage).

109 Street Trees ▶ **19** Family ▸ **24** Genus ▸ **26** Species

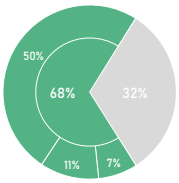
Family

Top 3

Myrtaceae 54

Pittosporaceae 12

Casuarinaceae 8



Other Families 35

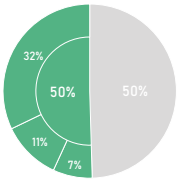
Species

Top 3

Syzygium floribundum (Weeping Lilly Pilly) 35

Pittosporum undulatum (Sweet Pittosporum) 12

Allocasuarina cunninghamiana (River She-oak) 8

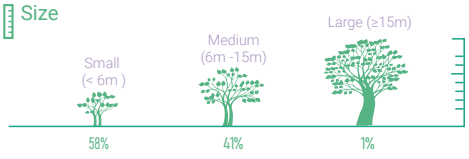


Other Species 54

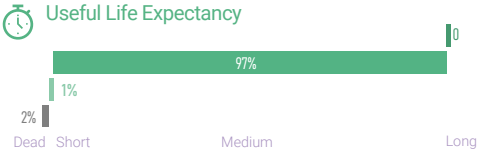


Agathis robusta in Hunteys Point Road, Huntleys Point

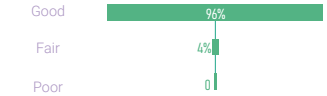
Size



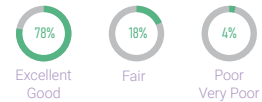
Useful Life Expectancy



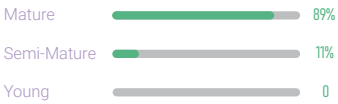
Structure



Vitality



Age



Data based on Hunters Hill Street Tree Inventory 2023

SUBURB: WOOLWICH

Key Points

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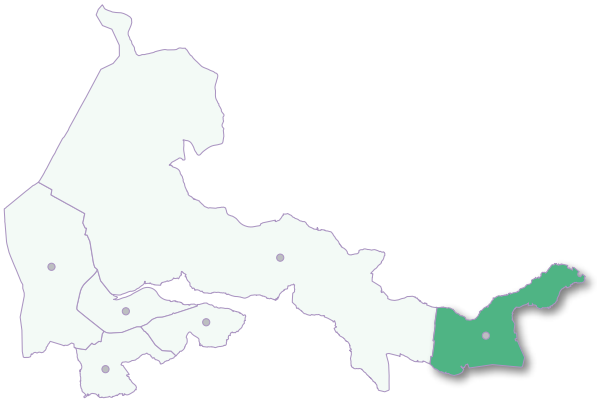


181 Street Trees ▶ **19** Family ▸ **33** Genus ▸ **41** Species

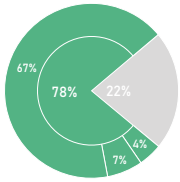


Significant tree (*Eucalyptus tereticornis*) in Gale Street, Woolwich

Family

Top 3

Myrtaceae	121
Bignoniaceae	12
Rosaceae	8

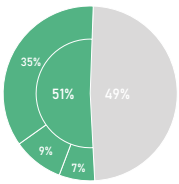


Other Families 40

Species

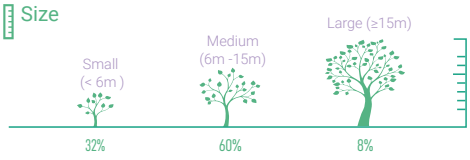
Top 3

Lophostemon confertus (Queensland Box)	64
Corymbia ficifolia (Red Flowering Gum)	17
Jacaranda mimosifolia (Jacaranda)	12

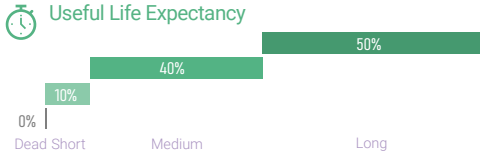


Other Species 88

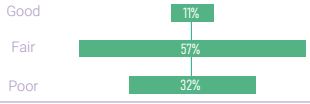
Size



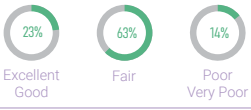
Useful Life Expectancy



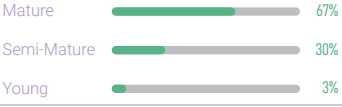
Structure



Vitality



Age



Data based on Hunters Hill Street Tree Inventory 2023



PART 3
SPECIAL CONSIDERATIONS

3.1 CLIMATE CHANGE

As stated by the United Nations in 2022 - "*Climate Change is the defining issue of our time*". The term 'Climate Change' has many connotations, but for brevity it refers to the worldwide increase in temperature (global warming), and the subsequent abnormal weather patterns associated with it.

With regards to the predicted Hunters Hill future climate, it is projected that in the coming years more summer days over 35°C will be experienced, and by the year 2050 the Hunters Hill climate will be similar to that of Grafton, NSW which is located approximately 600km north.

> ***"...in the coming decades Australia will experience ongoing changes to its climate. These changes will include higher maximum and minimum temperatures, more hot days and heat waves, more intense precipitation, and increased summer drying which will increase the risk of both fire and drought".***
>
> -Australian Bureau of Meteorology

Therefore, to protect the Hunters Hill community from these days of extreme heat Council is targeting and proactively working towards 40% tree canopy cover across the LGA. One of the main benefits being that an increase in tree canopy cover is proven to be the most effective way of cooling an urban environment (Pataki et al. 2021). I.e., trees cool the urban microclimate primarily through shading and transpiration (releasing water from their leaves into the air). This effectively reducing air and land surface temperatures (Schwaab et al. 2021). Thus, an increase in tree canopy coverage is a key tool in heat mitigation. As studies have shown, for every unit increase in Leaf Area Index (LAI), the land surface temperature decreases by 1–4 °C (Rahman et al. 2020). In addition, studies have also shown that when vegetation cover is greater than 40% of a total area, a 10% increase in vegetation leads to a reduction in land surface temperature of more than 1°C. However, when mixed vegetation cover is less than 40%, there is no reduction in land surface temperature (Adams et.al. 2014). Ergo, this is why the Hunter's Hill Council is targeting a tree canopy coverage of 40%.

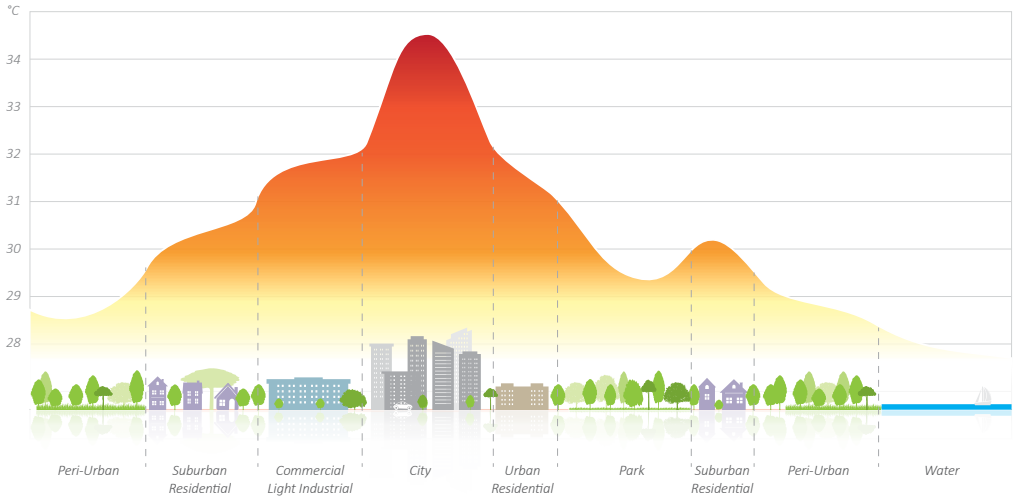


Indicative Climate Change -"the defining issue of our time" (United Nations, 2022)

3.2 THE URBAN HEAT ISLAND EFFECT

Contributing to the concerns of Climate Change are the adverse effects of an Urban Heat Island (UHI). By definition the UHI effect is the difference in air temperature between an urbanised area and its surrounding rural regions (Wenga et al. 2004). This created by a concentration of heat-absorbing building materials that trap heat during the day, releasing it at night at a much slower rate than natural vegetation Thereby, an urbanised area heats up at approximately double the rate of rural areas and this attributed to the decrease in vegetation and the increase of dark building materials and human waste heat emissions in urban areas (Akbari et al. 2001).

As evidenced, rural areas or non-urbanised areas typically consist of more 'Green Infrastructure' (i.e., trees and green cover). This reflects heat and actively cools and cleans the air by evapotranspiration. However, an urbanised area is predominantly made up of 'Grey Infrastructure' (i.e., buildings and hardscapes), which have hard impermeable artificial surfaces. These surfaces (concrete, brick, glass, asphalt, and roofing), have a high thermal mass and a lower albedo, so heat is absorbed (stored) taking these surfaces a lot longer to cool down (Adinna et al. 2009). In addition, the form and geometry of Grey Infrastructure (often street layouts) interrupts air flow patterns, so heat and pollutants are trapped in street "heat canyons". This raising the ambient temperature and creating a large stable mass of hot air that sits over the urban area, and hence an Urban Heat Island is formed. Whereas, the surface area of an urban street in summer with no tree shade-cast (versus a street with tree shade cast) can be >20C higher (Ferranti et al. 2021).



The Urban Heat Island Effect (adapted from McDonald et al. 2016)

In addition, anthropogenic heat production (air-conditioning, industry, and transport) also contributes to these UHI's. As high air temperatures further increase, the demand for cooling energy in commercial and residential buildings increases to maintain comfort levels. This not only contributes to the overall increase in air temperature, but also impacts on air quality when nitrous oxides and volatile organic compounds combine to produce ground level ozone (Rosenfeld et al. 1998).

As per the above-outlined rationale, foreseeably UHI's are by-products of urban development and densification. I.e., they are typically created in whole or part thereof when 'Green Infrastructure' (e.g., trees and vegetation) is removed to accommodate development and it is not replaced post-development. Therefore, to combat the loss of Green Infrastructure, and more so urban tree canopy loss, robust tree protection needs to be mandated concurrent public and private realm tree canopy coverage with the utilisation of Tree Sensitive Urban Design (TSUD) Compensatory Replanting ratios and/or the installation of Green technology.

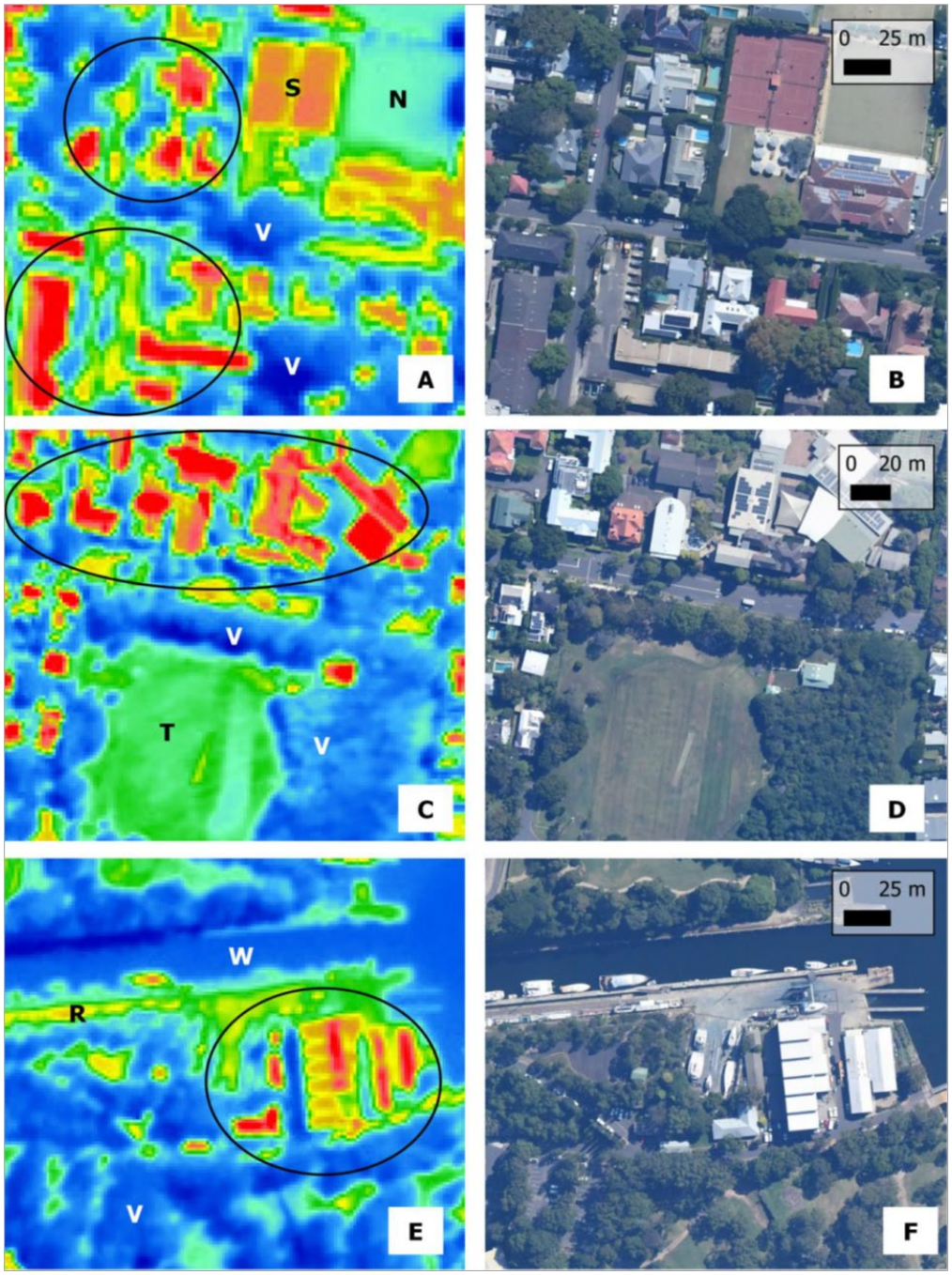
3.3 THE COOLING EFFECTS OF TREES

Tree shade-cast and its beneficial cooling effect has always played an integral part in promoting a community's outdoor activities and lifestyle choices. This more evident now with average temperatures predicted to increase in the future due to climate change. These warmer temperatures generated by climate change and the above-mentioned UHI effect can lead to increased living costs and more importantly direct and indirect heat-related health issues (Harlan et al. 2006). However, tree canopy coverage has proven to be highly effective when it comes to urban cooling and combating the UHI effect (Nuruzzaman. 2015). Therefore, this is one of the key reasons for increasing tree canopy coverage across the Hunters Hill municipality.



Clarke's Point Reserve

The below thermal images were extracted from the Aerial Survey 2022. Images A and B demonstrate the surface temperature difference between built up areas (circled) and large trees (labelled V). The shade cast by the trees is significantly cooler than the adjacent buildings. In addition, the synthetic turf playing fields (labelled S) have a higher surface temperature than surrounding areas, including roads, and significantly higher surface temperature than the adjacent natural turf playing fields (labelled N). Image C and D indicate the difference in land surface temperature between dense vegetation (labelled V) and irrigated turf playing fields (labelled T). The vegetation is much cooler than the turf. The built-up area to the north (Marist Sisters College) has a much higher LST than the surrounding areas. Images E and F demonstrate the similarity in temperature between the water of the Lane Cove River (labelled W) and nearby vegetation (labelled V). Shade cast by the vegetation is cooler than the water. Hot spots in this environment include the buildings (circled) and the road (labelled R).



Thermal Imagery of Hunters Hill in the summer of 2022 (Courtesy of ArborCarbon, 2022)

3.4 BENEFITS OF LARGE TREES - "BIG IS BEST"

As abovementioned all trees provide eco-benefits, and understandably a larger tree provides exponentially more benefits than a smaller tree (Turner-Skoff and Cavender 2019). Research supports this rationale, confirming that large mature trees provide a greater volume of eco-services and positive impacts on urban ecology than small mature trees. This in the way of providing greater shade-cast, wildlife habitat, biodiversity, carbon sequestration, erosion control, noise mitigation, crime reduction and stormwater attenuation whilst improving air, soil and water quality for improved physical and mental well-being. Whereby it is estimated that a large tree with a height of 14.3m provides three (3) times the annual environmental benefits of a similarly aged 6.7m high tree; and that the value of benefits increases faster than the costs of managing a larger tree (McPherson et al. 2005).

In addition to the increased volume of eco-services, larger street trees provide greater economic benefits. For example, they are highly valued by residents for their amenity value (Schroeder et al. 2009), which increases property values (Wolf. 2007); and studies have repeatedly shown that the value returned by a large street tree performing well exceeds the cost of it maintenance. For example, over its lifetime a larger tree returns approximately sixteen (16) times more value than a small tree (McPherson et al. 2005); and a street with a small population of widely spaced large trees is more cost-effective to manage than the same street planted with a larger number of more closely spaced smaller stature trees (Young et al. 2005).

From an ecological perspective, typical land development scenarios involve clearing existing habitat, including large established trees, and subsequently planting many smaller immature trees as compensatory habitat. Given the time lags involved in tree maturation and the set of unique structural attributes provided only by large trees (e.g., hollows), it has yet to be demonstrated that several smaller trees are a valid offset for the loss of a single large tree (Gibbons et al. 2002). Especially as case studies have shown, established trees more than often provide better outcomes than newly planted trees both economically and ecologically (Tyrväinen. 2005). Whereby, new plantings are costly, often fail, and even when they succeed it takes on average 25yrs to match the eco-benefits provided by an existing mature-age tree (Hirons et al. 2018). Therefore, as per the above rationale a larger tree should always be prioritised for retention; and a larger tree species the first-choice option for planting which should be allowed to grow to maturity to maximise its eco-services (Geiger. 2004).

Large trees provide **16 times the value**
to the community compared to small trees over their lifetime.
- McPherson et al. 2005



Large Tree Benefits (adapted from McPherson et al. 2005)

3.5 TREE SENSITIVE URBAN DESIGN

Tree Sensitive Urban Design (TSUD) can be utilised to create additional planting opportunities and facilitate tree retention. TSUD simply aims to provide adequate space for desirable root growth, whilst safeguarding against infrastructure and root damage from potential conflict alike (Urban. 2008). Therefore, TSUD can be implemented to create new planting opportunities in hardscapes, facilitate the coexistence of trees and grey infrastructure on developments and further biophilic urban design in general. As the materials used in TSUD usually have a high albedo and/or are permeable by design they assist in stormwater attenuation, ground cooling and the general reduction of the Urban Heat Island effect (Nuruzzaman. 2015). Some of the TSUD installations include:

- Directional-drilling, Screw-Piling, Cantilevers, 'Build-outs' and 'Build-overs'.
- Tree Root Trenches & Paths, Root Barriers, Root Deflectors and Root Directors.
- Porous Permeable Pavers, Asphalt, Concrete and Resin Bound Aggregates.
- Structural Confinement Systems (Tree Pits or Soil Cells) which contain structural soil. (These cells can be installed in an urban scape to provide space for necessitated root growth, whilst accommodating infrastructure installations).
- Water Sensitive Urban Design (WSUD) & Stormwater Urban Design (SUD).



Water-way adjacent Riverglade Reserve, Huntley's Cove

3.6 GREEN INFRASTRUCTURE

As with most other municipalities in Greater Sydney, Hunters Hill faces continued pressure from increasing urban sprawl. Whereby, population growth and the increased demand for housing is impacting upon and/or transforms natural greenspaces into areas of 'Grey'. Coincident with urban development is the heat generated from additional vehicles, industry, and commerce. This heat couples with the retention of solar energy from buildings and hard surfaces and an undesirable Urban Heat Island forms as above-mentioned (Adinna et al. 2009). In addition to the ill-effects associated with heat, this transition from a naturally vegetated landscape to a built environment with large areas of hardscape surfaces (roads and footpaths), causes issues with stormwater attenuation. This in turn creates an increase in surface water run-off, which results in flash flooding, erosion, and waterway pollution (Wolf. 2003).



Woolwich Road, Woolwich

However, the utilisation of Green Infrastructure is one of the most effective mitigants to these challenges created by development and the removal of vegetation. Green Infrastructure can be defined as "the natural vegetative systems and green technologies that collectively provide a community with a multitude of economic, environmental, health and social benefits" (Bolund et al. 1999). It includes trees, vegetation, green space, water sensitive urban design, permeable pavements and surfaces, green roofs, walls, facades, and vertical gardens.

One of the main objectives of Green Infrastructure is to create cooler environments with the integration of vegetation and/or green technologies that have permeable and reflective surfaces to minimise local temperatures and encourage evaporation from the soil and plants into the urban environment. In addition to combating heat, Green infrastructure also delivers a range of engineering and human services to a community, known as ecosystem services. A cross-section of these eco-services include stormwater attenuation and management, thermal insulation, air quality improvement, Urban Heat Island effect mitigation, Ultra Violet radiation protection for buildings, evapotranspiration and increased vegetation, wildlife habitat creation, local food production and urban agriculture, pollination, increased aesthetics and amenity, noise reduction, improved community cohesion and atmosphere composition - CO_2/O_2 balance (Nowak and Dwyer. 2007).



Alexandra Street,Hunters Hill



Indicative Green Infrastructure Options

A shown above, there are a number of ways to introduce green cover into both residential and commercial developments. However, tree canopy coverage is still the most efficient way of cooling an urban environment and improving human thermal comfort (Nuruzzaman. 2015). For example, trees provide cooling through both evapotranspiration and shade-cast which is critical for improved human thermal comfort during warm sunny conditions.

Green open space and green roofs are reasonable heat mitigants, however they do not provide shade for pedestrians unless trees are included; and Green walls and facades can only provide shade if grown over artificial structures. In addition, trees provide all the additional eco-services and eco-benefits concurrent with urban cooling; and importantly, people have a greater understanding, connection, and affinity with trees than with any other types of urban vegetation (McPherson. 2005).

3.7 BIODIVERSITY

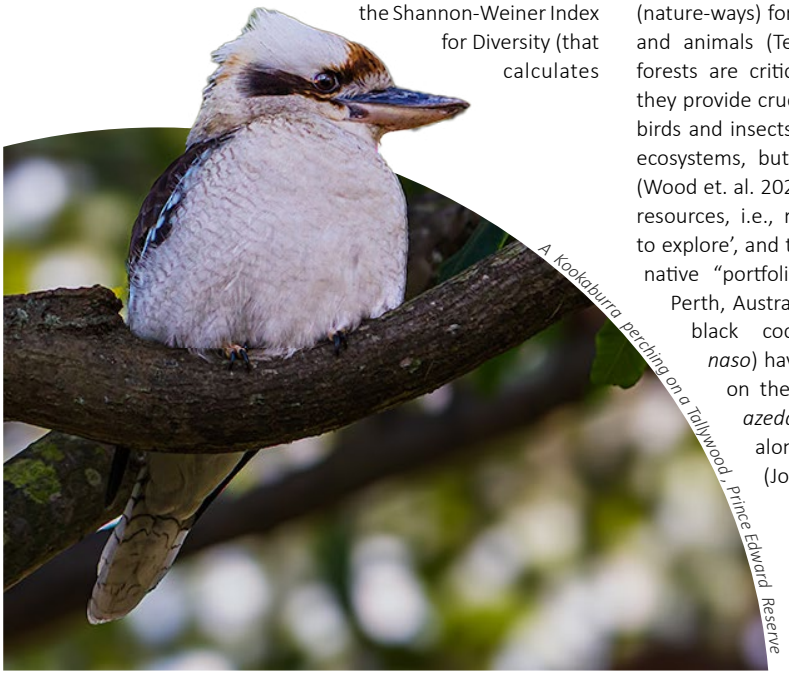
"Urban Forest - a collective network of street trees, parks, private gardens and bushland reserves that are important biodiversity corridors. Whereby these urban nature-ways contain high levels of biodiversity, whilst providing diverse habitat which is critically important for enhancing biodiversity across the Hunters Hill municipality."



Frog in Boronia Park Reserve

To mitigate the risk of economic loss, financial advisors recommend asset diversification. The same principle applies for an environmental asset such as an urban forest. A biodiverse urban forest delivers a greater range of biological and ecological benefits. These of which are fundamentally essential to a healthy, resilient, and sustainable urban forest as they boost the ecosystems productivity, sustainability, climate resilience and overall health. Thus, a healthy biodiverse urban forest is often less vulnerable to the many biotic and abiotic stressors such as pests, diseases, and climate change (Dwyer. 1991). In addition, biodiversity reduces the risks that are foreseeable to plant monocultures - e.g., outbreaks of Dutch Elm Disease *(Ophiostoma ulmi)*, and more recently Myrtle Rust *(Austropuccinia psidii)* and Shot-hole Borer *(Euwallacea fornicates).*

Hence the adoption of a bespoke Biodiversity Model is recommended to safeguard an urban forest, and a combination of planting ratios and rules is recommended. These combinations usually include the Shannon-Weiner Index for Diversity (that calculates the biodiversity of a given plant community); Santamour 10:20:30 Rule for Planting Diversity (whereby an urban tree population should include no more than 10% of any one species, 20% of any one genus, and 30% of any family); and Richards Rule 40:30:20:10 (that uses tree size as a proxy for age to suggest resilience in an urban tree population).



A Kookaburra perching on a Tallywood, Prince Edward Reserve

Regarding Pest and Disease mitigation, a more biodiverse urban forest has shown to be more aesthetically pleasing for its patrons (Nowak. 2007), and importantly provides habitat and connectivity (nature-ways) for smaller vegetation, beneficial fungi and animals (Tews et al. 2004). Whereby, urban forests are critical for biodiversity conservation as they provide crucial habitat resources for not only to birds and insects that are native to adjacent natural ecosystems, but also to those that are migratory (Wood et. al. 2020). Urban forests also provide novel resources, i.e., resources that species 'have learnt to explore', and that are not part of their traditional, native "portfolio" of resources. For example, in Perth, Australia, the threatened forest red-tailed black cockatoos (*Calyptorhynchus banksii naso*) have in recent decades begun foraging on the non-native cape lilac trees (*Melia azedarach*), which are frequently planted along residential streets and in gardens (Johnstone et al. 2017).

3.8 CONTEMPORARY URBAN FORESTRY

As above-mentioned the Hunters Hill urban forest faces several challenges. These include reduced tree planting opportunities, climate-change, the ill-effects of Urban Heat Islands, apathetic development and mis-advised tree removal. However Hunter's Hill Council is well-equipped to address these challenges and is committed to equitably balancing the needs of urban densification with the community's demand for high-quality green space. Hence it has set a tree canopy coverage target of 40% that is to be achieved by 2045.

Moving downstream, this canopy coverage target can in part be realised through traditional avenues such as stronger tree protections and increased tree plantings. However, due to the worldwide concerns of climate change and deforestation, trees and urban forestry is topical. Hence there is more evidence-based theories and innovative technologies (e.g., TSUD) which can assist in making tree canopy coverage targets more obtainable.

One of the more recent approaches to improve the overall health and well-being of the community, whilst indirectly increasing tree canopy coverage is the recognised *'3-30-300' Rule* (as pictured on the right). Whereby, it is envisioned that every resident has a view of at least three (3) large trees from their residence; every suburb has and maintains thirty (30) percent tree canopy coverage; and every resident is no more than three hundred (300) metres away from a treed urban green space (Konijnendijk. 2022). The application of this Rule ensuring that all residents in a community have sufficient tree cover and access to treed green space at a level that is relevant, desirable, and beneficial to their well-being. Ergo, areas with limited tree canopy coverage can be targeted and greenspace created.

(This simple 'rule of thumb' is both easy to remember, easy to apply, and therefore is useful to encourage both public and private tree plantings. For interest and to gauge tree cover the Hunters Hill community were recently invited to participate in a short survey which contained this criterion. The results of this survey can be found in the Appendix of this document).



3

Trees from every home



30%

Tree canopy cover in every neighbourhood



300m

From the nearest park or green space

3.9 HUNTERS HILL SIGNIFICANT TREE REGISTER

The purpose of the Hunters Hill Significant Tree Register (STR) is to identify and recognise the importance of significant trees in the landscape – both Private and Public Realm. This so these identified trees can be managed as per best arboricultural practice and ensuring their protection and longevity for future generations.

During 2014/15 the Hunters Hill STR was revised, with a newly developed format adopted at the Ordinary Council meeting, August 2015. Now for ease the STR tree listings are supported by a Tree Profile Sheet that provides specific details about the subject tree and the criteria used to establish its significance. This criterion taking into consideration the trees Cultural/ Social/Commemorative Value, Historic Value, Botanic/ Scientific Value, Ecological Value and/or Aesthetic Value. Also, at this meeting Council resolved to implement a twelve (12) year 'growth and review' cycle for the STR. This in an effort to increase the number of tree listings, and realistically reflect the number of trees that are actually significant in the Hunters Hill municipality. Council called for additional STR nominations in 2021.



Eucalyptus pilularis, Dick Street, Henley



Eucalyptus microcorys, Prince Edward Parade, Hunters Hill

Please note that there are currently forty-six (46) trees listed on the STR and this number is likely to be increased.

Further information regarding the selection process and the currently listed Significant trees can be found on the Hunter's Hill Council website. New nominations for trees to be assessed for inclusion on the STR can be emailed to: info@huntershill.nsw.gov.au. Anyone may lodge a nomination at any time. If the nomination is made outside an assessment year, it will be filed and considered during the next assessment period.

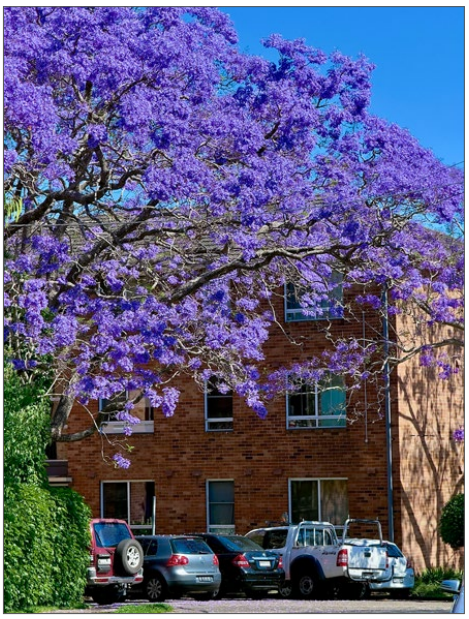
3.10 GENERAL TREE PROTECTION

In addition to the Significant Tree Register, the *Hunters Hill Consolidated DCP (2013)* promotes urban greening whilst establishing a framework for protecting and maintaining any tree in Hunters Hill per se. Whereby, any tree that is greater than 4m in height and has a diameter of 200mm or greater measured at 1.4m from the existing ground level requires Council consent prior to its removal or pruning. (For further information and exceptions, the Hunters Hill Council website can be referenced).

3.11 TREE PRESERVATION ON PRIVATE LAND

Hunter's Hill Council is committed to practicable tree retention on private land. Whereas:

- Development Applications must include a site analysis that provides information about the site and its surroundings relevant to the proposed development. This including any existing trees and vegetation per the *DCP s1.4*. Therefore, all Applications must provide sufficient information for the Council to assess proposals with regards to removing existing vegetation or proposed tree management works. This information required may also include arboricultural reports which must be prepared by a Consulting Arborist (minimum AQF Level 5).
- Successive planning policies have been adopted by Hunter's Hill Council over the past thirty (30) years confirming the existing character and identity of this Municipality. This includes an extensive tree canopy for river front areas in particular, ensuring that building forms or structures do not visually dominate scenically prominent backdrops to waterways *(DCP s2.2.3)*. This congruent with the *LEP s6.7,* whereby "the development on riverfront areas must minmise visual impacts by appropriate siting and design of buildings together with the conservation of existing trees".



Moorefield Ave, Hunters Hill

- Hunter's Hill Council *DCP, Chapter 2.3* prescribes controls which apply to development proposals, as well as requirements for the management of existing trees and vegetation by way of pruning, cutting down and removal, lopping or ringbarking.
- Proposed subdivisions should satisfy the following requirements for *Subdivisions and future development,* which would be permitted should not result in significant clearing of existing trees *(DCP s3.8.6)*.
- Existing trees on development sites should be conserved unless an arborist's report confirms that removal is desirable *(DCP s4.5.8)*
- To be exempt development, the development must, among other things, not involve the removal, pruning or other clearing of vegetation that requires a permit, development consent or other approval unless it is undertaken in accordance with a permit, development consent or other approval *(LEP s3.1)*.
- Development consent is required for demolishing, moving or altering the exterior of a tree within a heritage conservation area *(LEP 5.10 (2a)*.

3.12 DEVELOPMENT & TREE MANAGEMENT APPLICATIONS

As highlighted throughout this document, Hunter's Hill Council is dedicated to preserving the significant environmental qualities and biodiversity of the communities existing vegetation. These qualities are considered to be a significant element of the Municipality's existing character, and exist on both public and private land. However, understandably pressures often arise regarding proposed development and the removal of trees and vegetation.

As referenced in *Part s1.4* above, the two (2) key ways in which the removal of trees and/or vegetation is regulated on private land in Hunters Hill are:

- Assessment of development applications involving the removal of trees and vegetation under *Part 4* of the *EPA Act*; and/ or
- Assessment of Tree and Vegetation Management Application/ Permit applications for tree or vegetation removal pursuant to *Chapter 2, B&C SEPP*

In practice the above system generally involves private land owners:

- seeking development consent under *Part 4* of the *EPA Act* where redevelopment of private land is proposed and involves tree / vegetation removal; or
- lodging/ seeking a Tree and Vegetation Management Application / Permit under *Chaprter 2* of the *B&C SEPP* for the removal of individual trees.

When assessing such applications, in addition to relevant legislation and planning controls, Council representatives take into consideration numerous site-specific and species-specific arboricultural traits when objectively considering tree removal versus tree retention per the Development Application and/or a Tree and Vegetation Management Application/ Permit process. Some of these considerations include tree health, vitality, phytomorphology, ecophysiology, useful life expectancy, amenity value and landscape significance.

In addition to these arboricultural elements the geo-location of the tree is also a relevant factor having regard to relevant legislative requirements. For example, under *Chapter 2* of the *B&C SEPP*, a Permit cannot allow the removal/ clearing of trees or vegetation that is or forms part of a heritage item or that is within a heritage conservation area unless Council is satisfied that the proposed activity is:

- of a minor nature or is for the maintenance of the heritage item or heritage conservation area, and
- would not adversely affect the heritage significance of the heritage item or heritage conservation area.

If such criteria are not met then a development application under *Part 4* of the *EPA Act* it may be required for the removal/ clearing of trees or vegetation.

By way of another example, if a property is located in a conservation area and/or is a Heritage home, a Tree and Vegetation Management Development Application must be lodged with Council before an inspection of the tree can be done. However, if a property is not located in the above mentioned areas then a Tree and Vegetation Management Application must be lodged with Council before Council can inspect your tree . (Understandably, in certain circumstances further information may be required prior to the final determination).

A key consideration under *s2.3, Trees and Vegetation, Hunters Hill Consolidated DCP 2013* is that existing trees and vegetation that are considered by Council to have a 'High' retention value', should be retained in the original location concurrent with the construction of new buildings or structures, together with any associated services and construction activities.

Section 2.3, Trees and Vegetation, of Hunters Hill Consolidated DCP 2013 also provides that applications for or involving tree removal require various technical reports. These include:

- Preliminary Arboricultural Report, Arboricultural Impact Assessment Report, Tree Protection Management Plan all of which must be authored by a Consulting Arborist (AQF Level 5 minimum) per Australian Standard *AS4970-2009 Protection of Trees on Development Sites* by a suitably qualified Consulting Arborist. In addition other Arboricultural Reports may be requested to support Applications. These may include Pruning Specification Reports, Root Mapping Reports and Succession Planting Plans.
- Other Technical Reports from other industries may also be requested to support the abovementioned arboricultural reports. Some of these may include Engineering Reports prepared by a qualified structural engineer; Drainage Reports prepared by qualified hydraulic engineers or licensed plumbers (including diagrams of utilities or pipes in relation to existing trees), and other technical reports that may be needed to address site-specific considerations regarding the management of trees and/or vegetation.

Please note that any unapproved tree removal, act of vandalism and/or the poisoning of trees are deemed serious offences in Hunters Hill and thus the resulting penalties can be severe. The *EPA Act* provides for significant penalties in relation to vegetation management/ removal works that have been undertaken without development consent or a permit. The maximum penalties are currently as follows:

- For 'Teir 1' Offences - the most serious offences involving the prosecutor having to prove the offence was committed intentionally and (i) caused or was likely to cause significant harm to the environment or (ii) caused the death of or serious injury or illness to a person: $5 million for a corporation and $1 million for an individual;
- For 'Teir 2' Offences - generally speaking will comprise the majority of offences that are subject to criminal prosecution: $2 million for a corporation and $500,000 for an individual;
- The *EPA Act* also provides in addition to, or substitution of, monetary penalties; and the ability for the Land and Environment Court to order a person to plant new trees and vegetation, there maintainence until mature growth, and to provide security for the performance of any obligation imposed.



The Avenue, Hunters Hill



PART 4

GROWING FORWARD

4.1 CANOPY COVERAGE TARGETS

"By knowing the amount of, and the direction in which the urban tree cover is moving, urban forest management plans can be developed to obtain desired levels of urban tree cover for both current and future generations." - David Nowak

An urban forest is a dynamic living ecosystem. It is constantly regenerating, growing and adapting, whilst competing for space, sunlight, moisture, oxygen and nutrients. This whilst combating pathogens and other adversities, so understandably tree numbers and subsequent tree canopy coverage fluctuates. Therefore, new tree plantings are key, and obtainable goals for increased urban tree canopy cover must be established and acted upon pragmatically.

Hunter's Hill Council and the local community understands the importance of a healthy urban forest, tree canopy coverage and the need to increase it equitably across the suburbs. Hence they are committed to increasing its current tree canopy coverage of 33.5% to 40% by the year 2045, meaning 36.53ha of tree canopy area needs to be increased. (This tree canopy coverage target aligning with State government directives for Metropolitan Sydney councils).

To achieve this target of 40% tree canopy coverage a mathematical-based algorithm was utilised to depict four (4) alternative planting scenarios. Each of the scenario's based on a 10% tree mortality rate; with the trees average growth period of twelve (12) years to maturity. With regards to the Tree Canopy Spread Classifications utilised, these are modeled on both evidence-based research and recognised industry standards, and can be referenced per *Table 1* adjacent.

Table 1. Tree Canopy Spread Classifications

Canopy Spread Classification	Canopy Diameter(m)	Canopy Spread Area(m^2)
Small	6	28
Medium	8	50
Large	12	113

Of note, the following four (4) scenarios do not take into consideration tree removal (public or private) or natural tree mortality. However, Compensatory Replanting should be adopted to offset these tree canopy cover losses. With regards to the geo-location of the prospective tree plantings, as outlined there are numerous, easily identifiable tree planting opportunities available in Hunters Hill. Albeit, if a more 'geo-specific' tree planting regime is decided upon, these opportunities can be quantified through ground-truthing and/or electronically.

Scenario 1: Depicts the planting of only trees with a *'Small'* canopy spread. Therefore, to achieve an outcome of 40% canopy coverage within the above timeframe 14356 trees will need to be planted over the next 10yrs or 1436 trees planted per year.

Scenario 2: Depicts the planting of only trees with a *'Medium'* canopy spread. Therefore, to achieve an outcome of 40% canopy coverage within the above timeframe 6,088 trees will need to be planted over the next 10yrs or 808 trees planted per year.

Scenario 3: Depicts the planting of only trees with a *'Large'* canopy spread. Therefore, to achieve an outcome of 40% canopy coverage within the above timeframe 3,589 trees will need to be planted over the next 10yrs or 359 trees planted per year.

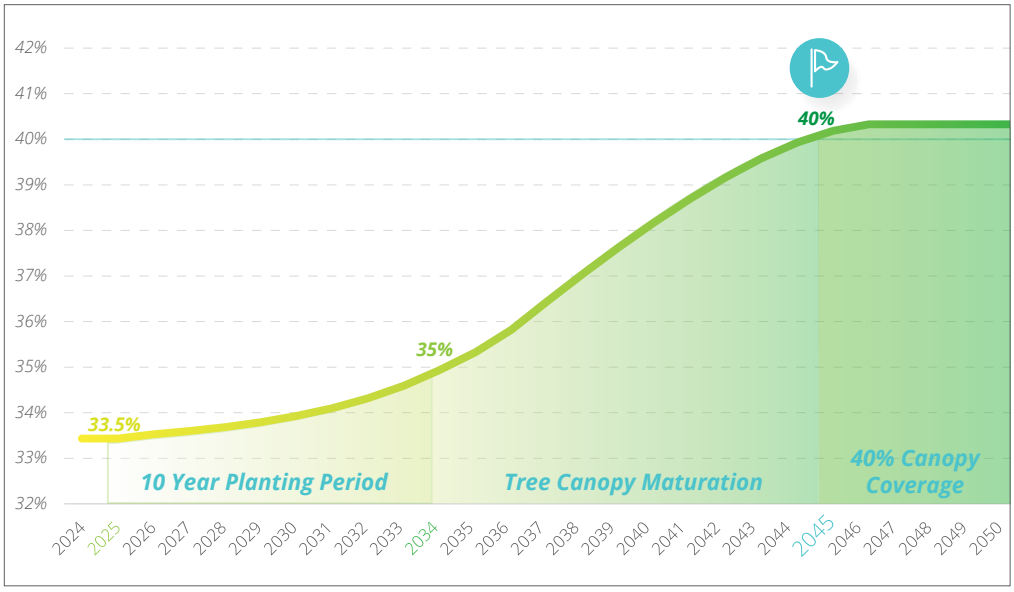
Scenario 4: Depicts a mixed planting of *Small*, *Medium* and *Large* trees with varying canopy spread. Therefore, to achieve an outcome of 40% canopy coverage within the above timeframe 2,872 small trees, 2,423 medium trees and 1,795 large trees respectively will need to be planted over the next 10yrs as per a 20:30:50 ratio.

Table 2. 10 Year Tree Planting Scenarios

	Scenario 1			Scenario 2			Scenario 3			Scenario 4		
	Small 100%	Medium n/a	Large n/a	Small n/a	Medium 100%	Large n/a	Small n/a	Medium n/a	Large 100%	Small 20%	Medium 30%	Large 50%
2025	1436				808				359	288	243	180
2026	1436				808				359	288	243	180
2027	1436				808				359	288	243	180
2028	1436				808				359	288	243	180
2029	1436				808				359	288	243	180
2030	1436				808				359	288	243	180
2031	1436				808				359	288	243	180
2032	1436				808				359	288	243	180
2033	1436				808				359	288	243	180
2034	1432				803				358	280	236	175
Total	**14356** Trees			**8075** Trees			**3589** Trees			**2872 + 2423 + 1795 = 7090** Trees		

CANOPY COVERAGE PROJECTIONS

The below infographic depicts the timeline for achieving the target of 40% tree canopy coverage by 2045.



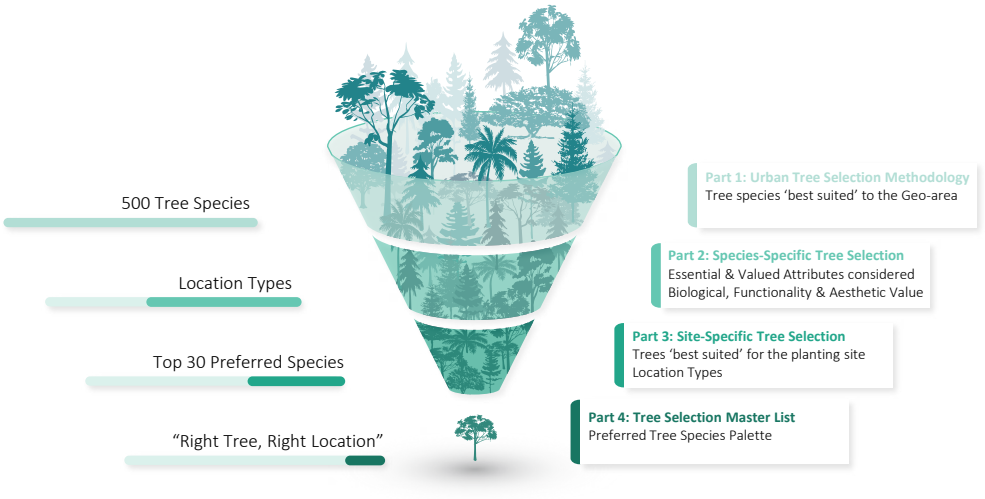
Hunters Hill Canopy Coverage Projection

4.2 RIGHT TREE + RIGHT PLACE + RIGHT WAY

"Plant a Tree, Plant a Memory – Do it Today for Tomorrow" *-Yukihiro Matsumoto*

Hunter's Hill Council aim is to increase its tree canopy coverage from 33.5% to 40% by 2045, so as mentioned new tree plantings are an essential ingredient in achieving this target. However, as it has been said *"there are no trees native to the built-up environment"*. Therefore, the selection process of the *'Right Tree'* (stock and species) for the *'Right Place'* planted and maintained the *'Right Way'* must be methodical and unerring as it is critical to the overall result (Miller. 1997).

Historically, the approach to increasing an urban forest has focused primarily on inputs (trees planted) and species bias. However, as opposed to this emotive 'shotgun' approach, it is recommended that a more analytical research-based methodology is utilised (Helms. 1998). As depicted in the below infographic, a recommended methodology is in essence a filtering process. Whereby, the most appropriate tree species for the given planting geo-location is selected – i.e., *"the Right Tree, for the Right Location"* (Miller. 1997). Based on this methodology a bespoke Urban Tree Selection Master Plan can be compiled of geographically appropriate trees for the use in both the public and private realm, and both Council representatives, developers and the public can select from. By design an evidence-based tree planting palette is livable, climate-change adaptive and biodiverse, with the aim of educating, whilst inspiring more tree plantings across the community in general.



"Right Tree-Right Place". An Indicative Urban Tree Selection 'filter'

4.3 PLANTING OPPORTUNITIES

For any tree to survive (function) it needs five (5) basic resources. These being Sunlight, Water, Oxygen, Micro-nutrients and Space (Trowbridge et.al. 2004). Foreseeably, urban development and its associated Grey Infrastructure significantly impact upon these needs.

In addition, urban sprawl reduces viable green space, resulting in far fewer tree planting opportunities for communities (Wolf. 2008). Therefore, one of the challenges with increasing tree canopy coverage in an urban setting can be finding a planting footprint that has the correct amount of space to satisfy the subject tree planting at maturity- both above and below ground.

However, although planting spaces in Hunters Hill are at a premium, a more creative and innovative approach can be adopted with regards to exploring planting opportunities. Some of these more novel planting opportunities that can be explored are listed below.

In addition to the below alternative planting options, Green Infrastructure alternatives and Tree Sensitive Urban Design installations can also be feasible options for urban greening solutions.



A Memorial planting in Weil Park. Tree planting courtesy of the students from Marist Sisters College

ALTERNATIVE PLANTING OPPORTUNITIES

- **Institutional Grounds** - hospitals, schools, cemeteries or other public facilities.
- **New Developments**- mandate Compensatory Replanting and alternative Green Infrastructure installations.
- **Vacant or Derelict Land** - including former industrial sites and 'Brownfield' lands.
- **Public Hardscapes**- include TSUD installations in town squares, thoroughfares and civic spaces.
- **Roof Tops** - integrated roof top gardens, green roofs and vertical gardens.
- **Public Gardens**- promote and incentivise tree plantings on privately owned land.
- **Road Corridors**- develop 'blister plantings', median strips and road islands.
- **Innovative Floating Gardens** - island plantings in waterways.

4.4 PREFERRED URBAN TREES SPECIES

From the estimated seventy thousand (70,000) known tree species, arguably there is no known 'perfect' tree for the urban environment. However, there are hundreds of 'well suited' ones, and this is what makes the selection of the 'right' urban tree species for the provided planting footprint such a fascinating, and yet at times a controversial task.

As alluded to above the selection of a tree that will not just survive but thrive, reaching its full potential in the given planting footprint is a multi-faceted process. Fortunately, a number of horticultural, arboricultural and urban forest experts were involved in the development of the Hunters Hill Urban Forest Management Strategy. Along with their invaluable commentary regarding contemporary urban forestry principles, they graciously contributed to the modest 'Preferred Urban Trees' palette for the Hunters Hill municipality shown below.

All of the below nominated trees have known urban adaptability (a proven track record) and are considered to be 'climate change ready'. This was reaffirmed when the nominated trees attributes were cross-referenced against recognised sources such as the Which Plant Where database; and the NSW Flora Online (PlantNET) which is managed by the Botanic Gardens of Sydney. Therefore, these subject trees can be selected for either a private and/or a public realm planting opportunity.



New tree planting in Boronia Park

Please Note: By design the below tree species palette is liveable and not definitive. For the purposes of this document it contains a modest cross-section of the various tree species that are best suited to the Hunters Hill urban environment. Of note being that the majority of the trees nominated are *Medium* and *Large*. This because although all trees provide eco-benefits, not all trees are equal contributors. Whereas a tree with a large canopy is known to provide exponentially more eco-benefits than a tree with a small canopy, so is always preferred where practicable. This evidenced in the above Canopy Coverage scenario's.

Table 3. Preferred Urban Trees Species

Family	Botanical Name	Common Name	Origin	Height (m)	Canopy Dia.(m)	Canopy Spread Classification
Araucariaceae	*Araucaria columnaris*	Cook Island Pine	Native	*25*	*6*	**Small**
Cannabaceae	*Celtis paniculata*	Native Hackberry	Native	*10*	*6*	**Small**
Cupressaceae	*Taxodium distichum*	Bald Cypress	Exotic	*20*	*6*	**Small**
Elaeocarpaceae	*Elaeocarpus eumundi*	Eumundi Quandong	Native	*15*	*6*	**Small**
Elaeocarpaceae	*Elaeocarpus reticulatus*	Blueberry Ash	Native	*10*	*5*	**Small**

Family	Botanical Name	Common Name	Origin	Height (m)	Canopy Dia.(m)	Canopy Spread Classification
Ericaceae	*Arbutus unedo*	Irish Strawberry Tree	Exotic	*10*	*6*	**Small**
Fabaceae	*Acacia longifolia*	Sydney Golden Wattle	Native	*8*	*5*	**Small**
Fabaceae	*Cercis canadensis*	Eastern Redbud	Exotic	*6*	*6*	**Small**
Lauraceae	*Laurus nobilis*	Bay Tree	Exotic	*8*	*5*	**Small**
Lythraceae	*Lagerstroemia speciosa*	Pride of India	Exotic	*8*	*6*	**Small**
Magnoliaceae	*Magnolia liliiflora*	Mulan Magnolia	Exotic	*6*	*4*	**Small**
Myrtaceae	*Backhousia citriodora*	Lemon Myrtle	Native	*10*	*6*	**Small**
Myrtaceae	*Callistemon citrinus*	Crimson Bottlebrush	Native	*6*	*4*	**Small**
Myrtaceae	*Callistemon salignus*	Willow Bottlebrush	Native	*12*	*6*	**Small**
Myrtaceae	*Callistemon viminalis*	Weeping Bottlebrush	Native	*8*	*6*	**Small**
Myrtaceae	*Leptospermum laevigatum*	Coast Tea Tree	Native	*8*	*5*	**Small**
Myrtaceae	*Leptospermum petersonii*	Lemon-Scented Tea Tree	Native	*8*	*5*	**Small**
Myrtaceae	*Melaleuca ericifolia*	Swamp Paperbark	Native	*8*	*6*	**Small**
Myrtaceae	*Syzygium luehmannii*	Riberry	Native	*10*	*6*	**Small**
Proteaceae	*Banksia ericifolia*	Heath Banksia	Native	*6*	*5*	**Small**
Proteaceae	*Banksia integrifolia*	Coast Banksia	Native	*12*	*6*	**Small**
Proteaceae	*Buckinghamia celsissima*	Ivory Curl	Native	*8*	*5*	**Small**
Rosaceae	*Pyrus nivalis*	Snow Pear	Exotic	*7*	*7*	**Small**
Rutaceae	*Acronychia imperforata*	Logan Apple	Native	*9*	*6*	**Small**
Rutaceae	*Melicope elleryana*	Pink Dogwood	Native	*10*	*6*	**Small**
Sapindaceae	*Acer buergerianum*	Trident Maple	Exotic	*12*	*7*	**Small**
Sapindaceae	*Acer palmatum*	Japanese Maple	Exotic	*8*	*5*	**Small**
Sapindaceae	*Alectryon tomentosus*	Woolly Rambutan	Native	*12*	*6*	**Small**
Anacardiaceae	*Pistacia chinensis*	Chinese Pistachio	Exotic	*12*	*10*	**Medium**
Araucariaceae	*Agathis robusta*	Queensland Kauri	Native	*25*	*8*	**Medium**
Bignoniaceae	*Jacaranda mimosifolia*	Jacaranda	Exotic	*15*	*10*	**Medium**
Elaeocarpaceae	*Elaeocarpus grandis*	Blue Quandong	Native	*15*	*8*	**Medium**
Euphorbiaceae	*Sapium sebiferum*	Chinese Tallow Tree	Exotic	*12*	*8*	**Medium**
Fabaceae	*Bauhinia blakeana*	Hong Kong Orchid Tree	Exotic	*10*	*8*	**Medium**
Fabaceae	*Delonix regia*	Royal Poinciana	Exotic	*10*	*10*	**Medium**

Family	Botanical Name	Common Name	Origin	Height (m)	Canopy Dia.(m)	Canopy Spread Classification
Fagaceae	*Quercus cerris*	Turkey Oak	Exotic	*15*	*10*	**Medium**
Lythraceae	*Lagerstroemia indica*	Crepe Myrtle	Exotic	*8*	*8*	**Medium**
Magnoliaceae	*Liriodendron tulipifera*	Tulip Tree	Exotic	*18*	*8*	**Medium**
Magnoliaceae	*Michelia alba*	White Sandalwood	Exotic	*12*	*8*	**Medium**
Malvaceae	*Brachychiton acerifolius*	Illawarra Flame Tree	Native	*20*	*8*	**Medium**
Malvaceae	*Brachychiton discolor*	Queensland Lacebark	Native	*15*	*10*	**Medium**
Malvaceae	*Brachychiton populneus*	Kurrajong	Native	*15*	*10*	**Medium**
Malvaceae	*Tilia cordata*	Small-leaved Lime	Exotic	*12*	*8*	**Medium**
Myrtaceae	*Corymbia eximia*	Yellow Bloodwood	Native	*15*	*10*	**Medium**
Myrtaceae	*Corymbia ficifolia*	Red Flowering Gum	Native	*15*	*10*	**Medium**
Myrtaceae	*Corymbia gummifera*	Red Bloodwood	Native	*20*	*10*	**Medium**
Myrtaceae	*Eucalyptus macrorhyncha*	Red Stringybark	Native	*15*	*10*	**Medium**
Myrtaceae	*Melaleuca bracteata*	Black Tea-Tree	Native	*12*	*8*	**Medium**
Myrtaceae	*Melaleuca leucadendra*	Weeping Paperbark	Native	*18*	*10*	**Medium**
Myrtaceae	*Melaleuca linariifolia*	Snow-In-Summer	Native	*15*	*10*	**Medium**
Myrtaceae	*Melaleuca quinquenervia*	Broad-Leaf Paperbark	Native	*18*	*8*	**Medium**
Myrtaceae	*Syncarpia glomulifera*	Turpentine	Native	*20*	*10*	**Medium**
Myrtaceae	*Syzygium paniculatum*	Magenta Lilly Pilly	Native	*15*	*10*	**Medium**
Myrtaceae	*Syzygium smithii*	Common Lilly Pilly	Native	*15*	*10*	**Medium**
Myrtaceae	*Tristaniopsis laurina*	Water Gum	Native	*10*	*8*	**Medium**
Oleaceae	*Fraxinus angustifolia subsp*	Claret Ash	Exotic	*15*	*10*	**Medium**
Oleaceae	*Fraxinus griffithii*	Evergreen Ash	Exotic	*10*	*8*	**Medium**
Oleaceae	*Fraxinus pennsylvanica*	Green Ash	Exotic	*18*	*10*	**Medium**
Pittosporaceae	*Hymenosporum flavum*	Native Frangipani	Native	*15*	*8*	**Medium**
Proteaceae	*Stenocarpus sinuatus*	Firewheel Tree	Native	*12*	*8*	**Medium**
Rosaceae	*Pyrus calleryana*	Callery Pear	Exotic	*12*	*8*	**Medium**
Rutaceae	*Flindersia australis*	Crows Ash	Native	*20*	*10*	**Medium**
Rutaceae	*Flindersia schottiana*	Silver Ash	Native	*15*	*8*	**Medium**
Sapinadaceae	*Cupaniopsis anacardioides*	Tuckeroo	Native	*10*	*8*	**Medium**
Sapindaceae	*Harpullia pendula*	Tulipwood	Native	*14*	*8*	**Medium**

Family	Botanical Name	Common Name	Origin	Height (m)	Canopy Dia.(m)	Canopy Spread Classification
Sapindaceae	*Koelreuteria paniculata*	Golden Rain Tree	Exotic	*15*	*10*	**Medium**
Altingiaceae	*Liquidambar formosana*	Chinese Sweet Gum	Exotic	*18*	*14*	**Large**
Altingiaceae	*Liquidambar styraciflua*	Liquidambar	Exotic	*20*	*15*	**Large**
Araucariaceae	*Araucaria bidwillii*	Bunya Pine	Native	*25*	*15*	**Large**
Araucariaceae	*Araucaria cunninghamii*	Hoop Pine	Native	*25*	*12*	**Large**
Araucariaceae	*Araucaria heterophylla*	Norfolk island Pine	Native	*25*	*15*	**Large**
Bignoniaceae	*Tabebuia impetiginosa*	Pink Trumpet Tree	Exotic	*15*	*12*	**Large**
Cannabaceae	*Celtis australis*	Southern Hackberry	Exotic	*18*	*12*	**Large**
Cupressaceae	*Cupressus macrocarpa*	Monterey Cypress	Exotic	*20*	*20*	**Large**
Fabaceae	*Caesalpinia ferrea*	Leopard Tree	Exotic	*18*	*15*	**Large**
Fagaceae	*Quercus acutissima*	Sawtooth Oak	Exotic	*20*	*20*	**Large**
Fagaceae	*Quercus coccinea*	Scarlet Oak	Exotic	*18*	*18*	**Large**
Fagaceae	*Quercus ilex*	Holm Oak	Exotic	*15*	*15*	**Large**
Fagaceae	*Quercus palustris*	Pin Oak	Exotic	*20*	*20*	**Large**
Fagaceae	*Quercus suber*	Cork Oak	Exotic	*18*	*18*	**Large**
Juglandaceae	*Carya illinoinensis*	Pecan	Exotic	*20*	*15*	**Large**
Magnoliaceae	*Magnolia grandiflora*	Bull Bay Magnolia	Exotic	*16*	*14*	**Large**
Moraceae	*Ficus benjamina*	Weeping Fig	Exotic	*20*	*20*	**Large**
Moraceae	*Ficus macrophylla*	Moreton Bay Fig	Native	*25*	*30*	**Large**
Moraceae	*Ficus microcarpa*	Hills Weeping Fig	Native	*25*	*25*	**Large**
Moraceae	*Ficus obliqua*	Small-Leaved Fig	Native	*20*	*20*	**Large**
Moraceae	*Ficus religiosa*	Sacred Fig	Exotic	*20*	*20*	**Large**
Moraceae	*Ficus rubiginosa*	Port Jackson Fig	Native	*20*	*20*	**Large**
Myrtaceae	*Angophora costata*	Sydney Red Gum	Native	*20*	*12*	**Large**
Myrtaceae	*Angophora floribunda*	Rough-Barked Apple	Native	*18*	*12*	**Large**
Myrtaceae	*Corymbia citriodora*	Lemon-Scented Gum	Native	*25*	*15*	**Large**
Myrtaceae	*Corymbia maculata*	Spotted Gum	Native	*25*	*15*	**Large**
Myrtaceae	*Eucalyptus botryoides*	Bangalay	Native	*18*	*12*	**Large**
Myrtaceae	*Eucalyptus crebra*	Narrow-Leaf Ironbark	Native	*20*	*16*	**Large**
Myrtaceae	*Eucalyptus fibrosa*	Red Iron Bark	Native	*18*	*12*	**Large**

Family	Botanical Name	Common Name	Origin	Height (m)	Canopy Dia.(m)	Canopy Spread Classification
Myrtaceae	*Eucalyptus grandis*	Flooded Gum	Native	*20*	*16*	**Large**
Myrtaceae	*Eucalyptus haemastoma*	Scribbly Gum	Native	*16*	*12*	**Large**
Myrtaceae	*Eucalyptus maidenii*	Maiden's Gum	Native	*20*	*14*	**Large**
Myrtaceae	*Eucalyptus microcorys*	Tallowwood	Native	*25*	*15*	**Large**
Myrtaceae	*Eucalyptus pilularis*	Blackbutt	Native	*25*	*18*	**Large**
Myrtaceae	*Eucalyptus piperita*	Sydney Peppermint	Native	*18*	*12*	**Large**
Myrtaceae	*Eucalyptus propinqua*	Small Fruited Grey Gum	Native	*20*	*14*	**Large**
Myrtaceae	*Eucalyptus punctata*	Grey Gum	Native	*25*	*15*	**Large**
Myrtaceae	*Eucalyptus racemosa*	Scribbly Gum	Native	*18*	*12*	**Large**
Myrtaceae	*Eucalyptus resinifera*	Red Mahogany	Native	*18*	*12*	**Large**
Myrtaceae	*Eucalyptus robusta*	Swamp Mahogany	Native	*18*	*12*	**Large**
Myrtaceae	*Eucalyptus saligna*	Sydney Blue Gum	Native	*30*	*15*	**Large**
Myrtaceae	*Eucalyptus sideroxylon*	Mugga Ironbark	Native	*18*	*12*	**Large**
Myrtaceae	*Eucalyptus tereticornis*	Forest Red Gum	Native	*20*	*12*	**Large**
Myrtaceae	*Lophostemon confertus*	Brush Box	Native	*20*	*12*	**Large**
Myrtaceae	*Lophostemon suaveolens*	Swamp Turpentine	Native	*20*	*12*	**Large**
Myrtaceae	*Syzygium australe*	Brush Cherry	Native	*15*	*12*	**Large**
Myrtaceae	*Syzygium floribundum*	Weeping Lilly Pilly	Native	*20*	*18*	**Large**
Myrtaceae	*Waterhousea floribunda sp*	Waterhousea Green Ave	Native	*18*	*15*	**Large**
Nyssaceae	*Nyssa sylvatica*	Tupelo	Exotic	*15*	*12*	**Large**
Pinaceae	*Cedrus deodara*	Deodar Cedar	Exotic	*18*	*12*	**Large**
Platanaceae	*Platanus orientalis*	Oriental Plane Tree	Exotic	*25*	*18*	**Large**
Platanaceae	*Platanus x acerifolia*	London Plane Tree	Exotic	*25*	*18*	**Large**
Ulmaceae	*Ulmus parvifolia*	Chinese Elm	Exotic	*18*	*14*	**Large**
Ulmaceae	*Zelkova serrata*	Japanese Zelkova	Exotic	*18*	*14*	**Large**

* *Indicates that Varieties of this tree species are available. Further information regarding the biometrics and species-specific traits of these trees is easily obtainable from a recognised grower.*

Please Note: A Local Native Plant List can also be referenced on the Hunters Hill website courtesy of Hunters Hill Bushcare.


PART 5
RECOMMENDATIONS

5.1 OVERVIEW

"Normality is a paved road; it's comfortable to walk, but no flowers grow" – Vincent Van Gogh

The Hunters Hill Urban Forest Management Strategy was developed with and for the community. Its intention is to provide a set of actionable recommendations that can be candidly discussed and developed for the enhancement of the Hunters Hill urban forest. In particular, this Strategy highlights the need for public and private tree preservation; increased 'Right tree' plantings; the implementation of Best Management Practices; and greater tree protection for trees on development sites.

Other points worthy of further consideration include: innovative planting opportunities, incentivisation, increased community initiatives and engagement, and the possible collaborative opportunities with research institutions, developers, corporations neighbouring councils, schools and community groups. All of which will contribute to the enhancement of the Hunters Hill urban forest and benefit the community long-term.

Please note that the overarching principles and the following outlined recommendations of this Strategy are not to be considered mutually exclusive, nor individual. They are simply elemental pieces that are intended to overlap and complement each other. This with the common interest of increasing awareness about the Hunters Hill urban forest, its numerous and diverse benefits that it provides, and the practical steps needed for its enhancement long-term. Whereby, the community's vision of a healthy resilient, biodiverse urban forest that provides eco-benefits for the enjoyment and well-being of the Hunters Hill community is realised.



Hunters Hill


URBAN FOREST MANAGEMENT STRATEGY
"A Healthy, Resilient, Biodiverse Urban Forest."
ROBUST TREE PROTECTION
Develop & Enact Robust Tree Protection for all trees
Retention & Protection of Private Trees
Retention & Protection of Trees Pre & Post Development
Reduce Tree Canopy Loss on Development sites
Tree Protections (Securities, Incentives & Enforcement)
STRATEGIC PLANTING
Grow a Healthy, Biodiverse, Resilient Urban Forest
Increase Tree Canopy Coverage (Right Tree - Right Place)
Increase Tree Canopy Coverage (Traditionally)
Increase Tree Canopy Coverage (Non-Traditionally)
Increase Tree Canopy Coverage (Innovatively)
Increase Tree Canopy Coverage (Incentivisation)
Increase Tree Canopy Coverage (Tree Donations)
Offset Canopy Loss
Increase Tree Canopy Coverage (Equitably)
BEST MANAGEMENT PRACTICE
Adopt BMPs to Protect, Benefit & Enhance the Urban Forest
Appoint an Urban Forester
Develop & Adopt Best Management Practices
PROACTIVE MONITORING
Implement a Monitoring Framework
Develop & Implement a Proactive Monitoring Plan
COMMUNITY STEWARDSHIP
Educate & Increase Public Awareness
Facilitate Community Participation
Support Volunteers & Community Groups
Champion School-based learnings
Avail Educational Materials
Establish Partnerships

5.2 ROBUST TREE PROTECTION

"The most ethical choice is the one that will produce the greatest good for the greatest number."

— Bentham. 1789

OVERVIEW

Establishing and enabling a robust Tree Protection framework is an essential step in achieving the Hunters Hill community vision. As outlined above, the major contributors to the decline of the Hunters Hill urban forest and subsequent tree canopy coverage loss are apathetic urban development and the unwarranted removal of trees due to unqualified arboricultural opinion. However, both of these concerns can be addressed and mitigated by the enactment of coherent Council policy and procedure that mandates tree protection congruent with the best interests of the community and the environment.

Develop and enact robust tree protection for all trees within Hunters Hill.

KEY OBJECTIVE 1: RETENTION AND PROTECTION OF PRIVATE REALM TREES

✔ **Recommendation: Review and amend the Hunters Hill Tree Removal Policy criteria.**

All Applications regarding Tree Removal or Tree Pruning must be accompanied by an Arboricultural Report. This Report must be authored by a suitably qualified Consulting Arborist (AQF Level 5 min.); and must include a recognised tree risk assessment to support the Application (e.g., TRAQ, QTRA, VALID or MIS501). The author must have no discernible affiliation with a tree contracting company.

KEY OBJECTIVE 2: RETENTION AND PROTECTION OF TREES PRE-AND-POST DEVELOPMENT

✔ **Recommendation: Review and where practicable amend the Development Application criteria.**

All Development Applications must be accompanied by an Arboricultural Impact Assessment Report which includes a site-specific Tree Protection Management Plan ('Report'). This Report must be authored by a suitably qualified Consulting Arborist (AQF Level 5 min.) and authored per the criteria outlined in *AS4970-2009 Protection of trees on development sites*. The author must have no discernible affiliation with a tree contracting company and/or the Developer(s). In addition, when any works are to be conducted within the calculated Tree Protection Zone, initial Non-Destructive Root Exploration must be carried out, and a Root Mapping Report authored by a Consulting Arborist. This Report is to be submitted with the Development Application. The Consulting Arborist must have no discernible affiliation with a tree contracting company and/or the Developer(s).

KEY OBJECTIVE 3: MITIGATE TREE CANOPY COVERAGE LOSS ON DEVELOPMENT SITES

✔ **Recommendation: Update policies to include canopy coverage targets on developments sites.**

Develop urban forest canopy coverage targets by land-use type or neighbourhood, in coordination with other Planning policies and Council objectives, updates and sustainable site design goals. For example, establish requirements for development sites to have a minimum of 20% projected tree canopy cover onsite, or pay a Financial Contribution (FC) to Council for a tree(s) to be planted, which includes the first two (2) years maintenance (please refer NSWDP&E and the Greening Sydney Strategy).

KEY OBJECTIVE 4: TREE PROTECTIONS (SECURITIES, INCENTIVES & ENFORCEMENT)

✔ **Recommendation: Discuss and where practicable adopt mechanisms to enable securities to be taken for Tree Protection compliance and Compensatory Replanting.**

- Tree Management Incentives: Council has the ability to develop a range of incentives that recognises and rewards the public for tree sensitive activities, for preserving and increasing tree canopy coverage and stewarding areas of ecological interest on private land. These incentives can be applied at subdivision, demolition and/or development approval stage and applied to any private lot. They should be tied to some form of legal agreement and have a long-term timeframe. Some of these incentives provided may include amendments to building restrictions and 'fast-track' approvals, and/or assistance with Tree Sensitive Urban Design, alternative Green Infrastructure technologies, tree selection and arboricultural management.
- Tree 'Green' Bonds*:* Local Laws can impose Tree Bonds where development works and/or other activities (i.e., pruning) have the potential to impact on public trees/ Council Street trees. This bond for the protection of the tree can be held by the Council prior to the commencement of development; and released in whole or part thereof on completion of the development works per the following criterion. Whereas, if the subject tree is damaged, dies or is removed as a result of development, without Council authorisation, the trees value (e.g., per MIS506 Tree Valuation), and tree replacement costs can be deducted from the full bond In addition, if a tree is damaged or pruned without authorisation, the bond or part thereof may be retained dependent on the impact caused to the tree.
- Significant Tree Register*:* Hunters Hill has a Significant Tree Register which affords additional protection to notable tree(s). It is recommended that this option is reviewed by a suitably qualified and experienced arborist (AQF Level 5 min.), and aggressively promoted to the public and community groups. More information regarding this Register can be found on the Council website.
- Enforcement Action: Council can take enforcement action, including criminal prosecutions in the Land and Environment Court or Local Court, in relation to unauthorised tree removal. Commencement and successful prosecution for unauthorised tree removal provides for, among other things, general deterrence by sending a message to the community of the importance to obtain approval prior to removing or damaging trees/ vegetation and the potential consequences and penalties of such action. Council can also commence civil enforcement proceedings in relation to unlawful tree or vegetation removal. Penalty notices for unlawful tree vegetation removal may also be issued.
- As with other LGAs, a dedicated Ranger for parks and tree compliance should be considered, who can issue on the spot fines for illegal tree removals/pruning per the EPA Act. (A council employeed Urban Forester will also assist in these matters and can provide expert opinion where applicable).

5.3 STRATEGIC PLANTINGS

"The best time to plant a tree was 20 years ago, the second-best time is now." - Chinese Proverb

OVERVIEW

Hunter's Hill Council aims to increase its tree canopy coverage from 33.5% to 40% by 2045. Understandably, new tree plantings are an essential ingredient, and alternative tree planting scenarios have been provided to achieve this target. However as per the above rationale, an urban forest is not determined by the sheer number of trees it plants, but by those trees that become established and reach their full potential as community assets. Therefore, the initial selection of the best suited tree ('Right Tree') for the planting opportunity ('Right Place') is key. In addition, planting opportunities are not infinite, so 'less conventional' and innovative planting opportunities will need to be sourced. This includes the consideration of 'Green Infrastructure' installations and Tree Sensitive Urban Design.

Grow a healthy, biodiverse, resilient urban forest for the well-being of the community.

KEY OBJECTIVE 5: INCREASE TREE CANOPY COVERAGE: (RIGHT TREE - RIGHT PLACE)

✔ **Recommendation: Develop an Urban Street Tree Selection Master Plan**

Develop an Urban Street Tree Selection Master Plan that contains a bespoke tree species list that is both geo-specific and species-specific to Hunters Hill. In addition, this document will outline the correct methodology and considerations needed to be undertaken when planting a tree. This including stock selection, soil volumes, site selection, planting techniques and plant health aftercare. This document can then be utilised as both a regulatory and a reference document for Council staff, contractors, property owners, and developers in relation to Best Management Practices, recognised industry specifications and Australian Standards.

KEY OBJECTIVE 6: INCREASE TREE CANOPY COVERAGE (TRADITIONALLY)

✔ **Recommendation: Increase Council tree plantings in the more traditional planting locations.**

Explore and increase Council tree plantings in streetscapes, parks and reserves. This should include the prioritisation of new tree plantings in neighbourhoods with less tree canopy cover, the inclusion of large tree plantings in public developments per a Consulting Arborists guidance, and the replacement of failing and failed plantings. (As per the rationale outlined below in Proactive Monitoring, a desktop analysis of Hunters Hill to locate viable planting footprints (traditional and innovative) can be conducted to maximise future planting opportunities).

KEY OBJECTIVE 7: INCREASE TREE CANOPY COVERAGE (NON-TRADITIONALLY)

✔ **Recommendation: Increase Council tree plantings in non-traditional locations.**

Seek out and increase Council tree plantings in areas that are less traditional. As above-mentioned, some of these areas may include institutional grounds, derelict sites and civic hardscapes.

KEY OBJECTIVE 8: INCREASE TREE CANOPY COVERAGE (INNOTIVELY)

✔ **Recommendation: Investigate and candidly consider the utilisation of alternative Green Infrastructure technologies and Tree Sensitive Urban Design**

Investigate where the use of Tree Sensitive Design can be implemented to retain and include trees (e.g., the use of tree pits and soil cells in hardscapes and developments); and the inclusion of alternative Green Infrastructure (e.g., green roofs, living vertical walls and permeable surfaces). Both of these options should be candidly discussed in planning and design meetings and included in both public and private developments where practicable.

KEY OBJECTIVE 9: INCREASE TREE CANOPY COVERAGE (INCENTIVISATION)

✔ **Recommendation: Investigate and develop ways in which Council can incentivise and encourage private landowners to retain and plant more trees**

This may include free trees, subsidised trees, or nursery rebate programs. Of interest being that various Councils have mooted the idea of enabling a small rates discount for a no net change or increase in tree cover and an effective rates penalty for any decrease. The objective is to make residents realise that we are all responsible for the greenness of our neighbourhoods, and the benefits are so important that the local government is prepared to provide financial incentives to retain or increase tree canopy cover on private residential properties.

KEY OBJECTIVE 10: INCREASE TREE CANOPY COVERAGE (TREE DONATIONS)

✔ **Recommendation: Develop and adopt a Tree Donation program**

Develop a 'Donate a Tree' program that both encourages the public, businesses, corporations, and associations to fund a public tree planting and/or participate in community tree plantings. Incentives may include tax deductions, public recognition, advertising and social networking at gatherings.

KEY OBJECTIVE 11: OFFSET TREE CANOPY COVERAGE LOSS

✔ **Recommendation: Develop and adopt a comparative Compensatory Replanting ratio**

Compensatory Replanting should not be exclusively relied upon to secure good tree outcomes, and a tree with a positive retention value should be retained where practicable. Albeit trees die, and tree retention is not always practicable. Therefore, to offset tree canopy loss a realistic Compensatory Replanting ratio needs to be formulated and mandated. (As abovementioned, Financial Compensation should also be a consideration).

KEY OBJECTIVE 12: INCREASE TREE CANOPY COVERAGE (EQUITABLY)

✔ **Recommendation: Prioritise planting in streets and suburbs with lesser Tree Canopy Coverage**

Trees and tree canopy cover is essential to the health and well-being of the community. As such, all community members should have the opportunity to benefit from the numerous eco-benefits that an urban forest provides. Therefore, any plantable areas or neighbourhoods that have significantly lower tree canopy cover should be prioritised for new tree plantings, and where applicable alternative planting footprints developed.

5.4 BEST MANAGEMENT PRACTICES

"An urban forest is best managed when it provides the inhabitants with a continuing level of economic, social and environmental benefits today and into the future" - Robert Miller

OVERVIEW

Establishing significant urban tree canopy takes time, so planting a tree is a long-term investment. Therefore, it is essential that educated and well-informed decisions are made to allow the subject tree to fulfill its potential. To better manage an urban forest, Best Management Practices (BMPs) need to be integrated into tree management frameworks and everyday arboricultural practices. In essence, BMPs are a set of proven and tested methods based on current industry standards and evidence-based research. To assist in better managing the Hunters Hill urban forest, and thereby achieving the community's vision, it is recommended that a liveable Technical Manual underpinned by the relevant industries BMP's is developed.

Adopt Best Management Practices to protect, benefit and enhance the Hunters Hill urban forest.

KEY OBJECTIVE 13: APPOINT AN URBAN FORESTER

✔ **Recommendation: Employ a suitably qualified and experienced Urban Forester**

It is recommended that a suitably qualified and experienced Urban Forester is employed by Hunter's Hill Council to implement the strategy; and develop other key documents that complement it such as an Urban Tree Management-Technical Manual and a Street Tree Master Plan. In addition, the Urban Forester can introduce monitoring systems and commission arboricultural studies (aerial imagery and ground-truthed tree inventory's) to measure current tree canopy coverage and the overall vitality of the Hunters Hill urban forest. This so evidence-based decisions and proactive adaptive management can be adopted. This 'real-time' data will also provide the opportunity to further define and develop specific land use canopy coverage targets, highlight planting opportunities, assist in cyclic tree planting schedules and objectively review the progress of this strategy.

KEY OBJECTIVE 14: DEVELOP AND ADOPT BEST MANAGEMENT PRACTICES

✔ **Recommendation: Develop an Urban Tree Management Technical Manual**

It is recommended that a Technical Manual is developed to provide the necessary technical framework and guidelines to ensure the best long-term outcomes for a tree. This is to include: tree stock selection, planting footprint requirements, tree planting and establishment, maintenance requirements and any other necessitated tree management decisions. In addition, this Manual is to outline the relevant Australian Standards and stair-step methodology that must be adhered too with regards to tree protection and urban development, construction and any other form of works that may foreseeably cause arboricultural impact. This Manual can then be utilised as both a regulatory and a reference document for Council staff, contractors, property owners, and developers in relation to tree planting, urban development and general urban tree management.

5.5 PROACTIVE MONITORING

"It is that range of biodiversity that we must care for. The whole thing, rather than just one or two stars."

- Sir David Attenborough

OVERVIEW

An urban forest is made up of dynamic living organisms. Therefore, ongoing monitoring and the utilisation of data-driven technologies to fill in known, unknown and unforeseeable knowledge gaps is crucial to securing successful long-terms outcomes. Scheduled monitoring provides real-time data needed to objectively review the efficacy of current strategy, policy and procedure, and whether adaptive management is required. In addition, this data can be shared with industry professionals, academics, decision-makers and the wider community in an effort to stimulate proactive urban forest related discussion, support citizen-science and aid technological innovation.

Implement a monitoring framework so informed decisions can be formulated to optimise the eco-benefits and eco-services of the Hunters Hill urban forest.

KEY OBJECTIVE 15: DEVELOP A PROACTIVE MONITORING PLAN

✔ **Recommendation: Develop a Monitoring Plan with adaptive management capabilities**

Develop a livable Monitoring Plan for the Hunters Hill urban forest that includes an Annual Review of any recommended actions, objectives, and planting targets. In addition, this Plan should also include the scheduling of larger surveys and inventories such as:

- A Tree Canopy Coverage Survey of Hunters Hill scheduled for every five (5) years; and
- A ground-based Street Tree Inventory scheduled for every three (3) years.
- Use of Aerial Imagery to identify tree canopy on both private and public land to enable improvement of tree canopy coverage.

The data captured from these surveys will assist in adaptive management decisions regarding the 40% tree canopy coverage target and new plantings; the equitable distribution of tree canopy coverage, reviewed planting priorities and the allocation of resources; biodiversity ratios and the identification of areas needing concerted conservation efforts; urban planning and development decisions, eco-services provided; proactive pest and disease management; science-based research and the development of green technologies; climate-change forecasting, adaptability and bench-marking; raise public awareness about the importance of trees and provide educational materials to encourage community engagement and urban forest advocacy. All of which are key considerations in furthering the Hunters Hill urban forest.

5.6 COMMUNITY STEWARDSHIP

"Bringing nature into the classroom can kindle a fascination and passion for the diversity of life on earth and can motivate a sense of responsibility to safeguard it." - Sir David Attenborough

OVERVIEW

The Hunters Hill urban forest consists of both private and public realm trees. Therefore, the responsibility of protecting and growing it is a shared responsibility. Therefore, proactive community participation, ongoing co-operation and urban forest stewardship is vital to the achievement of the community vision.

Educate and Increase Public Awareness to inspire Urban Forest Stewardship

KEY OBJECTIVE 16: ENCOURAGE AND FACILITATE COMMUNITY PARTICIPATION

✔ **Recommendation: Community Approach (Organise Eco-events)**

To inspire a sense of ownership and stewardship, stage community Tree Planting days, neighbourhood Greening projects and Citizen-science projects for the community to participate in. In addition, encourage local businesses, neighbourhood Councils, Developers, the wider Green industry and flora and fauna groups to get involved.

KEY OBJECTIVE 17: SUPPORT COMMUNITY GROUPS

✔ **Recommendation: Support local volunteers in Urban Greening initiatives**

Promote, support and provide resources to local urban greening volunteers, bushcare and landcare groups.

KEY OBJECTIVE 18: CHAMPION SCHOOL-BASED LEARNING

✔ **Recommendation: Assist and promote School-based Learnings**

Promote and contribute resources to school-based urban forest education. With the emphasis on 'hands-on' urban greening activities (plantings) and the promotion of urban forestry and environmental career pathways.

KEY OBJECTIVE 19: DEVELOP PUBLIC AWARENESS

✔ **Recommendation: Avail educational materials**

Provide access to educational materials and develop an online hub for learning about trees and the benefits of a healthy urban forest. In addition, a forum space should be provided to enable people to discuss and collaborate on possible urban greening projects, green infrastructure technologies and urban forest initiatives.

KEY OBJECTIVE 20: ESTABLISH PARTNERSHIPS

✔ **Recommendation: Initiate and host Knowledge Sharing Forums**

Engage and build relationships with the Traditional Owners, local Community groups, educational institutions, local authorities, and neighbouring Councils. This with regards to sharing ideas, resources and technologies that can assist in the protection and growth of the Hunters Hill urban forest.

5.7 IMPLEMENTATION PLAN

For ease an Implementation Plan has been provided, which includes the above-mentioned Key Objectives and an estimated timeframe. The Strategy will be implemented over the next ten (10) years and many units within Hunter's Hill Council will contribute to these various actions, but the tree management team within the council division will play the leading role. Of note, as shown an urban forest is a valuable community asset that is both living and dynamic, which requires ongoing management per Best Management Practice. Therefore, as highlighted, a suitably qualified and experienced Urban Forester should be employed by Hunter's Hill Council to implement the strategy; and develop other key documents and frameworks that complement it.

A full review of this strategy will be completed by 2035 and will include an assessment of newly developed research or practices that may benefit our trees and canopy. Progress towards targets will be reviewed and reported on in detail, and targets reviewed to ensure an adequate, healthy and resilient forest for the community.

Table 4. Implementation Plan

ROBUST TREE PROTECTION

	Key Objectives	Actions	Implementation Timeframe
01.	*Retention and Protection of Private Realm Trees*	*Review and amend the Hunters Hill Tree Removal Policy criteria.*	*1-2 years*
02.	*Retention and Protection of Trees pre-and-post Development*	*Review and where practicable amend the Development Application criteria.*	*1-2 years*
03.	*Mitigate Tree Canopy Coverage Loss on Development Sites*	*Update policies to include canopy coverage targets on developments sites.*	*1-2 years*
04.	*Tree Protections (Securities, Incentives & enforcement)*	*Discuss and where practicable adopt mechanisms to enable securities to be taken for Tree Protection compliance and Compensatory Replanting.*	*1-2 years*

STRATEGIC PLANTINGS

	Key Objectives	Actions	Implementation Timeframe
05.	*Increase Tree Canopy Coverage (Right Tree - Right Place)*	*Develop an Urban Street Tree Selection Master Plan*	*Ongoing*
06.	*Increase Tree Canopy Coverage (Traditionally)*	*Increase Council tree plantings in the more traditional planting locations.*	*1-2 years*
07.	*Increase Tree Canopy Coverage (Non-Traditionally)*	*Increase Council tree plantings in non-traditional locations.*	*3-5 years*
08.	*Increase Tree Canopy Coverage (Innotively)*	*Investigate and candidly consider the utilisation of alternative Green Infrastructure technologies and Tree Sensitive Urban Design*	*Ongoing*
09.	*Increase Tree Canopy Coverage (Incentivisation)*	*Investigate and develop ways in which Council can incentivise and encourage private landowners to retain and plant more trees*	*1-2 years*

10.	*Increase Tree Canopy Coverage (Tree Donations)*	*Develop and adopt a Tree Donation program*	*1-2 years*
11.	*Offset Tree Canopy Coverage Loss*	*Develop and integrate a comparative Compensatory Replanting regime*	*1-2 years*
12.	*Increase Tree Canopy Coverage (Equitably)*	*Prioritise planting in streets and suburbs with lesser Tree Canopy Coverage*	*1-2 years*

BEST MANAGEMENT PRACTICES

	Key Objectives	Actions	Implementation Timeframe
13.	*Appoint an Urban Forester*	*Employ a suitably qualified and experienced Urban Forester to implement the Strategy; commission and analyse geo-spatial data (aerial & ground-based); and best manage the urban forest moving forward.*	*1-2 years*
14.	*Develop and Adopt Best Management Practices*	*Develop an Urban Tree Management Technical Manual*	*1-2 years*

PROACTIVE MONITORING

	Key Objectives	Actions	Implementation Timeframe
15.	*Develop a Proactive Monitoring Plan*	*Develop a Monitoring Plan with adaptive management capabilities*	*1-2 years*

COMMUNITY STEWARDSHIP

	Key Objectives	Actions	Implementation Timeframe
16.	*Encourage and Facilitate Community Participation*	*Community Approach (organise and facilitate Eco-events)*	*Ongoing*
17.	*Support Community Groups*	*Support local volunteers in Urban Greening initiatives*	*Ongoing*
18.	*Champion School-based Learning*	*Assist and promote School-based Learnings*	*1-2years*
19.	*Develop Public Awareness*	*Avail educational materials*	*Ongoing*
20.	*Establish Partnerships*	*Initiate and host Knowledge Sharing Forums*	*1-2years*

AFTERWORD

"I see trees of green, red roses too … and I think to myself What a Wonderful World"

- Louis Armstrong

Indisputably, trees and the collective urban forest are crucial contributors to the livability and well-being of a community. As evidenced, a healthy urban forest adds vibrancy and interest to a place, whilst delivering a multitude of often unseen and/or uncontemplated eco-benefits and eco-services to a community on an every-day basis.

However, as an urban forest consists of dynamic, living organisms it needs to be protected and cared for accordingly. This even more important nowadays, due to climate change and the adverse impacts associated with increased densification and urban development. Hunter's Hill Council acknowledges this fact and realises the need to proactively adapt its tree management methodologies and procedures for the better of the community. Hence the commentary and recommendations provided in this Strategy will allow informed decisions to be made for the betterment of the Hunters Hill urban forest.

Albeit the safeguarding, future growth and vitality of the Hunters Hill urban forest is not solely reliant on 'carrot and stick' ordinances, nor a mosaic of professionals. Realised success and the actualisation of the Hunters Hill vision ultimately needs discerning participation, advocacy and stewardship from the Hunters Hill community. As echoed in the words of Sir David Attenborough –

"What we humans do over the next 50 years will determine the fate of all life on the planet. So, leave a legacy and plant a tree or two".



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APPENDIX A: VOLUNTEER GROUPS

"Having public agencies, private landholders, the green industry, and neighbourhood groups all share the same vision of the city's urban forest is a crucial part of sustainability. This condition is not likely to result from legislation. It will only result from a shared understanding of the urban forest's value to the community and commitment to dialogue and cooperation among the stakeholders."

- James Clark

Concurrent with the staff from Hunter's Hill Council, the urban forest and its inhabitants (fauna and flora) are actively cared for by various community groups. We thank these below-mentioned "eco-warriors" for graciously giving up their time and participating in urban greening activities for the betterment of the community.

- Happy Hens Community Gardens
- Landcare Australia Corporate Environmental Volunteering Program
- ECOBEL
- Friends of Kellys Bush
- Greater Sydney Landcare Network
- The Priory Bushcare Group
- Habitat Network
- Friends of Ferdinand Street Reserve
- Tarban Creek Action Group
- Tarban Creek Bridge Bushcare Group
- Bedlam Bay Bushcare Group
- Friends of Betts Park and Gladesville Reserve
- Friends of Buffalo Creek and the Great North Walk
- Collingwood Street Reserve Bushcare Group
- Friends of Boronia Park
- Riverglade Bushcare Group
- River to River Project (2010-2012)
- Ryde-Hunters Hill Flora & Fauna Preservation Society

Please see the following commentary, which was authored and provided by the Hunters Hill Bushcare. Whom of which are great contributors to the growth and overall vitality of the Hunters Hill Urban Forest. For further information regarding this group, its activities, biodiversity considerations and/or native plant lists please refer to the Hunter's Hill Council website.

Bushland Management Advisory Committee: Commentary

The Municipality of Hunters Hill supports a high diversity of native species, including 1 critically endangered ecological community, 3 threatened ecological communities, 20 known threatened flora and fauna and 27 species identified as locally significant. There are regionally significant biodiversity corridors both along and between the Lane Cove and Parramatta Rivers These ecosystems and flora and fauna species are actively managed by Council working together with 11 Bushcare groups. (Lapa et al 2021).

Increasingly, research at the city/county scale as well as at the landscape scale reveals that urban areas can contain relatively high levels of biodiversity. Important percentages of species found in the surrounding natural habitat, including endangered species, have been found in the urban forest. (Alvey 2006). Therefore, a balance is needed to protect and support local biodiversity with the provision of crucial ecosystem services to people (Dickinson et al 2022). An extensive urban forest, especially consisting of diverse vertical complexity and canopy connectivity, encourages strong biodiversity outcomes. When there is good vertical complexity (a diverse mix of groundcover, understory, and canopy) habitat is diversified; this supports an improved biodiversity of mammals, birds, reptiles, and insects. (Alvey 2006; Craig, 2004; Gibson et al. 2004; Strehlow et al. 2004; Threlfall et al 2017).

The network of street trees, parks, private gardens, and bushland reserves are important biodiversity corridors for flora and fauna species (Garden et al 2010). Understanding species-specific requirements and sensitivities is important for planning and managing our urban forests for native biodiversity (Garden et al 2007). Research has found that biodiversity conservation is actively considered in the planning and management of urban forest in natural areas and parks, but rarely in streetscapes (Dickinson et al 2022).

Individual trees can also provide foraging resources (e.g., fruits and flowers), nesting and roosting resources (hollow-bearing trees are particularly important as well as retention of dead and fallen trees), and potential safe havens for species escaping dangers (e.g. cats and dogs) (Garden et al 2010). Native trees are most likely to support larger numbers of native species and species assemblages (White et al., 2005; Threlfall et al., 2015), however emerging evidence indicates that non-native trees can play important roles in supporting native biodiversity in cities (Liu and Slik, 2022). The recommendation is to use local native species for street trees where possible and select species from nearby local bushland reserves, including trees with dense canopy (e.g., *Melaleuca linariifolia*) as well as species with good foraging and habitat values (e.g. *Banksia*, *Leptospermum, Hakea* species). Species selection should also allow for adaptability to climate change, aging/senescence, and experiment using multiple tree species in any given streetscape (Debrincat 2024).

There are also opportunities to plant more structured and diverse habitat within the parks and bushland reserves and promote habitat planting in private gardens to improve biodiversity corridors. Native fauna in particular need an increase in dense protected habitat areas to survive and to be able to move safely from place to place (Debrincat 2024). The co-benefits to biodiversity from tree and understory plantings can be directed towards rebuilding biodiversity corridors, replenishing foraging and habitat resources, restoring natural ecosystem processes, and inhibiting pest species incursions. In particular, identifying locally, state and nationally threatened species and/or communities and their requirements and sensitivities should be used to inform the selection of tree species as well as the spatial location of plantings. (Edge Environment 2022).

In addition, improving native biodiversity will require protection of existing trees and habitat; retaining vegetation across development and infrastructure zones (Seed Consulting Services 2019); strategic planning to connect green space in development sites with external green spaces in the parks, reserves etc. (Debrincat 2024); and the use of key planning mechanisms (Local Environment Plan and the Development Control Plan) to implement vegetation controls to protect existing trees and native habitat and enhance connectivity, including promoting green roofs and green walls (Seed Consulting Services 2019).

Hunters Hill Bushcare Planting Activities



2019Bedlam Bay Commmunity Planting



2019 Gladesville Reserve Riverside Girls High



2021 Boronia Park Corporate Planting



2021 Gladesville Reserve Planting With HappyHens



2023 Hunters Hill Moocooboola Festival



2023 Riverglade Reserve Community Planting



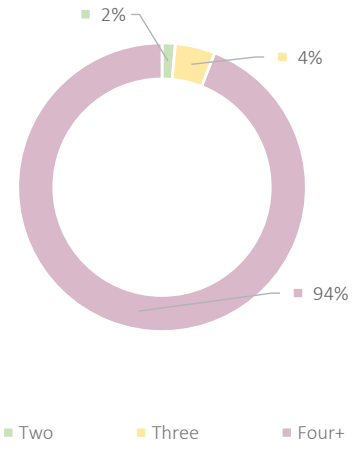
2024 Buffalo Creek Reserve Bushcare Planting



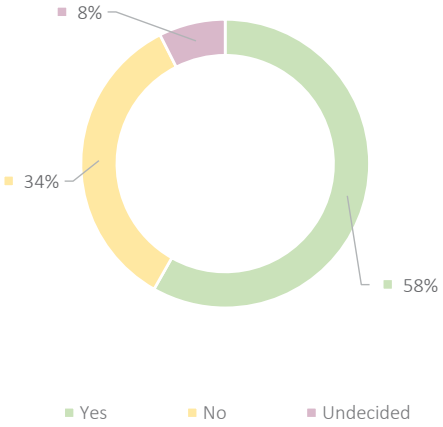
2024 Riverglade Reserve Community & Corporate Planting

Photo Credit: Hunters Hill Bushcare

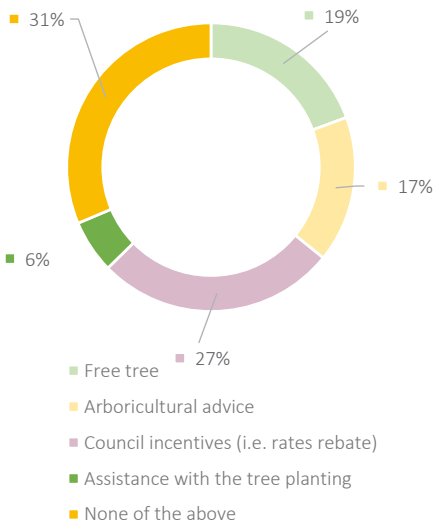
1. How many trees can you see from your house windows?



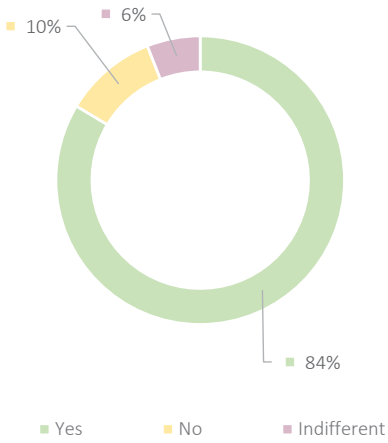
2. Would you like more trees in your garden?



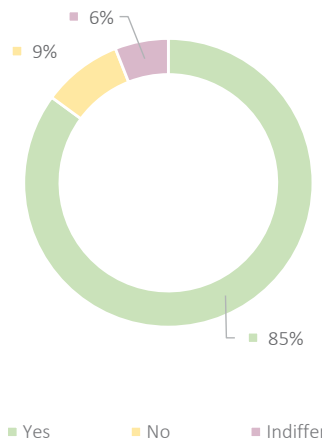
3. What would encourage you to plant a tree in your garden?



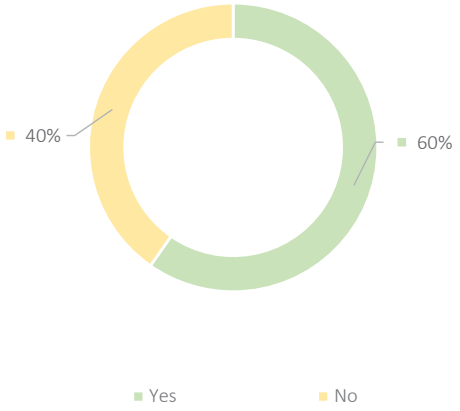
4. Would you like to see more trees planted in your local streetscapes?



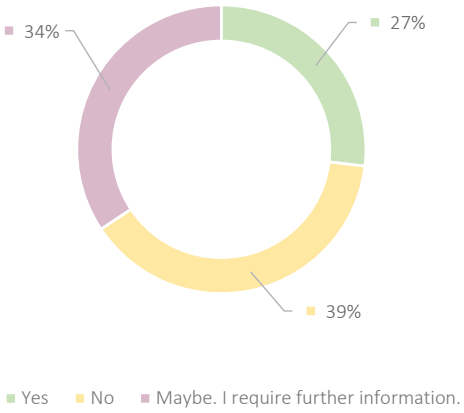
5. Would you like more trees planted in your local parklets, parks and greenspace areas?



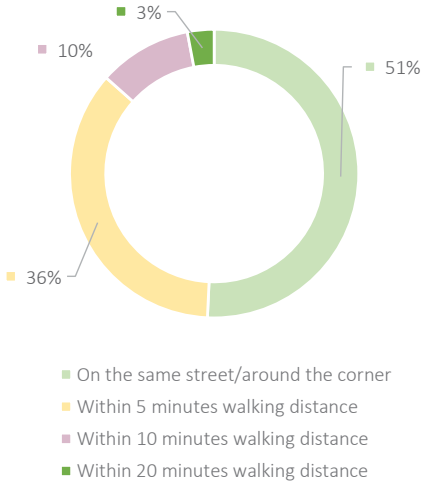
6. A healthy urban forest provides a host of eco-services and eco-benefits. Would you like to know more about this subject and the urban forest in general?



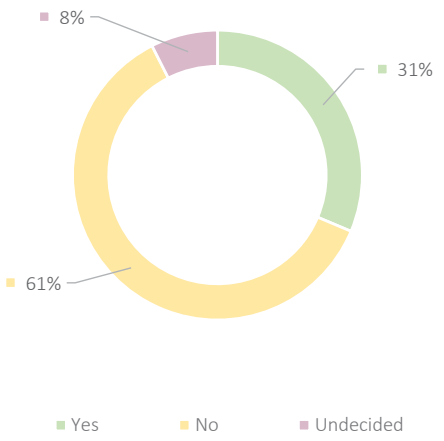
7.Would you like to join or participate in community greening groups such as Bushcare and/or related workshops?



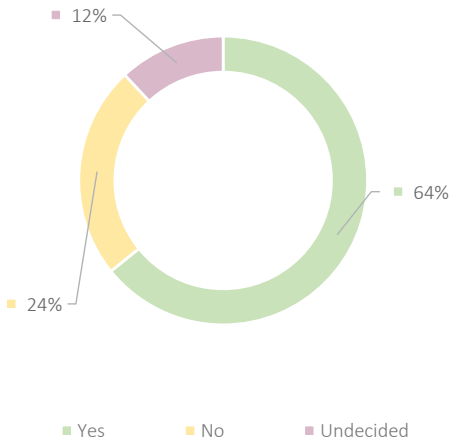
8. How far do you live from your closest park, bushland and/or greenspace area?



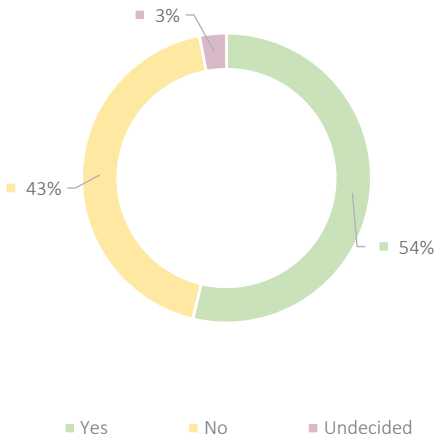
9. Do you feel community trees have adequate protection from development?



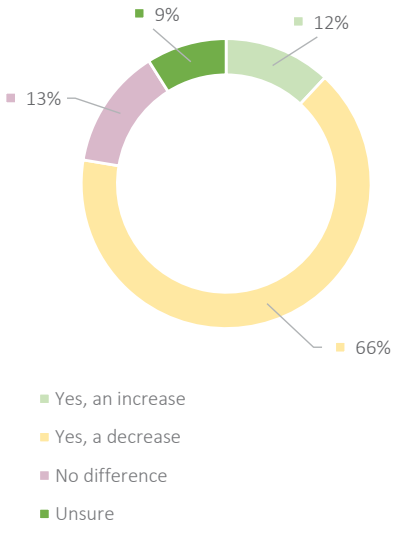
10. Would you like to see the adoption of stricter criteria regarding any tree removal (including illegal tree removal)?



11. Would you like more information regarding best management practices and plant health care?



12. Have you observed changes in our tree canopy over the last 5 - 10 years?



ITEM NO	:	4.4
SUBJECT	:	ADOPTION OF THE HUNTERS HILL INFRASTRUCTURE CONTRIBUTIONS PLAN 2025-2030
STRATEGIC OUTCOME	:	THE COMMUNITY IS AWARE OF COUNCIL DECISIONS THROUGH A TRANSPARENT AND DEMOCRATIC ENGAGEMENT PROCESS
ACTION	:	IMPLEMENT COUNCIL'S IP&R FRAMEWORK TO MEET REPORTING AND LEGISLATIVE REQUIREMENTS
REPORTING OFFICER	:	SAMANTHA URQUHART

Ref:761875

PURPOSE

The purpose of this report is to advise Council on the outcome of the public exhibition of the draft Hunters Hill Local Infrastructure Contribution Plan 2025-2030 (S7.12 Plan) and to seek Council's adoption of the S7.12 Plan.

The Final Plan is shown at Attachment 1.

RECOMMENDATION

1. That Council adopts the Hunters Hill Local Infrastructure Contribution Plan 2025-2030, in accordance with the requirements of the Environmental Planning and Assessment Regulation 2021; and
2. Pursuant to Section 214 of the Environmental Planning & Assessment Regulation 2021 Council publish notice of the approved Hunters Hill Local Infrastructure Contribution Plan 2025-2030 on its website.
3. That a further report be brought back to Council, outlining future amendments to the Hunters Hill contributions plan, considering the infrastructure needs assessment and the proposed development under the Gladesville masterplan and Low/Medium Housing SEPP.

BACKGROUND

The Environmental Planning and Assessment Act 1979 (the Act) provides that Council may seek a contribution (monetary and dedication of land) from a development that is likely to require the provision of or increase the demand for public amenities and public services in the Municipality of Hunters Hill. However, the collection of development contributions must be in accordance with an adopted and effective contributions plan.

On 24 February 2025 Council resolved the following:

1. *That Council endorse the Draft Hunters Hill Local Infrastructure Contribution Plan 2025-2030 for public exhibition for a period of a minimum of 28 days pursuant to the provisions of the Environmental Planning and Assessment Regulations 2021.*

2. *That the outcome of the public exhibition of the Hunters Hill Infrastructure Contribution Plan 2025 be reported back to Council following completion of the exhibition period.*

3. *That council urgently commission an infrastructure needs assessment on the proposed development under the Low/Medium Housing SEPP and Gladesville Master Plan and prepare a s7.11 contribution plan on that basis for the Gladesville Area, the study and drafting to be funded from the general reserve.*

REPORT

The Hunters Hill Local Infrastructure Contributions Plan 2025-2030 (S7.12 Plan) has been prepared to:

- Develop a new local infrastructure works schedule, including projects and budget, to be funded by development contributions over the next five years.
- Address and program partially or uncompleted local infrastructure projects from the Hunters Hill Local Infrastructure Contribution Plan 2020 works schedule (carry overs).
- Address and program pooled and unspent funds for local infrastructure projects from former Section 7.12 Local Infrastructure Plan 2020 which are held in the development contributions scheme financial account.
- To reflect amendments to the current legislation.

The S7.12 Plan will operate from 1 July 2025 to 30 June 2030. The Works Schedule is located at Schedule 1 within the Section 7.12 Plan at Attachment 1. This schedule outlines the Local Infrastructure Works Schedule proposed for the Section 7.12 Plan. It has a total budget of $4,345,183.

This would see contributions collected from development for projects delivered over the next five years. The schedule is divided into three parts to address:

1. Part A: Section 7.12 Local Infrastructure Contributions Plan 2020. Projects partially or uncompleted and carried forward into the new plan. The Part A budget is $179,460.
2. Part B: Section 7.12 Local Infrastructure Contributions Plan 2020 other. Pooled and unspent funds from former contributions plans, prior to (1) above. The Part B budget is $1,268,183.
3. Part C: Section 7.12 Local Infrastructure Contribution Plan 2025-2030. New works schedule and projects for next five years. The Part C budget is $3,077,000.

In regard to (1) above, it is not unusual for some projects not to be completed in a contribution plan period, as capital works programs are subject to Council resources and development demand that is subject to the housing market and consumer behaviour.

In regard to (2) above, during the review of the Section 7.12 Local Infrastructure Contributions Plan 2020 and the overall development contribution scheme accounts, it was established that there is about $1,268,183 of pooled and unspent funds from Section 7.12 Local Infrastructure Contributions Plan 2020. To ensure all available development contributions funds are spent for

the purpose for which they are collected, the Section 7.12 Plan specifically addresses projects that this pooled money should fund.

In regard to (3) above, based on the development contributions collected over the last five years, the estimated development contributions for the new projects in the Works Schedule is about $3.08 million (with $616,570 collection on average per annum).

The $3.08 million is the target around which projects have been developed and costed, subject to some variance for CPI changes and potential increase in levies collected at the development application and complying development stage from more accurate levy collection i.e. estimated cost of development. The Works Schedule has an overall works program of $3.08 million.

S7.12 Plan - Public Exhibition

The draft S7.12 Plan was placed on public exhibition from 3 March 2025 to 7 April 2025 for a period of 36 days.

The draft S7.12 Plan was publicly exhibited to enable community participation in accordance with the Act, and Council's relevant community engagement policies. The communications plan included the following:

- Posting to Council's website
- Published in the TWT
- Placed in Councils E-News and socials
- Placed in Councils printed newsletter that was distributed to all households in the LGA

Section 7.12 – Public Exhibition Submissions

No submissions were received to the exhibition of the draft S7.12 Plan, during the public exhibition period.

Proposed Amendments to the Draft Section 7.12 Plan

Upon final review of the Section 7.12 Plan, Council has made some minor amendments including:

- very minor typographical corrections;
- Amend Item 5, Part B - footpath works to include the word 'upgrade' and to add Salter Street, as an additional location.

Council has completed the assessment of the Section 7.12 Plan in a timely manner, to ensure the Plan had been exhibited, adopted and effective prior to Council committing any development contribution funds to any project in the budget and the capital works program.

This ensures appropriate community participation in the process, transparency in Council processes and to allow Council to further review the works list when it adopts the plan.

FUTURE CONTRIBUTIONS PLAN

Council has begun investigating the inclusion of a Section 7.11 Plan into its Local Infrastructure Contributions Plan. This is being considered as a result of the low/medium Housing SEPP and the proposed changes proposed within the Gladesville Master plan.

An infrastructure needs analysis has been prepared as part of the Gladesville masterplan, and further work is being undertaken on identifying and costing other infrastructure needs within Hunters Hill LGA, with particular emphasis on the portions of land affected by the low/medium Housing SEPP.

This infrastructure needs analysis will enable Council to determine the Nexus to a development, rationalising the need for the Section 7.11 plan. The Section 7.11 Plan will be levied only for residential development that yields a net increase in the number of residents able to occupy a development site.

It should be noted that any contributions raised via a 7.11 Plan can only be used to contribute that proportion of the demand the new residents create. This will need to be carefully examined to ensure a 7.11 plan is in the best interest of council and does not create long term funding liabilities outside Councils means.

A further report will be prepared, outlining the amended contributions plan, upon determination of infrastructure needs. In the interim it is recommended that Council adopt the Section 7.12 Plan, shown at Attachment 1. Should this plan not be adopted Council will be unable to levy Section 7.12 contributions from 1 July 2025.

CONCLUSION
In consideration of the above it is recommended that Council adopts the Section 7.12 Plan, inclusive of amendments as outlined in the body of this report.

FINANCIAL IMPACT ASSESSMENT
The Section 7.12 Plan provides funding to support councils works schedule and will be incorporated in to the annual budget process.

The contributions plan enables the collection of funds from development over a five-year period, 2025 – 2030 to be spent on infrastructure works required to ensure that infrastructure meets the needs of the growing Hunters Hill community.

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.

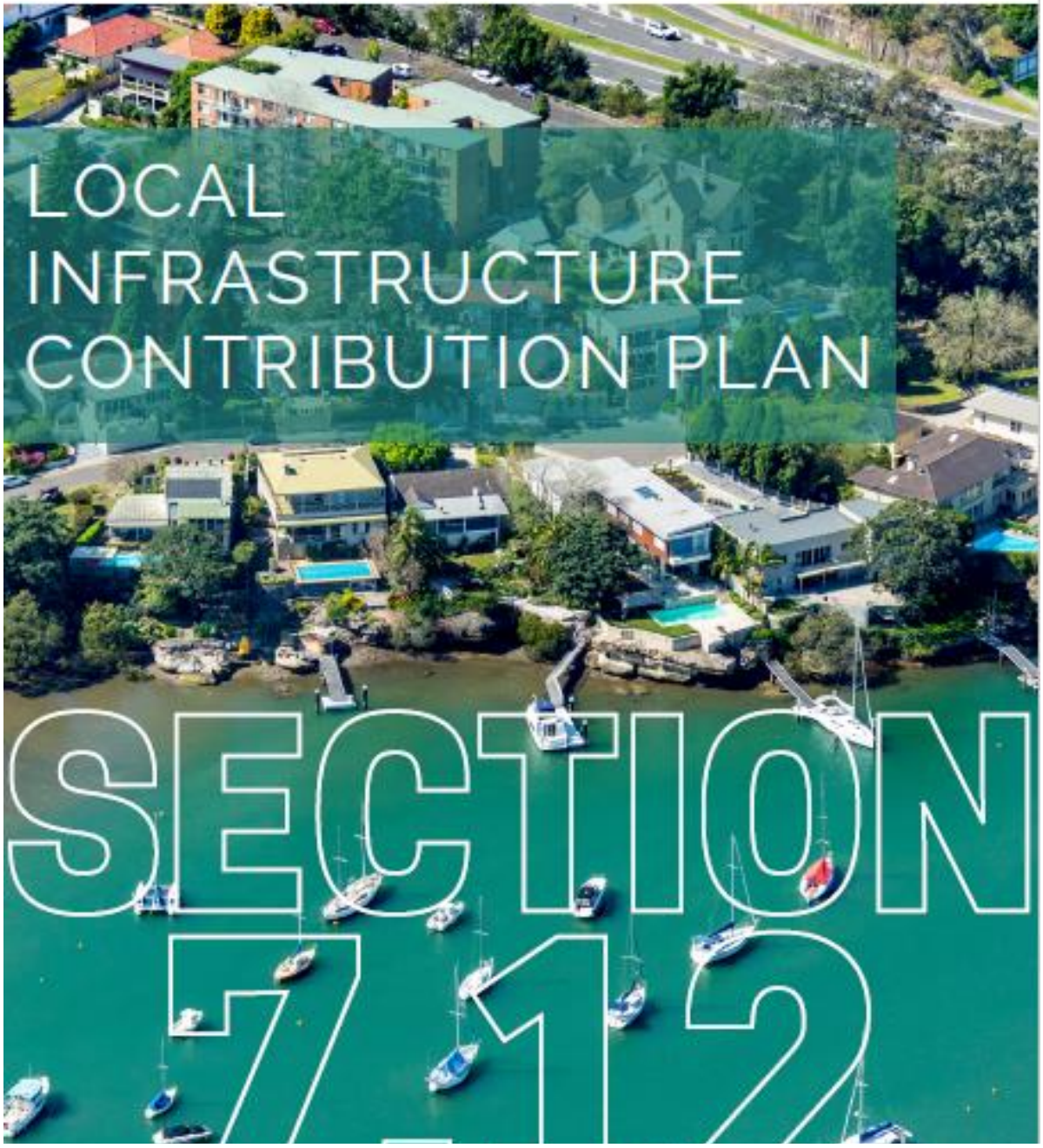
SOCIAL IMPACT ASSESSMENT
There is no direct social impact on Council arising from Council consideration of this matter.

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

ATTACHMENTS

1. Final- Hunters Hill Local Infrastructure Contributions Plan 2025-2030 ⇩

2025-30
HUNTER'S HILL COUNCIL



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Executive Summary

This Hunters Hill Contribution Plan (Plan) is to assist Council in maintaining and improving the standard of the local infrastructure in Hunters Hill LGA.

Section 7.12 in Part 7 of the *Environmental Planning and Assessment Act* 1979 (EP&A Act) enables Council to require payment of a levy on development to contribute toward the provision of community infrastructure

The development levy is to be calculated based on the proposed cost of carrying out development, and is as follows:

Proposed cost of the development	Maximum percentage of the contribution
Up to and including $100,000	Nil
$100,001 - $200,000	0.5 percent
More than $200,000	1 percent

Development levies paid under Section 7.12 are required to be applied toward the provision, extension or augmentation of public amenities and services (or towards the recouping of the cost of their provision, extension or augmentation) for the benefit of the whole community. Unlike development contributions which may be required to be paid under s7.11 of the EP&A Act, no nexus needs to be established between the development required to pay the development levy and the need for the community infrastructure to which the levy will be applied. This means that the community infrastructure provided through s7.12 does not have to be directly related to the development funding it.

Section 1.2 of the NSW Government's document titled '*Section 7.12 of fixed development consent levies Practice note – February 2021'* (the Practice Note 2021) provides planning context for when s7.12 development contributions are generally used. It can be noted that the Hunters Hill LGA is an established urban area, which experiences mainly sporadic 'infill' development. In addition to this, as outlined within Section 5 of this plan, population forecasts indicate that the LGA will continue to experience moderate growth. Given the characteristics of moderate growth and sporadic 'infill' development, the implementation of a s7.12 plan is considered to be well suited to the Hunters Hill LGA, as outlined within the Practice Note 2021.

This Plan provides a 5-year works schedule (Schedule 1) that lists the community infrastructure Council will fund with development levies collected under this Plan. The criteria that has been used to decide the community infrastructure projects which have been included in the work schedule are as follows:

Work Schedule Criteria

1. The work is listed for action in one of Council's adopted strategic plans. These plans are developed with input from Council staff, councillors, the community, local and where relevant, State Government organisations, examples include strategic asset management plans, masterplans, plans of management, Disability Inclusion Action Plan, Integrated Transport Strategy, Urban Forest Management Strategy, Net Zero Implementation Plan etc.

2. One or more of the following applies: -

    - A matching grant has been provided for the work;
    - The work is required to satisfy legislation;

- The work is required to address safety concerns;
- The work is required, as taking no action is/or will have negative financial impacts.
- The item is listed within the works schedule on pages 15-18

Analysis of demographic data from the Australian Bureau of Statistics (ABS) and housing targets from the NSW Department of Planning, Housing and Infrastructure (DPIE) can also assist with determining ongoing priorities for infrastructure funding.

This Plan has been prepared in accordance with the following:

- Part 7 of the *EP&A Act*;
- The *Environmental Planning and Assessment Regulation* 2021 (EP&A Regulation);
- *Section 7.12 fixed development consent levies Practice Note - February 2021*;
- *Environmental Planning and Assessment Act 1979 – Revocation in force under Section 94E and Direction under section 94E* dated 14 September 2007 (**2007 Direction**); and
- *Environmental Planning and Assessment (Local Infrastructure Levies) Direction 2015* (**2015 Direction**).

Administration and Operation of Plan

1. Plan Framework

1.1 What is the Name of this Plan?

This Plan is named Hunters Hill Section 7.12 Contribution Plan 2025.

1.2 When does this Plan Commence?

This Plan comes into effect on the date on which it is adopted by Council.

1.3 Land to which this Plan Applies

This Plan applies to all land within the Hunters Hill Local Government Area (LGA).

1.4 Purpose of this Plan

The primary purposes of this Plan are:

- To provide for Council to require development levies to be paid in connection with development to which it applies, when development consents and complying development certificates (CDCs) are granted for that development, and to apply the development levies to the provision, extension or augmentation of key community infrastructure.
- To require the Council or an accredited certifier, to impose a condition on a development consent or a CDC, requiring the payment to Council of a development levy determined in accordance with this Plan.
- To identify the community infrastructure for which development levies are required.
- To assist the Council to maintain and improve the standard of community infrastructure within the LGA.
- To govern the application of money paid to Council under conditions authorised by this Plan.
- To enable Council to be publicly and administratively accountable in its assessment and administration of development levies under s7.12 of the EP&A Act.

1.5 Development to which this Plan Applies

This Plan applies to all development for which a development consent or CDC is required, subject to the exemptions noted in section 1.7 below.
A development contribution under s7.11 of the EP&A Act cannot be required in respect of development which is required to pay a development levy under this Plan.

1.6 Relationship to Other Plans

This Plan repeals the Hunters Hill Section 7.12 Local Infrastructure Contributions Plan s2020 (2020 Section 7.12 Plan), such that it applies to development applications or applications for CDCs made prior to the date this Plan commences.

This Plan also applies to all development applications (DAs) or applications for CDCs made on or after the date on which this Plan comes into effect.

1.7 Exemptions to the development levy

The development levy is not payable if the EP&A Regulation or a direction by the Minister under s7.17 of the EP& A Act exempts that development from payment of a development levy.

Exemptions currently in the EP&A Reg, the 2007 Direction and the 2015 Direction are for development:

- on land in respect of which a development contribution under s7.11 of the EP&A Act has been required in respect of the subdivision of the land, unless the development will, or is likely to, increase the demand for public amenities and services beyond the increase in demand attributable to the initial subdivision;
- 'seniors housing' provided by a 'social housing provider' within the meaning of the *State Environmental Planning Policy (Housing) 2021*;
- development with a proposed cost of development within the meaning of the EP&A Regulation of less than or equal to $100,000; or

Development in respect of which a development contribution under s7.11 of the EP& A Act is required to be paid.

Under this Plan, Council may consider full or partial exemptions from the payment of a development levy for a development, or components of development that are:

- Applications submitted by or on behalf of Hunters Hill Council.
- Public schools, places of worship, public hospitals, police stations, fire stations, and other emergency services.
- Development that involves rebuilding or repair after natural disasters, for example bushfire or flooding.
- Development by not-for profit charity (as defined by ATO), where an application of this nature will be assessed on an individual basis.

All applications for a Council exemption (full or partial) must be made in writing and will be assessed on an individual basis.

2. Calculating S7.12 Contributions

2.1 Contributions are Based on Development Cost

The amount of the development levy which will be required is determined by the proposed cost of development as defined in the EP& A Regulation and is as specified in the following table: -

Proposed cost of the development	Maximum percentage of the contribution
Up to and including $100,000	Nil
$100,001 - $200,000	0.5 percent
More than $200,000	1 percent

2.2 Determining the Cost of Development

Clause 208 of the EP&A Regulation sets out how the proposed cost of development is to be determined as follows: -

(1) The proposed cost of carrying out development must be determined by the consent authority by adding up all the costs and expenses that have been or will be incurred by the applicant in carrying out the development.

(2) The costs of carrying out development include the costs of, and costs incidental to, the following—

(a) if the development involves the erection of a building or the carrying out of engineering or construction work—

(i) erecting the building or carrying out the work, and

(ii) demolition, excavation and site preparation, decontamination or remediation,

(b) if the development involves a change of use of land—doing anything necessary to enable the use of the land to be changed,

(c) if the development involves the subdivision of land—preparing, executing and registering—

(i) the plan of subdivision, and

(ii) the related covenants, easements or other rights.

(3) In determining the proposed cost, a consent authority may consider an estimate of the proposed cost that is prepared by a person, or a person of a class, approved by the consent authority to provide the estimate.

(4) The following costs and expenses must not be included in an estimate or determination of the proposed cost—

(a) the cost of the land on which the development will be carried out,

(b) the costs of repairs to a building or works on the land that will be kept in connection with the development,

(c) the costs associated with marketing or financing the development, including interest on loans,

(d) the costs associated with legal work carried out, or to be carried out, in

connection with the development,

(e) project management costs associated with the development,

(f) the cost of building insurance for the development,

(g) the costs of fittings and furnishings, including refitting or refurbishing, associated with the development, except if the development involves an enlargement, expansion or intensification of a current use of land,

(h) the costs of commercial stock inventory,

(i) the taxes, levies or charges, excluding GST, paid or payable in connection with the development by or under a law,

(j) the costs of enabling access by people with disability to the development,

(k) the costs of energy and water efficiency measures associated with the development,

(l) the costs of development that is provided as affordable housing,

(m) the costs of development that is the adaptive reuse of a heritage item.

(5) The proposed cost may be adjusted before payment of a development levy, as specified in a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan between the day on which the proposed cost was determined by the consent authority and the day by which the development levy must be paid.

(6) To avoid doubt, this section does not affect the determination of the fee payable for a development application.

2.3 Indexing Cost of Development Levy

Clause 208(5) of the EP&A Regulation, provides that the proposed cost of carrying out the development may be indexed.

Council considers indexing to be appropriate in order to ensure the value of the development levy is not eroded between the time of in the grant of a development consent or CDC, and the time for payment of the development levy(which may be up to 5 years)..
Council will therefore require the proposed cost of development to be indexed at the time of payment of the development levy based on the quarterly variations in the All Group Sydney Quarterly Consumer Price Index.

The formula determining indexation of the proposed cost of carrying out development is as follows:

IDC = ODC x CP2/CP1

Where:

IDC = the indexed development cost

ODC = the original development cost estimated by the consent authority at the time of determination of the development application

CP2 = the quarterly *Consumer Price Index*, All Groups, Sydney, as published by the ABS immediately prior to the date of payment

CP1 = the quarterly *Consumer Price Index*, All Groups, Sydney as published by the ABS immediately prior to the date of imposition of the condition requiring payment of the contribution.

2.4 Cost Estimate Report

The following types of reports are required to be submitted with the development application or when an application for a CDC is made:

- A cost estimate must be submitted for works with a value of $100,000 or less.
- A cost summary report must be completed for works with a value between $100,001 and $1,200,000. The report is to be completed by a licensed builder using Council's form (Schedule 3).
- A detailed cost report must be completed for works with a value of $1,200,001 or greater. The report is to be prepared by a licensed quantity surveyor using Council's form (Schedule 4). The quantity surveyor is to be a registered member of the Australian Institute of Quantity Surveyors or/and the Royal Institute of Chartered Surveyors.

These forms can be found on Council's website at http://www.huntershill.nsw.gov.au/.

Without limitation to the above, Council may review the valuation of works and may seek the services of an independent person to verify the costs. In these cases, all costs associated with obtaining such advice will be at the expense of the applicant.

Refer to the following websites for more information:

- Australian Institute of Quantity Surveyors - https://www.aiqs.com.au/
- Royal Institute of Chartered Surveyors - https://www.rics.org/oceania/
- Licensed Builder Portal - https://www.service.nsw.gov.au/transaction/check-builder-or-tradesperson-licence

3. Payment of S7.12 Contributions

3.1 Obligations of Accredited Certifiers

3.2.1 Complying Development Certificates

Where this Plan applies, this Plan requires an Accredited Certifier, when issuing a CDC, to impose a condition requiring the applicant to pay to Council a development levy, as calculated by the consent authority in accordance with this Plan.

The condition should reflect the wording of Section 156 of the *Environmental Planning and Assessment Regulation 2021*.

3.2.2 All Other Certificates

Where a condition of development consent required a development levy to be paid to Council, an Accredited Certifier must not issue a Part 6 certificate listed under Section 6.4 of the EP&A Act until the condition has been complied with.

In particular, the Accredited Certifier must ensure that the applicant provides a receipt(s) from Council confirming that development levies have been fully paid and copies of such receipts must be included with copies of the documents provided to Council in accordance with the following clauses of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* (whichever is applicable, depending on the certificate being issued):

- Clause 13(2) Determination of application for construction certificate;
- Clause 39(2) Determination of application for occupation certificate; and
- Clause 33(2) Determination of application for subdivision works certificate.

Failure to follow this procedure may render a Part 6 certificate invalid.

3.2 No Deferred or Periodic Payment Options

Council does not accept deferred or periodic payments of contributions authorised by this Plan.

3.3 Timing for the Calculation and Making of Payments

Any development levy must be paid to Council in accordance with the condition imposed on the development consent or CDC. This levy will be indexed at the time of payment, according to the formula in Section 2.3. Council requires the conditions to specify the following timing:

a) Complying development – before the commencement of any building or subdivision work authorised by the CDC.

b) Development consent –

- For development applications involving building work – before the release of the construction certificate
- For development applications involving subdivision – before the release of the subdivision certificate
- For development applications involving building work and subdivision – before the release of the construction or subdivision certificate, whichever occurs first

3.4 Voluntary Planning Agreements as an Alternative

In place of a development levy, Council may agree to negotiate a Voluntary Planning Agreement with an applicant. A request to enter into a Planning Agreement must be made in writing to Council by the applicant. The Planning Agreement must be successfully completed between Council and the applicant in conjunction with the determination of a DA.

3.5 No Refund of Development Levies

Once a development levy has been collected, no refund will be offered under any circumstances.

4. Management of Development Levies

4.1 How will the Council Apply Development Levies

Development Levies paid to the Council under this Plan are to be applied by the Council towards meeting the cost of the key community infrastructure listed in Schedule 1. The location of this local infrastructure is shown on the Map provided in Schedule 2.

4.2 Are there Priorities for the Expenditure of Development Levies?

The key community infrastructure listed in Schedule 1 is to be provided, where practicable, in accordance with the staging set out in that schedule.

4.3 Accounting

(1) Council will maintain accounting records that allow development levies, and any additional amounts earned from their investment, to be distinguished from all other money held by the Council.

(2) Council's accounting records for this Plan will indicate the following:

(a) The various kinds of public amenities or services for which expenditure is authorised by the Plan,

(b) The development levies received under the Plan, by reference to the various kinds of public amenities or services for which they have been received,

(c) The amounts spent in accordance with the Plan, by reference to the various kinds of public amenities or services for which they have been spent.

(3) Council will disclose the following information relating to this Plan in the notes to its annual financial report:

(a) The opening and closing balances of money held by Council for the accounting period covered by the report,

(b) The total amounts received by way of development levies during that period, by reference to the various kinds of public amenities or services for which they have been received,

(c) The total amounts spent in accordance with the Plan during that period, by reference to the various kinds of public amenities or services for which they have been spent,

(d) The outstanding obligations of Council to provide public amenities or services, by reference to the various kinds of public amenities or services for which contributions have been received during that or any previous accounting period.

4.4 Contributions Register

Pursuant to the provisions of s217 of the EP&A Regulation, Council will maintain a contributions register recording the following:

(a) details of each development consent subject to a development contribution condition or development levy condition, including the following—

(i) the development application to which the development consent relates,

(ii) the relevant consent authority,

(iii) the day on which the development consent was granted,

(b) the nature and extent of the development contribution or development levy required by the condition for each public amenity or public service, including the following—

(i) the purpose for which the contribution or levy was received,

(ii) the value and location of any land dedicated or material public benefit provided,

(iii) the total contribution or levy payable,

(iv) the total contribution or levy received,

(c) the contributions plan under which the development contribution condition or development levy condition was imposed,

(d) the day on which the development contribution or development levy required by the condition was received, and its nature and extent.

4.5 Pooling of Contributions and Unspent S7.12 Monies

This Plan authorises money obtained from the repealed Hunters Hill Council Section 7.12 Contributions Plan 2020 to be pooled and applied progressively towards the community infrastructure listed in Schedule 1 of this Plan.

This Plan also expressly authorises that unspent monies collected through previous Section 7.12 plans are to be expended on works identified in those plans where those works have been carried across to the Works Schedule in this Plan.

Otherwise this Plan authorises monies collected for various purposes under conditions of consent requiring development levies to be paid to be pooled and applied progressively to the works in the Works Schedule, in accordance with the priorities in the Works Schedule.

4.6 Review of S7.12 Contributions Plan

Council will review this Plan on a periodic basis to assess factors influencing priorities for the delivery of nominated infrastructure items, rates of receipt of contributions and increases in cost of infrastructure items.

5. Expected Development and Required Infrastructure

The relationship between expected development and the type of community infrastructure required to maintain and improve amenity has been established through an analysis of:

- Estimates of future population growth and profile;
- District housing targets; and
- Hunter's Hill Council's adopted strategic plans and documents, such as:
    - The Integrated Transport Strategy
    - Urban Forest Strategy
    - Strategic Asset Management Plan
    - Asset Management Plan
    - Disability Inclusion Action Plan
    - Various parks Plans of Management
    - Other adopted strategic documents.

Population forecasts derived from the ABS, Profile.id and the NSW Department of Planning, Housing and Infrastructure and indicate that the LGA will continue to experience moderate growth.

5.1 Demographic Information

5.1.1 Age Structure - Service Age Groups

The residential age structure of Hunters Hill LGA provides key insights and indicators to Council's current and future services, facilities and needs.

Each service age group reflects a typical life stage. Each stage requires specific services, whose demand will change over time, as individuals' progress to the next stage

According to Profile.id, Hunters Hill LGA when compared to Greater Sydney (GS), showed higher proportions of people in:

Secondary schoolers (12 to17) 9.5% compared to 7.1% in GS.

- Older groups aged 50 years and over (44.2% versus 32.5% GS).

The major differences between the age structure of Hunters Hill LGA and Greater Sydney were:

- A marginally larger percentage of 'Primary and secondary schoolers (5 to 17 years) (17.7% compared to 15.9%);
- A smaller percentage of 'Parents and homebuilders (35 to 45 years)' (18.6% compared to 21.5%);
- A smaller percentage of 'Babies and pre-schoolers (0 to 4)' (4.3% compared to 6.0%); and
- A larger percentage of 'Seniors (70 to 84 years)' (12.9% compared to 8.7%).

5.2 Population Trends

The population estimate for Hunter's Hill Council as of 30 June 2023 based on Profile.id data was 14,036. Since the previous year the population has grown by 0.08%. Population growth in Greater Sydney was 2.77%.

Figure 1 below highlights some key demographic data and trends (* represents an increase trend). Other notable statistics include a higher rate of people in Hunters Hill did not change address (61.1%) while a lower rate moved from elsewhere in Australia, and 37% of households were made up of couples with children compared with 34.4% in Greater Sydney.

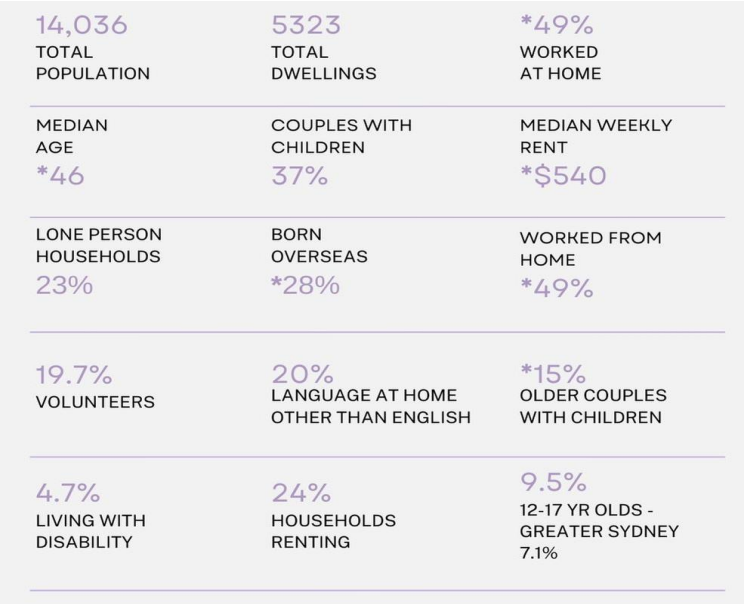


Figure 1-demographic data and trends

5.2.1 Population Projections to 2036 and Housing Projections to 2023

In early 2024 the NSW Government released 5-year housing completion targets for 43 councils across Greater Sydney, Illawarra-Shoalhaven, Central Coast, Lower Hunter and Greater Newcastle, to help the housing crisis. The targets prioritise diverse and well-located homes in areas with existing infrastructure capacity – such as transport and water servicing. The 5-year housing target established for the Hunters Hill local government area is 400.

Additionally, the Government also released projected population data with the Hunter's Hill Council population expected to reach 13,929 by 2041 with the annual growth rate being 0.01%.

It is anticipated that development within the town centre of Gladesville and the villages of Hunters Hill and Boronia Park will accommodate the majority of this growth. Additional development will be spread across the LGA under the HHLEP and where relevant State Environmental Planning Policies relating to low and medium density development. Development will respond to the general ageing population.

Council will continue to maintain, improve and augment its community infrastructure using its Integrated Planning and Reporting (IP&R) key strategic documents as the reference for developing ongoing S7.12 works schedules. All Plans are developed with input from Council staff, Councillors, community and Local and where relevant State Government organisations.

Schedule 1 – Work Schedule for Key Community Infrastructure

This Works Schedule identifies the local infrastructure to be funded through the development levies. Development levies will be applied to the cost of providing or augmenting the identified local infrastructure.

Local Infrastructure Works Schedule- 1 July 2025- 30 June 2030					
Part A- projects carried from former S7.12 funding Local Infrastructure Contributions Plan 2020					
Year 1 2025-26 (July 1 2025- 30 June 2026)					
No.	**Infrastructure Group**	**Description**	**Location**	**Est. Cost**	**Strategic Alignment**
1	LGA/ Municipality studies	Flood Study Stage 3-5 - undertake	LGA Wide	$118,750	Stormwater Asset Management Plan 2025-2030
2	LGA/ Municipality studies	Parking Strategy - undertake	LGA	$15,710	Clarkes Point Plan of Management
3	LGA/ Municipality studies	LGA/ Municipality studies	LGA	$45,000	Clarkes Point Plan of Management
Part A – TOTAL				**$179,460**	
Part B- pooled S7.12 funds from redundant projects and additional funds collected between 1 January 2020 and 30 June 2025					
Year 1 2025-26 (July 1 2025- 30 June 2026)					
1	LGA/ Municipality studies	Asset Management Improvements, including Asset Management Plans for stormwater, buildings, roads, footpaths, kerb & gutter, marine and parks & open space assets across the LGA.	LGA	$200,000	Asset Management Plan, Asset Management Strategy & Policy
2	LGA/ Municipality studies	Assets Condition Assessments of Council buildings LGA wide	LGA	$60,000	Asset Management Plan, Asset Management Strategy & Policy
3	LGA/ Municipality studies	Develop Generic Plan of Management for ALL community and Crown Land Reserves	LGA	$68,183	Local Government Act 1993 and Crown Land Management Act 2016
4	Other Public infrastructure: bus shelters, sea walls, street lighting etc	Stormwater Improvements, including investigations, pipe relining and design of new stormwater infrastructure, in and around Hillcrest Avenue, Cowell Street, Farnell Street, Abigail Street, Martin Street, Alexandra Street and Rocher Avenue.	Hunters Hill	$640,000	Stormwater Asset Management Plan 2025-2030
5	Other Public infrastructure: bus shelters, sea walls, street lighting etc	Footpaths - Renewal and upgrade of footpaths sections identified as high priority, Boronia Park Reserve, from North to South Gladesville Road, from Rocher Avenue to Luke Street, Joubert Street, from Martin Street to End Road, Mary Street, from End Loop Section to Gladesville Road, Mary Street, from John Street to Mark Street, Ryde Road, from Like Street to Figtree Road and Salter Street.	Hunters Hill	$150,000	Asset Management Plan, Customer satisfaction survey

6	Open Space & Recreation	Environmental Management of Buffalo Creek & Boronia Park- including development of environmental management plans, testing and remediation.	Buffalo Creek Reserve & Boronia Park	$150,000	Contaminated Land Management Act, EPA requirements
Part B - TOTAL				**$1,268,183**	
Part C - Section 7.12 Contribution Plan 2025-2030 – new projects					
Year 1 2025-26 (including July 1 2025 to June 30 2026)					
1	Open Space & Recreation	Tree Planting within the LGA - A total of 711 trees to be planted. 288 Small trees, 243 Medium trees, 180 Large trees to be planted in the suburb of Gladesville. Trees to be planted in both road reserves and public parks.	Gladesville	$50,000	Urban Forest Management Strategy
2	Open Space & Recreation	Detailed design and investigation associated with the implementation of accessible footpaths and lighting within the Henley Precinct	Henley	$200,000	Henley Precinct Masterplan
3	Community Facilities	Furnitures, Fixtures & Fittings within the Henley Precinct and others	Henley	$120,000	Henley Precinct Masterplan
4	Other Public Infrastructure: bus shelters, sea walls, street lighting etc.	Upgrade of the seawall at Gale Street Reserve and repairs of stairs and jetty at Timbrell Reserve.	LGA	$150,000	Asset Management Plan, Asset Management Strategy & Policy
	Community Facilities	Installation of heat pumps at the Gladesville Reserve Sports & Community Facility	Henley	$50,000	Net Zero Implementation Plan
Sub-Total				**$570,000**	
Year 2 2026-27 (including July 1 2026 to June 30 2027)					
1	Open Space & Recreation	Tree Planting within the LGA - A total of 711 trees to be planted. 288 Small trees, 243 medium trees, 180 Large trees to be planted in the suburbs of Huntleys Point and Henley. Trees to be planted in both road reserves and public parks.	Henley	$50,000	Urban Forest Management Strategy
2	LGA/Municipality Studies	Development of the Pedestrian Access and Mobility Plan for Hunter's Hill Council	LGA Wide	$60,000	Disability Inclusion Action Plan (DIAP)
3	Other Public Infrastructure: bus shelters, sea walls, street lighting etc.	Implement the actions from the Integrated Transport Strategy 1. Design wombat at existing refuge on Manning Road 2. Lighting upgrades at Venus Street, Hunters Hill	LGA	$60,000	Integrated Transport Strategy
4	Other Public Infrastructure: bus shelters, sea walls, street lighting etc.	Upgrade of the seawall and jetty at Ferry Street Point Reserve East, Bedlam Bay and other.	Various	$200,000	Asset Management Plan

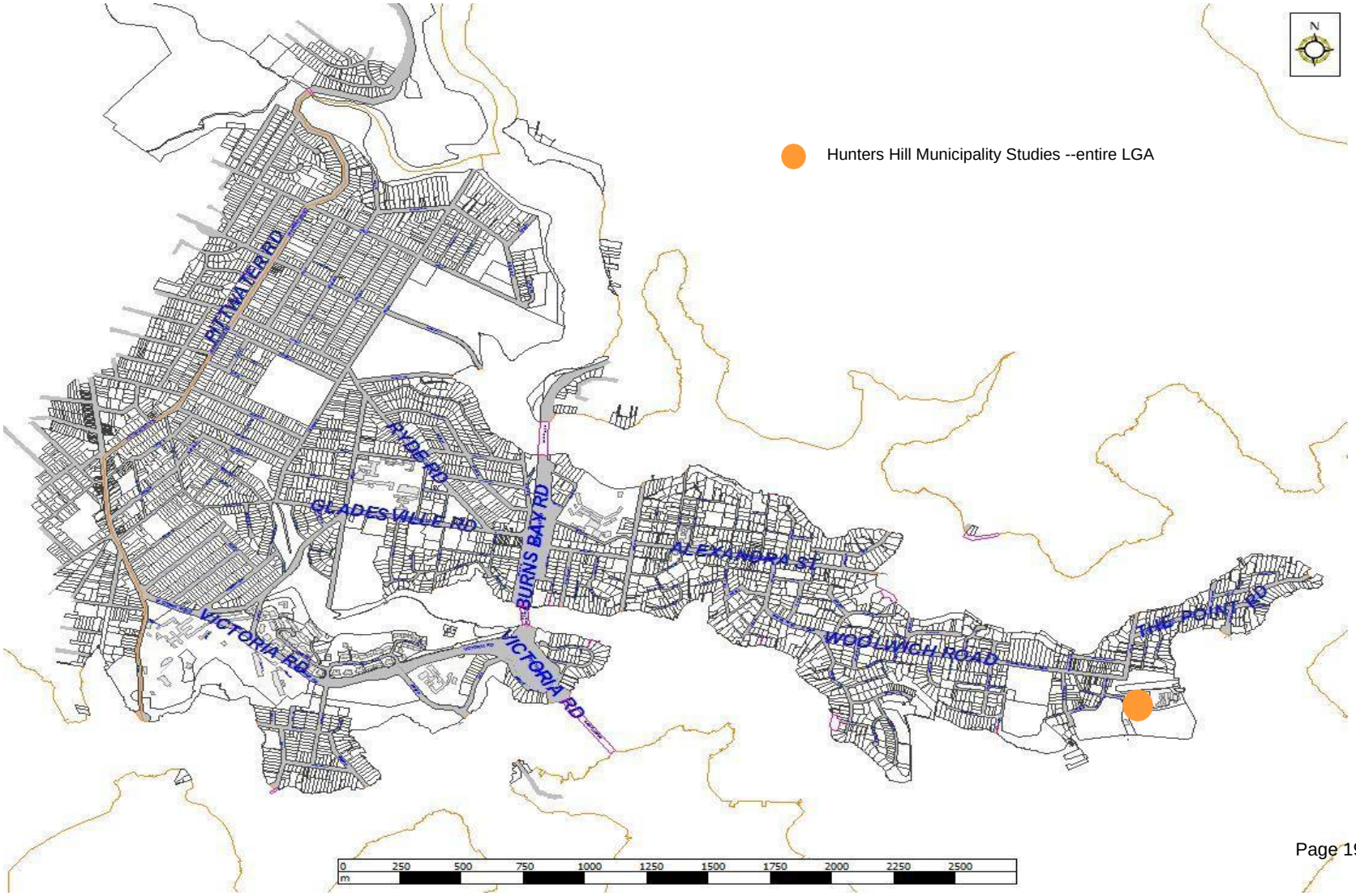
5	Other Public Infrastructure: bus shelters, sea walls, street lighting etc.	Renewal and upgrade of stormwater assets. including investigations, pipe relining and design of new stormwater infrastructure, in and around Hillcrest Avenue, Cowell Street, Farnell Street, Abigail Street, Martin Street, Alexandra Street and Rocher Avenue.	Various	$200,000	Stormwater Asset Management Plan 2025-2030
Sub-Total				**$570,000**	
Year 3 2027-28 (including July 1 2027 to June 30 2028)					
1	Open Space & Recreation	Tree Planting within the LGA - A total of 711 trees to be planted. 288 Small trees, 243 medium trees, 180 Large trees to be planted in the suburbs of Woolwich and Huntleys Cove. Trees to be planted in both road reserves and public parks.	Henley	$50,000	Urban Forest Management Strategy
2	Other Public Infrastructure: bus shelters, sea walls, street lighting etc.	Implement the actions from the Integrated Transport Strategy 1.Construct wombat crossing/intersection improvements on Woolwich Road & Alexandra Street.	LGA	$140,000	Integrated Transport Strategy
3	Other Public Infrastructure: bus shelters, sea walls, street lighting etc.	Sea Wall Improvement Program - LGA Wide	LGA	$200,000	Asset Management Plan, Asset Management Strategy & Policy
4	Other Public Infrastructure: bus shelters, sea walls, street lighting etc.	Renewal and upgrade of stormwater assets. including investigations, pipe relining and design of new stormwater infrastructure, in and around Hillcrest Avenue, Cowell Street, Farnell Street, Abigail Street, Martin Street, Alexandra Street and Rocher Avenue.	Various	$270,000	Stormwater Asset Management Plan 2025-2030
Sub-Total				**$660,000**	
Year 4 2028-29 (including July 1 2028 to June 30 2029)					**Year 4 2023-24**
1	Open Space & Recreation	Tree Planting within the LGA Undertake a Street Tree Audit - approx 4500 street trees to be assessed	Henley	$50,000	Urban Forest Management Strategy
2	Other Public infrastructure: bus shelters, sea walls, street lighting etc	Construct wombat crossing/intersection improvements on Woolwich Road & Alexandra Street.	LGA	$100,000	Integrated Transport Strategy
3	Other Public infrastructure: bus shelters, sea walls, street lighting etc	Renewal and upgrade of stormwater assets. including investigations, pipe relining and design of new stormwater infrastructure, in and around Hillcrest Avenue, Cowell Street, Farnell Street, Abigail Street, Martin Street, Alexandra Street and Rocher Avenue.	Various	$300,000	Stormwater Asset Management Plan 2025-2030

4	LGA/Municipality Studies	Assets Condition Assessments and Audit- Roads, Footpaths, Kerb & Gutter throughout the LGA	LGA	$180,000	Asset Management Plan, Asset Management Strategy & Policy
Sub-Total				**$630,000**	
Year 5 2029-30 (including July 1 2029 to June 30 2030)					
1	Open Space & recreation	Tree Planting within the LGA - A total of 711 trees to be planted. 288 Small trees, 243 medium trees, 180 Large trees to be planted in the suburbs of Hunter's Hill. Trees to be planted in both road reserves and public parks.	Henley	$50,000	Urban Forest Management Strategy
2	LGA/Municipality Studies	Assets Condition Assessments and Audit- Marine Structures and Parks & Open Space LGA wide	LGA	$70,000	Asset Management Plan, Asset Management Strategy & Policy
3	Other Public Infrastructure: bus shelters, sea walls, street lighting etc.	Sea Wall Improvement Program - LGA Wide	LGA	$200,000	Asset Management Plan, Asset Management Strategy & Policy
4	Open Space & Recreation	- Update Plans of Management for Boronia and Henley Precinct	LGA	$50,000	Local Government Act 1993 and Crown Land Management Act 2016
5	Other Public infrastructure: bus shelters, sea walls, street lighting etc	Improved street and park lighting within Hunters Hill.	LGA	$277,000	Integrated Transport Strategy
Sub-Total				**$647,000**	
Part C - TOTAL				**$3,077,000**	
TOTAL – All Parts				**$4,345,183**	

*Location of key community infrastructure mapped on page 21 to 23.

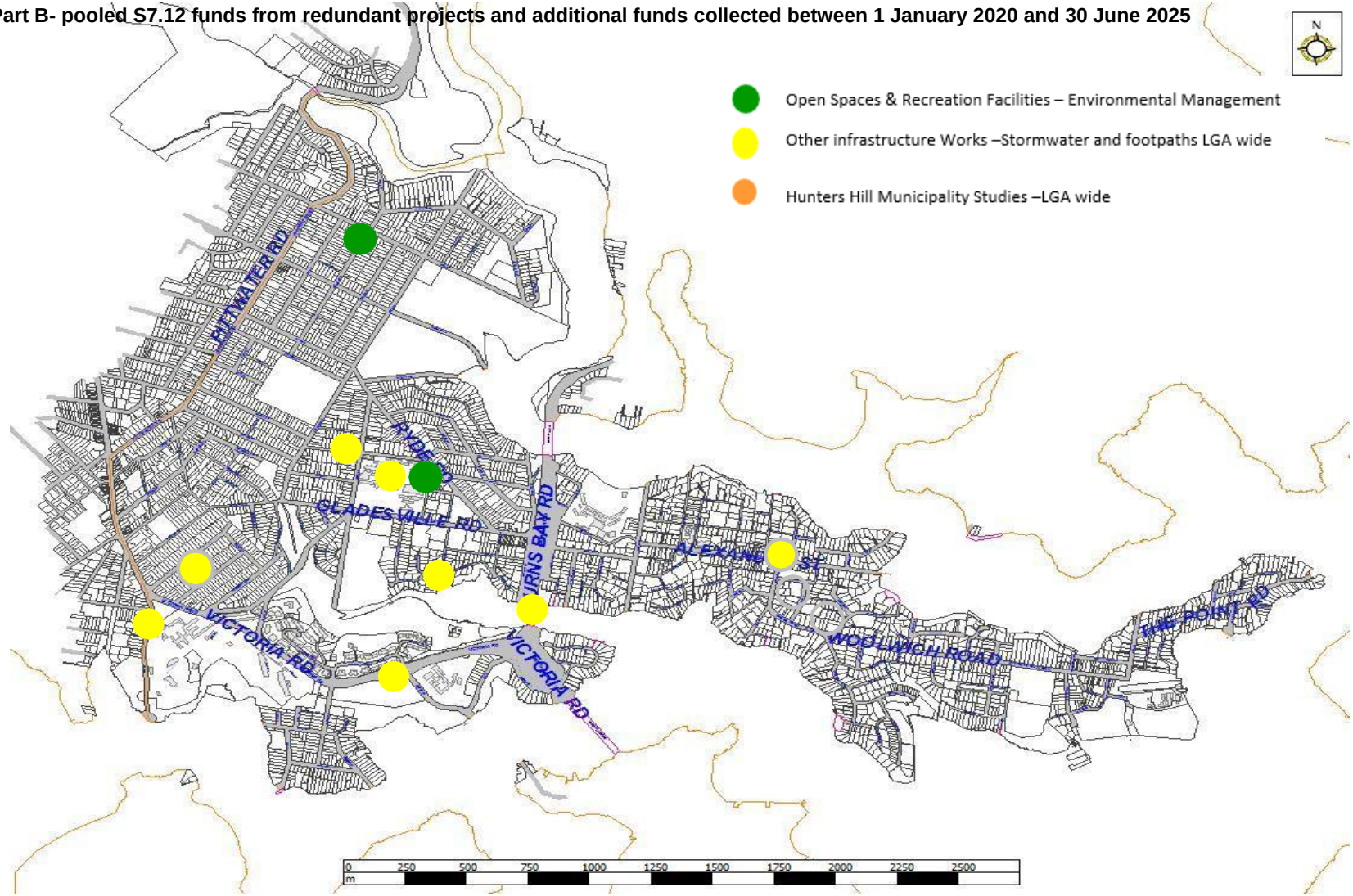
Schedule 2 - Map Showing Location of Key Community Infrastructure

Part A- projects carried from former S7.12 funding Local Infrastructure Contributions Plan 2020



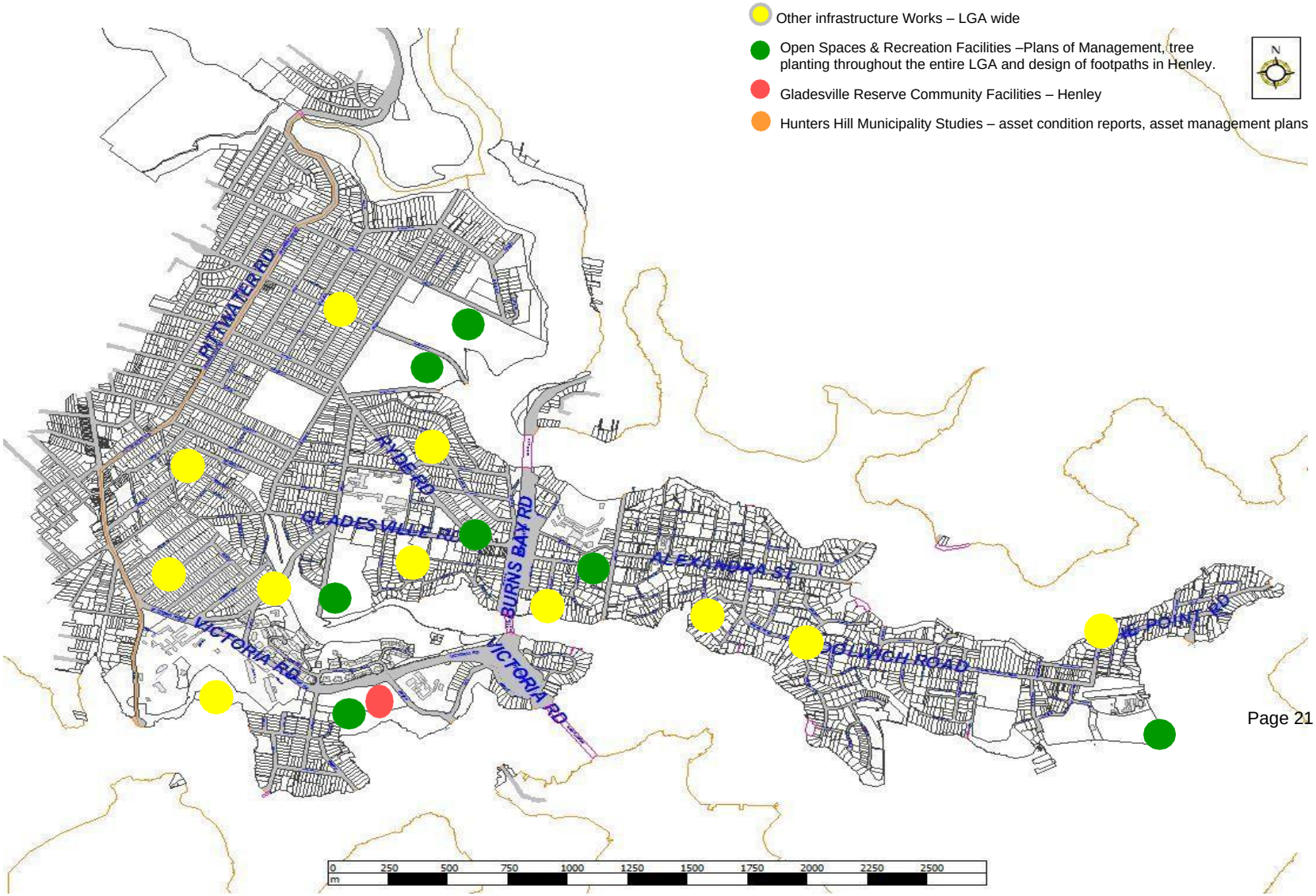
Section 7.12 Contribution Plan 2025

Part B- pooled S7.12 funds from redundant projects and additional funds collected between 1 January 2020 and 30 June 2025



Section 7.12 Contribution Plan 2025

Part C- Section 7.12 Contribution Plan 2025-2030



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Schedule 3 – Cost Summary Report

HUNTER'S HILL COUNCIL

COST SUMMARY REPORT FORM

(Development Cost between $100,001 - $1,200,000)

Applicant Name	
Applicant Address	
Development Proposal	
Development Address	

ANALYSIS OF DEVELOPMENT COSTS

Demolition & Alterations	$	Hydraulic services	$
Structure	$	Mechanical services	$
External walls, windows, doors	$	Fire Services	$
Internal walls, screes, doors	$	Lift Services	$
Wall finishes	$	External works	$
Floor finishes	$	External services	$
Ceiling finishes	$	Other related work	$
Fittings & equipment	$	**Sub-total: Works**	**$**

Sub-total: Works carried forward	$
Preliminaries & margins	$
Sub- total: Works + P&M	**$**
Consultant Fees	$
Other related development costs	$
Sub-total: Works + P&M + CF/ Other Costs	**$**
GST	$
TOTAL DEVELOPMENT COST- ALL	**$**

Schedule 4– Detailed Cost Report

HUNTER'S HILL COUNCIL

DETAILED COST REPORT FORM

(Development Cost over $1,200,000)

Applicant Name	
Applicant Address	
Development Proposal	
Development Address	

DEVELOPMENT DETAILS

Gross Floor Area – Commercial I	m^2	Gross Floor Area - Other	m^2
Gross Floor Area – Residential	m^2	Total Gross Floor Area	m^2
Gross Floor Area – Retail	m^2	Total Site Area	m^2
Gross Floor Area – Car Parking	m^2	Total Car Parking Spaces	
Total Development Cost	**$**		
Total Construction Cost	**$**		
Total GST	**$**		

ESTIMATE DETAILS

Professional Fees	**$**	**Excavation**	**$**
% of Development Cost	%	Cost per m^2 of site area	$ /m^2
% of Construction Cost	%	**Car Park**	**$**
Demolition & Site Preparation	**$**	Cost per m^2 of site area	$ /m^2
Cost per m^2 of site area	$ /m^2	Cost per space	$ /space
Construction – Commercial	**$**	**Fit out – Commercial**	**$**
Cost per m^2 of commercial area	$ /m^2	Cost per m^2 of commercial area	$ /m^2
Construction – Residential	**$**	**Fit out – Residential**	**$**
Cost per m^2 of residential area	$ /m^2	Cost per m^2 of residential area	$ /m^2
Construction – Retail	**$**	**Fit out – Retail**	**$**
Cost per m^2 of retail area	$ /m^2	Cost per m^2 of retail area	$ /m^2

Schedule 5 – Definitions and References

Definitions

ABS means Australian Bureau of Statistics

Accredited Certifier means the holder of a certificate of accreditation as an accredited certifier under the *Buildings Professionals Act 2005*

EP&A Act means the *Environmental Planning Assessment Act* 1979

Complying development certificate means a complying development certificate within the meaning of the EP& A Act.

Consumer Price Index means the All Group Sydney Quarterly Consumer Price Index

Council means Hunters Hill Council

Development Applications means an application for consent under Part 4 to carry out development but does not include an application for a complying development certificate

Development Levy means a levy under Section 7.12 of the *Environmental Planning Assessment Act* 1979 authorised by this plan

LGA means the local government area

Minister means the Minister administering the *Environmental Planning Assessment Act* 1979

EP&A Regulation means the *Environmental Planning and Assessment Regulation* 2021

Voluntary Planning Agreement means an agreement entered into by a planning authority such as Hunters Hill Council and a developer. Under the agreement a developer agrees to provide or fund: public amenities and public service, affordable housing or other infrastructure. Contributions can be made through: dedication of land, monetary contributions, construction of infrastructure or provision of a material public benefit.

References

Census Community Profiles 2020, Australian Bureau Statistics, viewed January 2025,

https://abs.gov.au/census/find-census-data/quickstats/2021/POA2020

Department Planning and Environment Draft for exhibition – Section 7.12 levies - December 2023
https://shared-drupal-s3fs.s3.ap-southeast-2.amazonaws.com/master-test/fapub_pdf/DRAFT_Section+7.12+practice+note_December+2023.pdf

ITEM NO	:	4.5
SUBJECT	:	EQUAL EMPLOYMENT OPPORTUNITY (EEO) POLICY AND PLAN 2025-2029
STRATEGIC OUTCOME	:	A VISION OF CONTINUOUS IMPROVEMENT IS SHARED BY COUNCILLORS AND COUNCIL STAFF.
ACTION	:	DEVELOP, IMPLEMENT AND PROVIDE EEO FOR STAFF
REPORTING OFFICER	:	ROSANNA GUERRA

Ref:761205

PURPOSE

The purpose of this report is to seek Council's endorsement of the revised Equal Employment Opportunity (EEO) Policy and Plan 2025 – 2029, which outlines Council's commitment to promoting fair, inclusive, and non-discriminatory employment practices in accordance with legislative requirements.

RECOMMENDATION

1. That Council endorses the Equal Employment Opportunity Policy and Plan 2025 – 2029 as attached to this report;
2. That the acting General Manager, in collaboration with the Director People & Culture, ensure that appropriate communication, training, and reporting mechanisms are put in place to support the implementation of the EEO Policy and Plan.

BACKGROUND

Hunter's Hill Council, as a local government authority, is required under ***Section 344*** of the ***NSW Local Government Act 1993*** and the ***NSW Anti-Discrimination Act 1977*** to develop and implement an Equal Employment Opportunity Management Plan.

The existing EEO Policy has been in place since 2020 and is due for review to reflect current legal obligations, contemporary workplace expectations, and best practice in diversity, equity and inclusion.

The development of the updated EEO Policy and Plan has been informed by internal consultation, legislative guidance, and the strategic objectives of Council's Workforce Management Strategy.

REPORT

The revised EEO Policy and Plan 2025 – 2029 outlines Council's commitment to creating a workplace that values diversity, promotes respect, and ensures that employment-related decisions are based on merit.

Key components of the policy and plan include:

- **Clear statements** on Council's legal and ethical obligations under anti-discrimination legislation;
- **Objectives and strategies** to eliminate discrimination and promote equal employment opportunity in recruitment, promotion, training, and retention;
- **Implementing measures**, including staff training, inclusive recruitment processes, and annual reporting mechanisms;
- **Monitoring and review processes**, including regular staff surveys and performance indicators aligned with workforce planning objectives;
- **Complaint procedures** to support the resolution of workplace discrimination and harassment matters in a fair and timely manner.

The plan will be implemented over a four-year period, with outcomes reported annually to the Executive Leadership Team and Consultative Committee. This information will also be made available to staff and stakeholders.

Endorsing this policy reinforces Council's commitment to being an employer of choice that champions fairness, equity, and dignity in the workplace.

CONCLUSION

The revised Equal Employment Opportunity Policy and Plan provides a framework for ensuring that all current and prospective employees are treated equitably and with respect. Adoption of this policy is essential for compliance with statutory obligations and supports Council's broader goals of workplace diversity and inclusion.

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. Equal Employment Opportunity (EEO) Policy 2025 ⇩
2. EEO Management Plan 2025 to 2029 ⇩
3. EEO consultation and engagement plan 2025 ⇩

HUNTER'S HILL COUNCIL

POLICY NO.	Xxx
POLICY TITLE	Hunter's Hill Council - Equal Employment Opportunity (EEO) Policy
STATUS	Council / Internal
SERVICE	People & Culture
DOCUMENT ID	

PURPOSE

Hunter's Hill Council values equity, diversity, and inclusion and is committed to fostering a workplace culture that upholds dignity and respect for all. This policy outlines Council's commitment to Equal Employment Opportunity (EEO) and sets expectations for employee conduct, recruitment, promotion, and professional development practice free from unlawful discrimination and harassment.

Council aims to eliminate all direct and indirect discriminatory practices and promote a diverse, respectful, and merit-based workplace. All employment decisions will be based on objective criteria such as skills, experience, qualifications and potential.

OBJECTIVES

This policy seeks to:

- Reaffirm Council's commitment to EEO principles.
- Prevent unlawful discrimination and harassment in the workplace.
- Promote equal access to employment, training and advancement.
- Embed the EEO Management Plan in workplace practices.
- Ensure all employees understand and uphold EEO responsibilities.
- Demonstrate leadership in fostering equity within the community.

SCOPE

This policy applies to:

- All Councillors
- All Council employees (permanent, temporary, casual), volunteers, contractors, and interns.
- All work locations, including remote working, offsite events, after-hours functions, and conferences.
- All employment practices including recruitment, selection, promotion, training, conditions of service, and termination.
- All forms of reported or suspected discrimination or harassment.

DEFINITIONS

Discrimination:	Unfair or less favourable treatment based on personal characteristics such as race, gender, age, disability, religion, or sexual orientation.
Harassment:	Unwelcome behaviour that offends, humiliates, or intimidates, based on a protected characteristic under relevant legislation.
Racism:	Prejudice or discrimination directed against individuals based on racial or ethnic background.
Sexual Harassment:	Any unwelcome sexual advance, request for sexual favours, or conduct of a sexual nature that makes a person feel offended, humiliated, or intimidated.
Worker:	Any employee, contractor, volunteer, intern, or consultant working on behalf of Council.
Manager/Supervisor:	Employees who oversee others and are responsible for implementing Council policies and managing team conduct.

Any behaviour which causes distress to another employee is unacceptable at work.

The Australian Human Rights Commission and the Fair Work Commission accept complaints about workplace bullying, harassment or discrimination covered by federal discrimination laws, including sex, disability, race and age discrimination.

PRINCIPLES

1. Council recognises its legal obligations under the *NSW Anti-Discrimination Act 1977*, *Disability Discrimination Act 1992*, and other applicable legislation.
2. Council upholds a zero-tolerance approach to unlawful discrimination, harassment, and bullying.
3. Council is committed to inclusive leadership and has embedded EEO in initiatives such as the Reconciliation Action Plan (RAP).
4. EEO training will be provided to all employees.
5. This policy supports Council's broader Respect and Dignity in the Workplace Policy.

RESPONSIBILITIES

General Manager

- Lead policy implementation and review.
- Monitor and report on effectiveness.

Directors, Managers, and Supervisors

- Uphold and model EEO practices.
- Provide training, guidance, and equitable opportunities.
- Manage complaints professionally and supportively.

Director of People & Culture

- Review and monitor HR practices to identify potential bias.
- Provide EEO support and training to employees and managers.
- Lead implementation and evaluation of the EEO Plan 2025–2029.

All Workers

- Treat others with dignity and respect.
- Complete EEO training.
- Report breaches of the policy promptly.

Consultative Committee

- Support implementation and regular review of the EEO Policy and Plan.

It is the responsibility of the director, manager or supervisor to ensure that no form of harassment takes place in the workplace, this includes ensuring that a culture of unacceptable behaviour is not allowed to develop.

Employees should be provided with clear guidance of what is acceptable and what is not acceptable behaviour and practices in the workplaces.

Directors, managers and supervisors have responsibilities to manage and supervise their employees, particularly with regard to unsatisfactory performance of duties. Therefore, harassment must not be confused with advice and comment from managers and supervisors regarding an individual's work performance. Such comment and advice may include critical statements and feedback, along with ongoing monitoring and review of performance.

Unacceptable Conduct Examples

- Discrimination or harassment in any form
- Workplace bullying or intimidation
- Threats or violence
- Inappropriate use of technology
- Substance abuse in the workplace
- Theft or fraud
- Insubordination

COMPLAINTS, COMPLIANCE & DISCIPLINARY ACTION

All employees are expected to comply with this policy. Breaches will be treated as misconduct and may lead to disciplinary action. Employees can raise concerns through Council's Grievance Handling Policy or seek support from:

- General Manager
- Director People & Culture
- Relevant supervisor or manager

IMPLEMENTATION & INTEGRATION

This policy will be:

- Communicated to all employees and new hires.
- Incorporated into Council documents including:
    - CSP, Delivery Program & Operational Plan
    - Workforce Strategy & Plan 2025
    - Position descriptions, job ads, and performance management documents
    - Employment contracts and onboarding materials

RELATED LEGISLATION & POLICIES

- Australian Human Rights and Equal Opportunity Commission Act 1986
- Age Discrimination Act 2004
- Sex Discrimination Act 1984
- Racial Discrimination Act 1975
- Disability Discrimination Act 1992
- Fair Work Act 2009
- Workplace Gender Equality Act 2012
- Privacy and Personal Information Act 1998
- Workplace Health and Safety Act 2011
- New South Wales Anti-Discrimination Act 1977
- New South Wales Industrial Relations Act 1996
- New South Wales State Records Act 1998
- Local Government Act 1993
- Local Government (State) Award 2023
- NSW Disability Inclusion Act (2014)

Internal documents:

- Hunter's Hill Council EEO Management Plan 2025–2028
- Disability and Inclusion Action Plan 2023
- Code of Conduct
- Respectful Behaviours Policy
- Reconciliation Action Plan (RAP)
- H.E.A.R.T. Values

POLICY AUTHORITY & CONTRACT

Policy Owner: Nick Tobin, Acting General Manager
Contact: Rosanna Guerra, Director People & Culture

REVIEW

This policy to be reviewed once per term of Council.
Next review date is: April 2030

ADOPTED BY COUNCIL/EXECUTIVE:

DATE: xx
RESOLUTION NO: x

Date	Version	Res. No.	Key Changes	Author
09.09.2013	1.0	285/13	Adoption of Policy	Manager Human Resources
2016	1.1	263/06	Legislative updates	Manager Human Resources
14/12/2020	2	424/20	Legislative updates	Manager Human Resources
April 2025	3.0		Legislative updates	Director People & Culture

Hunter's Hill Council

Equal Employment Opportunity Management plan
2025 – 2029



Acknowledgement of Country

Hunter's Hill Council acknowledges the Wallumedegal of the Eora Nation as the Traditional Custodians of all land and water of the Hunter's Hill Council local government area.

Council pays respect to Elders past, present and emerging, and extends this respect to all Aboriginal and/or Torres Strait Islander people living in or visiting the local area.



1. Acknowledgement of Country
2. Introduction
3. Message from the General Manager
4. Our Vision
5. Our Values
6. Our Commitment
7. Responsibilities
8. Statistics
9. Focus Areas
10. EEO Action Plan

Introduction

The purpose of Hunters Hill Council's EEO Management Plan is to eliminate discrimination in the workplace and provide actions to ensure equality in the workplace.

Aims of Hunters Hill Council's EEO Management Plan:

- To ensure that prospective employees are treated equitably when applying for positions within Council.
- To facilitate the fair and equitable treatment of its employees by promoting a workplace free of discrimination.
- To promote and encourage good working relationships and providing a workplace ree of harassment.

Treating people fairly and equitably and recognising that each person can contribute something valuable to Council, will assist employees in realising their full potential whilst also enhancing Council's effectiveness, efficiency and service to the community.
The *Anti-Discrimination Act (1977)* provides that it is illegal to discriminate on several grounds as outlined in Council's EEO policy.

Every employee of Hunters Hill Council has a responsibility to ensure compliance with this legislation.



Message from the General Manager

About our Plan

Hunter's Hill Council is committed to fostering a workplace culture that upholds fair practices and behaviours, while enhancing employment access and participation for Equal Employment Opportunity (EEO) and diversity groups.

Our commitment aims to create a safe, inclusive, and rewarding work environment—free from all forms of unlawful harassment and discrimination—where all employees and prospective employees have equal access to opportunities and benefits related to employment, promotion, and training.

In doing so, we strive to build a diverse and capable workforce equipped to deliver high-quality services to our community, helping make Hunters Hill a better place to live, work, and do business.

This Plan not only fulfils our obligations under the *Local Government Act 1993*, but also provides an opportunity to review and strengthen our commitment to employment equity and diversity. It outlines our key objectives and how we will achieve them over the next four years.



Nick Tobin, acting General Manager

Our Vision

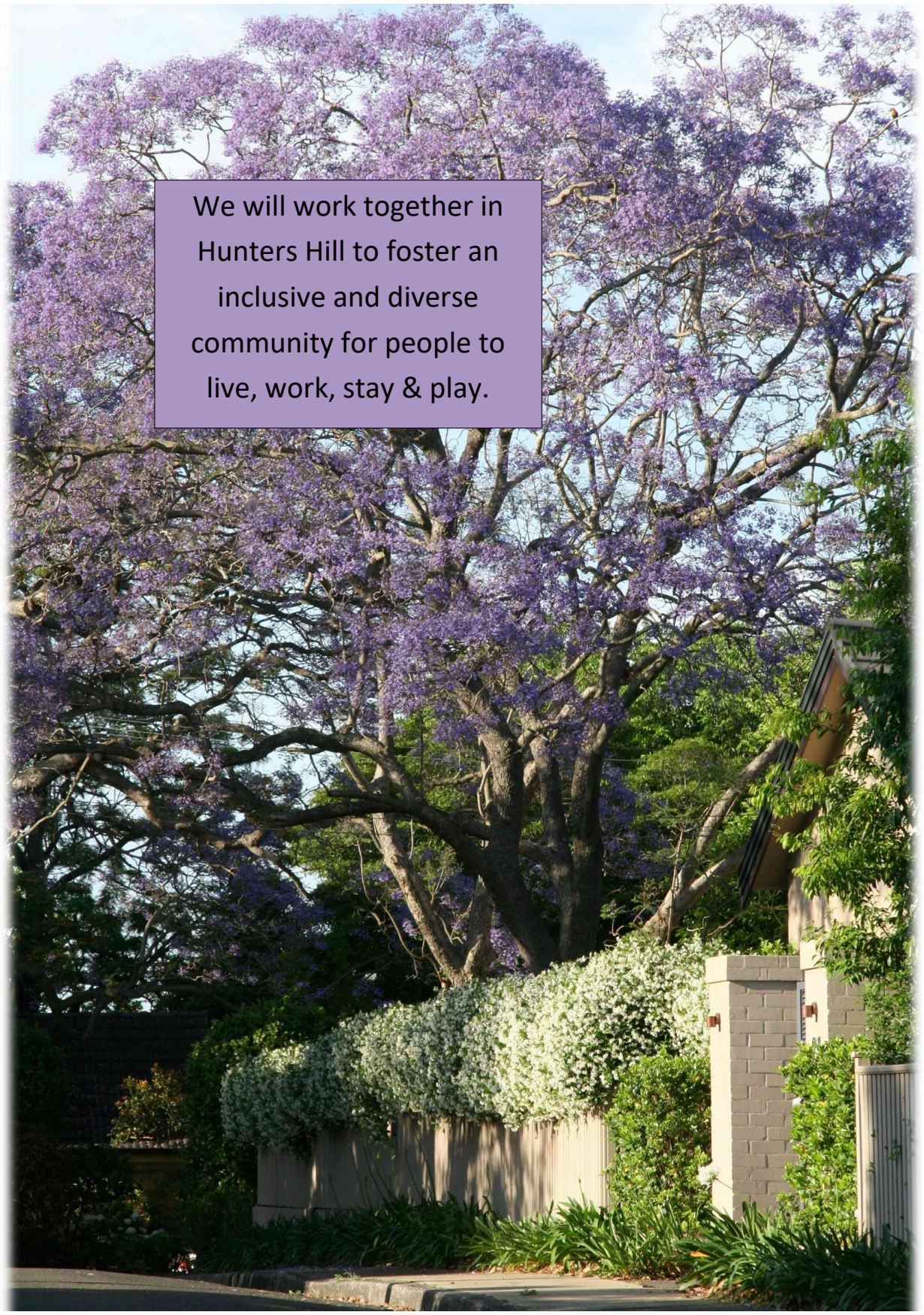
At Hunter's Hill Council, our vision is to create a workplace where diversity is celebrated, inclusion is the norm, and equal opportunities are accessible to all.

We are committed to fostering an environment built on fairness, respect and integrity. We aim to eliminate barriers and cultivate a culture that the reflects the strength of our diverse workforce, ensuring everyone can make a meaningful impact.

To bring this vision to life, Hunters Hill Council will actively implement initiatives that support diversity and inclusion, provide ongoing education and training and ensure transparency and accountability in our practices.

Through this commitment, we strive to build a community-driven organisation that reflects the values we uphold and creates lasting positive change for both our employees, and the wider community.




We will work together in Hunters Hill to foster an inclusive and diverse community for people to live, work, stay & play.

Our Values

Our values are at the **HEART** of what we do and who we are.
As such, we are represented by the following Values:

Honesty

Excellence

Accountability

Respect

Teamwork



Our Commitment to EEO

Hunter's Hill Council is committed to a fostering a safe, productive, and inclusive working environment, free from discrimination and grounded in the principles of equal opportunity. With a strong focus on promoting a positive awareness on both the spirit and intent of anti-discrimination and equal opportunity legislation, the Council strives to ensure fair and equitable opportunities for all employees.

The Equal Employment Opportunity (EEO) Management Plan 2025-2029 builds upon this ongoing commitment, further advancing in initiatives established in our workplace strategy.

The EEO Management Plan supports our EEO Policy in eliminating and ensuring the absence of direct, systemic and indirect discrimination on the grounds of:

- Race
- Sex
- Ethnicity
- Disability
- Sexual orientation or gender identity
- Age
- Religion
- Marital/family status
- Pregnancy or potential pregnancy
- Breastfeeding
- Caring Responsibilities





Indigenous painting by Danny Eastwood - Boomalli Aboriginal Artists Co-Operative.

Danny Eastwood has won the NSW NAIDOC Award, the National NAIDOC Aboriginal Artist of the Year Award, the NSW Parliament Award and the NAIDOC Poster Award.

Responsibilities

The responsibilities for each staff level play a crucial role in ensuring the Council adheres to its vision of fairness, inclusion and diversity.

General Manager

- Provides overall leadership in implementing the EEO Plan, ensuring the equal opportunity principles are embedded in all organisationall policies and decisions.
- Ensuring that the EEO policies and initiatives are integrated into the Council's strategic objectives.

Directors and Managers

- Actively promoting and enforcing EEO principles in day-to-day operations.
- Ensuring that recruitment, promotion and training opportunities and are accessable to all employees.
- Supporting staff through EEO training and professional development programs.
- Addressing any complaints or issues relating to discrimination or unequal treatment in a timely and respectful manner.

Director of People and Culture

- Developing and overseeing the EEO Management plan, ensuring it aligns with Council's Workforce Management Strategy and Plan, along with legal requirements.
- Facilitating EEO training and education for all staff members.
- Monitoring and reporting on EEO progress and metrics, identifying areas for improvement.
- Advising managers and staff on EEO policies, practices and legislation.

All staff

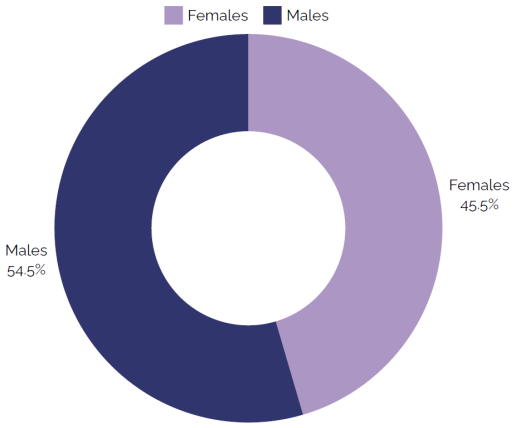
- Treating colleagues with fairness, respect and dignity regardless of differences.
- Adhering to EEO policies and participating in relevant training
- Reporting discriminatory practices or behaviour in the wokplace
- Supporting the creation of an inclusive workplace where diversity is valued
- Contributing to an environment free from harassment, bullying and exclusion.

EEO and diversity group at HHC

EEO & Diversity Group	Hunter's Hill Council Statistics (2024)
Female staff	45.5% and 66.67% (Executive Team)
Age	Female: 45 Male 47 Average Age: 46
Indigenous	1%
Disability	3%

The diversity snapshot of Hunter's Hill Council in 2024 highlights the organisation's ongoing commitment to fostering an inclusive and equitable workplace.

With **45.5% of staff being female** and **50% representation of women on the Executive Team**, the Council demonstrates strong leadership in gender diversity, particularly at senior levels. This is a positive indicator of the Council's efforts to promote gender balance and equal opportunities for women in leadership roles.



In terms of age diversity, the average age across the Council is **46**, with female employees having an average age of **45** and male employees **47**. This suggests a balanced mix of experienced staff, providing the Council with a wealth of knowledge and expertise to drive organizational goals.

While the representation of Aboriginal and Torres Strait Islander **employees** sits at **1%**, and **employees with disabilities** at **3%**, these figures indicate that there is room for growth in further enhancing the Council's diversity profile. Hunter's Hill Council is committed to progressing this area of diversity through our **Reconciliation Action Plan (RAP).**

The Council's **Equal Employment Opportunity (EEO) Management Plan** aims to address these gaps by actively promoting recruitment strategies that attract individuals from underrepresented groups, ensuring a workplace that reflects the diversity of the community it serves.

The Council is committed to creating pathways for Indigenous people and individuals with disabilities, providing opportunities for growth, and fostering a culture of inclusion.

These efforts align with broader strategic goals of cultivating a workforce that champions diversity, fairness, and respect across all levels of the organisation.





Our commitment to diversity and inclusion

The launch of our first inaugural Reconciliation Plan (RAP) in May 2024 marked a historical moment for Hunter's Hill Council, showcasing our commitment to diversity and inclusion as outlined in the Equal Employment Opportunity (EEO) Management Plan 2025-2029.

The historical significance of this cannot be underestimated as the RAP is an important step in our journey towards reconciliation. Since the launch of our RAP, we have been committed to delivering our action plan through Walks on Country, strengthening our position in building relationships with key stakeholders, raising community awareness through education and planned activities.



Image taken at the Hunter's Hill Council Reconciliation Action Plan launch in May 2024

A significant achievement was holding our own RAP stall at the Moocooboola festival for the first time in the history of Council representing Indigenous culture, offering traditional food, dot painting and educational activities on Aboriginal symbols.

This celebration of Indigenous heritage reflects the values at the HEART of our EEO Plan- Embracing diversity, eliminating barriers and creating opportunities for all.

It stands as a proud achievement for the council, reinforcing our dedication to fostering an inclusive workplace and community.



Images that were captured at Moocooboola festival held on 13 October 2024.









Images from Indigenous Weaving Workshop held in December 2024. This cultural workshop was led by Louwanna from Koori Kinnections in a joint initiative with Hunter's Hill Council.

Focus areas and actions

The Equal Employment Opportunity (EEO) Management Plan 2025–2029 reflects our ongoing commitment to fostering a diverse, inclusive, and equitable workforce.

This plan will continue to guide our efforts to educate, empower, and support staff in understanding and fulfilling their EEO responsibilities.





Key Result Area 1: Effective Consultation

Objective: Employees are represented in the development of the EEO Management Plan 2025-2029

Actions	Target	Responsibility	Performance Indicators	Target Date
Present draft EEO Management Plan 2025-2029 to the Consultative Committee for review and feedback	All Employees	People & Culture	Minutes of Consultative Committee Meetings	February 2025



Key Result Area 2: Communication and Awareness Raising

Objective: Employees are aware of EEO principles

To ensure that all employees (i.e. supervisory and non-supervisory employees) are aware of:

- EEO principles
- Their responsibilities in relation to EEO principles
- The existence of the EEO Management Plan and where it is located.
- Council's lack of tolerance of harassment in the workplace.

Actions	Target	Responsibility	Performance Indicators	Target Date
Plan and Policy are placed on the intranet and website	All employees	People & Culture	Plan and Policy are available on the intranet, website or by contacting People & Culture	May 2025
Conduct EEO Awareness training for all new employees are part of the Hunter's Hill Council Induction program	New employees	People & Culture	Training records	1st day induction of new starters

Arrange training for directors, managers and supervisory staff on EEO principles and their responsibilities relating to the appropriate legislation.	Directors, Managers and Supervisors	People & Culture	All directors, managers and supervisory staff trained. Managers updated when changes occur to the legislation. Managers conduct retraining sessions for their supervisors when changes occur to the legislation.	Annually
Conduct training for all non-supervisory staff on EEO principles and their responsibilities relating to the appropriate legislation.	Non-supervisory employees	People & Culture	All non-supervisory staff trained. Managers/supervisors conduct retraining sessions for their staff when changes occur to the legislation.	Annually
Communicate EEO information to all new full-time and part-time employees as part of the Council's induction program.	All new full-time and part-time employees	People & Culture	All new employees provided with induction	As required
Promote EEO, anti-discrimination and anti-harassment via the staff newsletter	All employees	People & Culture	Articles and information placed in the staff newsletter.	Quarterly



Key Result Area 3: Data Collection

Objective: EEO statistical data is collected and reported upon

Actions	Target	Responsibility	Performance Indicators	Target Date
Data on EEO breakdowns collated annually for inclusion in the Annual Report	All employees	People & Culture	Annual Report	Annually
Data is collected on EEO principles in staff engagement survey	All employees	People & Culture	Results of staff engagement surveys are presented to staff	Annually
Focus group is facilitated for staff feedback	All employees	People & Culture	Action Plan developed from focus group	Annually



Key result area 4: Recruitment and Selection

Objective: Ensure that Council's Recruitment and Selection Policy and Human Resources Manual outline procedures that conform with EEO principles

Actions	Target	Responsibility	Performance Indicators	Target Date
All advertisements for vacant positions accurately reflect the role and use of non-discriminatory language	Current and prospective employees	People & Culture	Recruitment advertisements	Commenced and ongoing
Recruitment panel members are trained in behavioural interviewing training that incorporates EEO awareness	Interview panel members and managers	People & Culture	Behavioural interviewing training conducted for all new managers, coordinators and team leaders. At least two panel members have completed Behavioural Interviewing training.	Ongoing

			No substantiated complaints of unfair recruitment practices for applicants	
Ensure interviews for management and supervisory positions include questions related to EEO responsibilities	Applicants for supervisor / management positions	People and Culture & Leadership Team	• Interview questions for supervisory positions. • No applicants are appointed to supervisory positions unless they demonstrate knowledge and understanding of EEO principles. • If appointed and are identified as lacking understanding of EEO principles – they must undertake training as a priority.	Commenced and ongoing



Key Result Area 5: Appointment, Promotions and Transfer Processes

Objective: Ensure that all appointments, promotions and transfers are based on merit and/or position related criteria.

Ensure all employees who are injured at work and unable to return to their pre-injury duties are assessed for suitable duties in accordance with their abilities.

Actions	Target	Responsibility	Performance Indicators	Target Date
All advertisements for vacant positions accurately reflect the role and use of non-discriminatory language	Current and prospective employees	People & Culture	Recruitment advertisements	Commenced and ongoing
Ensure all appointment decisions are justified and documented on merit-based grounds	Selection Panels	People & Culture	Selection Panel Reports clearly outline reasons for appointment	Commenced and ongoing
Monitor appointments, promotions and transfers to ensure they do not breach EEO principles.	All employees	People & Culture	Nil substantiated complaints regarding non-compliance with EEO principles for appointments, promotions and transfers.	Commenced and ongoing.
Ensure that if and when opportunities to act in higher grade positions are available that they are assigned	All employees	People & Culture	• Employees are given equal opportunity to act in higher grade positions appropriate to their skills, experience, and proficiency. • No employee is discriminated against in	Commenced and ongoing

			accordance with EEO principles. • Nil substantiated complaints in regard to non-compliance with EEO principles for offers of acting in higher positions.	
Check that offers of suitable duties are based on the injured worker's abilities	Employees who are injured at work.	Directors, Managers & Supervisors	• Nil substantiated complaints regarding non-compliance. • Return to work plans are completed in accordance with EEO principles.	Commenced and ongoing



Key Result Area 6: Conditions of Service

Objective: Ensure that conditions of service comply with EEO principles

Actions	Target	Responsibility	Performance Indicators	Target Date
Review Council's Work and Family policy to ensure no breach of EEO principles.	All employees	People & Culture	Minutes of Consultative Committee meetings show that issues raised via consultation are given consideration prior to finalisation of policy. Nil substantiated complaints about the illegal discrimination relating to the policy.	Commenced and ongoing
Human Resources policies and procedures are developed and reviewed to ensure compliance with EEO principles.	All employees	People & Culture	Minutes of Consultative Committee meetings show that issues raised via consultation are given consideration prior to finalisation of policy. Nil substantiated complaints about the illegal discrimination relating to the policy.	Commenced and ongoing



Key Result Area 7: Learning and Development

Objective: Review learning and development policies and practices to ensure they conform with EEO principles and provide all employees with learning and development opportunities

Actions	Target	Responsibility	Performance Indicators	Target Date
Individual learning needs identified in annual performance appraisals	All employees	Directors, Managers and People and Culture	Development Plans are regularly updated in Council's Performance Review and Development System using Council's Pulse system	Annually in accordance with Council's Performance Review and Development Program
Individual learning and development plans are developed to assist employees into their role	New employees and employees transferring to a new role	Directors, Managers, People and Culture	Individual learning and development plans completed within 12 weeks of an employee commencing in a new role	Commenced and ongoing
Arrange training according to the needs of Council as specified in Council and individual Development Plans	All employees	Directors and Managers in consultation with People and Culture	Nil substantiated complaints regarding illegal discrimination in the support of training.	Commenced and ongoing.
Examine in-house and external training courses and materials to ensure they are not discriminatory and consistent with EEO principles	All employees	People and Culture	Courses and materials are non-discriminatory. No breaches of EEO principles.	Commenced and ongoing.
Arrange training according to the needs of Council as specified in Council	All employees	Leadership team in consultation	Nil substantiated complaints regarding illegal discrimination in	Commenced and ongoing.

and individual Development Plans		with People and Culture	the support of training.	
Support the professional development of employees when applying for Study Assistance by considering all applications on merit	All employees	Leadership team and People and Culture	Study Assistance program applications. Frontline Management applications	Commenced and ongoing
Offer job application skills training to internal staff	All employees	People and Culture	Resume writing and interview techniques training provided upon request	Where required



Key Result Area 8: Policies and Programs

Objective: Corporate policies and programs contribute to EEO outcomes

Actions	Target	Responsibility	Performance Indicators	Target Date
Human Resources policies and procedures are developed and reviewed to ensure compliance with EEO principles	All employees	People and Culture	Policies are reviewed in accordance with policy register	Commenced and ongoing
Review flexible working arrangements	All employees	People & Culture	Staff are satisfied with conditions of employment in relation to flexibility	Commenced and ongoing
Provide a confidential Employee Assistance Program	All employees	People & Culture	Staff awareness of confidential assistance program	Current arrangements to be reviewed by June 2025



Key Result Area 9: EEO Target Groups

Objectives:

- To provide opportunities for those who are members of certain EEO target groups (e.g. Women, Non-English-Speaking Background (NESB) Aboriginal & Torres Strait Islander (ATSI), People with a disability) to improve their skills to make them more marketable for employment. To provide options for mature aged workers.
- To convert positions – where appropriate – into traineeships or apprenticeships.
- To convert positions – where appropriate – into positions suitable for people with a disability.
- To convert positions – where appropriate – into part-time positions – suitable for people with a disability
- To provide flexible options for mature aged workers
- To improve understanding of the needs and capabilities of people with a disability.
- To improve understanding of the needs and capabilities of non-English speaking background (NESB) and Aboriginal and Torres Strait Islander cultures (ATSI).

Actions	Target	Responsibility	Performance Indicators	Target Date
Provides opportunities for unpaid work experience placements to enhance employment opportunities.	NESB ATSI People with a disability	Managers and People and Culture	Number of work experience placements through various schools, colleges and agencies in each target group	Commenced and ongoing
Ascertain whether positions can be redesigned or modified provide learning opportunities to younger workers	NESB ATSI	Managers & People and Culture	Number of positions are redesigned for traineeships or apprenticeships	Commenced and ongoing
Ascertain whether positions, as they become vacant, are suitable for redesign for a	People with disability	Managers & People and Culture	Positions redesigned for people with a disability	As appropriate positions become available

person with disability.				
Ascertain whether positions, as they become available, are suitable for redesign for part-time employment.	People with a disability Women Mature aged workers	Managers & People and Culture	Number of positions that are redesigned for part-time employment	Commenced and ongoing
Conduct awareness-raising sessions for managers with appropriate agencies for people with a disability	NESB ATSI People with a disability	People and Culture / Community Services	Number of sessions conducted	Collaborate with Community Services
Conduct awareness–raising sessions for managers with appropriate agencies	NESB ATSI	People and Culture / Community Services	Number of sessions conducted	Collaborate with Community Services

LEGISLATION APPLICABLE TO EEO

- Australian Human Rights and Equal Opportunity Commission Act 1986
- Age Discrimination Act 2004
- Sex Discrimination Act 1984
- Racial Discrimination Act 1975
- Disability Discrimination Act 1992
- Fair Work Act 2009
- Workplace Gender Equality Act 2012
- Privacy and Personal Information Act 1998
- Workplace Health and Safety Act 2011
- New South Wales Anti-Discrimination Act 1977
- New South Wales Industrial Relations Act 1996
- New South Wales State Records Act 1998
- Local Government Act 1993
- Local Government (State) Award 2023
- NSW Disability Inclusion Act (2014)





EEO POLICY AND PLAN – CONSULTATION PROGRAM

2025

Actions	Target	Responsibility	Performance Indicators	Target Date
Present draft EEO Management Policy and Plan 2025-2028 to the Executive Leadership Team for review and feedback	ELT	Director People & Culture	Minutes of ELT meeting	29 January 2025
Staff provided with a copy of the EEO Management Policy and Plan 2025-2028 for feedback via survey	All employees	Director People & Culture on behalf of the Consultative Committee	Email distribution. Minutes of team and toolbox meetings Survey	29 January 2025
Present draft EEO Management Plan 2025-2028 to the Consultative Committee for review and feedback gathered from staff	Consultative Committee	Director People & Culture	Minutes of Consultative Committee Meetings	19 February 2025
Present final version of the EEO Management Plan 2025-2028 to the Executive Leadership Team for final comments and sign off	ELT	Director People & Culture	Minutes of ELT meeting	5 March 2025

Actions	Target	Responsibility	Performance Indicators	Target Date
Adoption by Council	Councillors	People & Culture	Council report – adoption	April council meeting
Uploaded to Council's website for community awareness	Community	Communications Officer	Uploaded to our website	April 2025
Staff provided a link to the adopted EEO policy and Plan which is uploaded to the HR Hub Link will also be included in the March staff newsletter	All employees	People and Culture Officer	Email sent to staff with links	April 2025
Staff sign understanding of the requirements outlined in the policy and plan	All employees	Director People & Culture	Acknowledgement forms signed and return to the People and Culture Officer	April 2025
EEO training – links to compulsory LGNSW e-module training on: EEO & Aboriginal Cultural Awareness	All employees	People & Culture Officer	All staff receive training (including onboarding)	Commencing April 2025 and conducted periodically
Records Management complete	All employees	Records Officer	Documents stored and auditable	April 2025

ITEM NO	:	4.6
SUBJECT	:	INTERNAL AUDIT FUNCTION (IAF) SHARED SERVICE AGREEMENT
STRATEGIC OUTCOME	:	A VISION OF CONTINUOUS IMPROVEMENT IS SHARED BY COUNCILLORS AND COUNCIL STAFF.
ACTION	:	IMPLEMENT THE ACTIONS FROM THE AUDIT, RISK AND IMPROVEMENT COMMITTEE (ARIC)
REPORTING OFFICER	:	NICK TOBIN

Ref:759753

PURPOSE

To provide Council with details of the Internal Audit Shared Services Agreement to be signed by Council's General Manager.

RECOMMENDATION

1. That the report be received and noted.
2. That Council approves the updated agreement for signing by the General Manager on behalf of the council.

BACKGROUND

Hunter's Hill Council has participated in a shared Internal Audit Function across NSROC Councils since 2009. (Strathfield Council has been a member in this arrangement since 2018). Under this agreement, member councils have a shared independent and objective internal audit function that provides internal audit services to each council in alignment with the requirements outlined under the Risk Management and Internal Audit Guidelines 2023.

The shared agreement enables the councils to leverage their combined purchasing power to gain efficiency and obtain shared learnings that contributes to improvements at each member council. The shared internal audit function is hosted by the Northern Sydney Regional Organisation of Councils (NSROC).

Under the internal audit function shared service arrangement, an experienced Head of Internal audit (employed by NSROC) acts as the Head of Internal Audit for each member council. The Head of Internal Audit works closely with stakeholders at each member council and each member council's ARIC to make sure that the internal audit services delivered are of high quality, meet each council and it's ARIC's needs, complies with the requirements of the OLG Risk Management and Internal Audit Guidelines (the Guidelines) and internal audit standards.

Member councils have agreed that each member council except Hunter's Hill Council is to have six audits each year under this arrangement. Hunter's Hill Council has agreed that it will have

four audits each year. Costs of the internal audit shared service are shared proportionately by member councils in an agreed ratio tied to the number of agreed audits.

Under this arrangement, the delivery of internal audits is carried out, under oversight by the Head of Internal Audit, by empanelled outsourced service providers who are engaged by NSROC through a tender process that complies with local government rules and regulations. The provider panel is managed by the Head of Internal Audit. The Head of Internal Audit undertakes internal audit planning and all other ancillary activities for the internal audit function. The General Managers of member councils meet at least annually to review how the shared service arrangement is operating.

REPORT

Council ARICs and senior stakeholders are satisfied with this agreement and the shared services internal audit function's operations as indicated by the positive responses to the annual internal audit function survey carried out in July 2024 and as reinforced in the General Managers meeting with Internal Audit Shared Services in April.

The operation of the agreement is reviewed by General Managers every five years and the agreement updated if required. General Managers agreed that the agreement required to be updated to align with risk management and internal audit guidelines and updated shared service hosting arrangements. An updated draft agreement was reviewed and endorsed by General Managers at a meeting of General Managers of member councils on 2 April 2025.

This timing of this agreement update is also aligned with a procurement tender being undertaken by NSROC to refresh the panel of service providers as the current provider contracts expire on 30 June 2025. The tender seeks to appoint a panel of firms for a three-year period with an option to extend by a further two-year period. The tender closed on 28 March and the evaluation panel will meet to assess the tender submission and make recommendations by the end of April 2025. Following agreed approval processes, NSROC will enter into panel contracts with the successful provider firms. The pricing across the life of the contract is expected to remain stable for each firm, except for agreed indexation.

FINANCIAL IMPACT ASSESSMENT

The cost contribution to the shared service internal audit function is within the annual budget and agreed each year with each GM and NSROC. The provisional internal audit budget for 25-26, as agreed with General Managers, is up to $170K for each member council, except for Hunter's Hill Council whose provisional budget for 25-26 is up to $102K.

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. Draft IAF Agreement ⇩

Confidential Draft – restricted distribution

AGREEMENT

INTERNAL AUDIT FUNCTION

HUNTERS HILL COUNCIL

and

KU-RING-GAI COUNCIL

and

LANE COVE COUNCIL

and

MOSMAN COUNCIL

and

NORTH SYDNEY COUNCIL

and

STRATHFIELD COUNCIL

and

NORTHERN SYDNEY ORGANISATION OF COUNCILS (NSROC)

DRAFT

Confidential Draft – restricted distribution

THIS AGREEMENT made the _____ day of _____ 2025

AMONG:

1. **HUNTERS HILL COUNCIL (ABN 75 570 316 011)** of 22 Alexandra Street, Hunters

   Hill, NSW 2110.

2. **KU-RING-GAI MUNICPAL COUNCIL** (**ABN 86 408 856 411**) of 818 Pacific Highway, Gordon 2072

3. **LANE COVE COUNCIL (ABN 42 062 211 626)** of 48 Longueville Road, Lane Cove, NSW 2006.

4. **MOSMAN MUNICIPAL COUNCIL (ABN 94 414 022 939)** of I Mosman Square,

   Mosman, NSW 2088.

5. **NORTH SYDNEY COUNCIL (ABN 32 353 260 319)** of 200 Miller Street, North

   Sydney, NSW 2060.

6. **STRATHFIELD MUNICIPAL COUNCIL (ABN 52 719 940 263)** of 65 Homebush Drive, Strathfield, NSW 2135

7. **NORTHERN SYDNEY REGIONAL ORGANISAITON OF COUNCILS (ABN 65 955 981 255)** of 48 Longueville Road, Lane Cove, NSW 2006.

RECITALS

A. Each of the Councils is desirous of improving the effectiveness of its internal control, risk management and governance processes by way of establishment of a shared Internal Audit Function (IAF).

B. The Councils have agreed to jointly establish an IAF, the cost of which is to be shared by all of the Councils, in the proportions as set out in this agreement, to service and operate for the benefit of all the Councils by providing to the Councils internal audit services that:

   i. Meet the needs of each participating Council.

   ii. Complies with the Risk Management and Internal Audit Guidelines for Local Government in NSW, issued by the Office of Local Government.

   iii. Complies with and is aligned with global internal audit standards.

C. The Councils have agreed that the processes by which the IAF will be established and managed and the terms and conditions which will regulate such establishment and management are as set out in this Agreement.

D. The IAF operates in an outsourced model with an internal service provider panel engaged through a tender process. The services of the IAF are managed by the Head of Internal Audit.

E. The IAF has been in operation since 2009 with previous versions of agreements being consistent with this agreement. The hosting organisation for the IAF has changed at various times since its inception.

F. The Councils have agreed that the IAF will be hosted and managed under the auspices of Northern Sydney Regional Organisation of Councils to enhance the independence of the IAF.

G. The Member Councils are desirous of continuing this arrangement.

H. This Agreement is for the continuation of the IAF as it has been operating, with NSROC as the Employing Organisation.

DRAFT

OPERATIVE PROVISIONS

1 DEFINTIONS AND INTERPRETATIONS

1.1 **Definitions**

(a) **Act** means the *Local Government Act* 1993 as amended from time to time.

(b) **Agreement** means this document comprising the agreement between the Councils and NSROC.

(c) **Annexure** means an annexure to this Agreement and forming part of this Agreement.

(d) **Appointed representative** means the General Manager of the Council.

(e) **Audit, Risk and Improvement Committee (ARIC)** means each of the Audit, Risk and Improvement Committees of each Member, established under section 428A of the *Local Government Act* 1993, which independently reviews the following aspects of their operations:

(i) compliance
(ii) risk management
(iii) fraud control
(iv) financial management
(v) governance
(vi) implementation of the strategic plan, delivery program and strategies
(vii) service reviews
(viii) collection of performance measurement data by the council, and
(ix) any other matters prescribed by the regulation (i.e., internal audit), and

provides information to a Member for the purpose of improving the Member's performance of its functions.

(f) **Base Service Parameters** refers to the agreed base number of internal audits for each Council annually. This forms the basis upon which IAF costs are proportioned amongst Member Councils

(g) **Charter** means the Internal Audit Charter prepared and formally adopted by each Member as required by the Act, Regulations, and the Guidelines, as applicable.

(h) **Commencement Date** means the date specified in

(i) **Consolidated Audit Program** refers to the collective annual audit program for each year across the councils participating in the IAF. This is the sum total of the annual audit plans of each Council.

(j) **Contractor** means a contractor engaged by NSROC to conduct the

Services on its behalf for the benefit of Member Councils.

(k) **Employer** means the Employing Organisation being NSROC or such other Council which from time to time hosts the IAF and performs the role of Employer provided for in clauses 3.1 and 7.

(l) **Guidelines** means the Risk Management and Internal Audit Guidelines for Local Government in NSW dated November 2023 (and otherwise as amended from time to time.

(m) **GST** has the meaning given to it in A New Tax System (Goods and Services Tax) Act 1999 (Commonwealth).

(n) **IAF / IAF Services** is a reference to Internal Audit Function and means the provision to the Councils in accordance with this Agreement by specifically appointed internal auditors of services and activities to provide independent and objective assurance and advice in a manner that is aligned with global internal audit standards and applicable NSW Local Government Regulations.

(o) **IAF Personnel** means the personnel employed under this arrangement to perform the IAF.

(p) **Item** refers to the item in the Reference Schedule being the item number identified in the relevant clause of these Conditions.

(q) **Head of Internal Audit (HoIA)** is the Head of Internal Audit for each Member Council participating in this IAF arrangement.

(r) **Majority** means the greater part ofthose persons present and participating in making a decision.

(s) **NSROC** means the Northern Sydney Regional Organisation of Council and includes its approved assigns and where appropriate, its employees, agents, Contractors, and invitees.

(t) **Regulations** means the Local Government (General) Regulation 2021 (as amended from time to time and as amended by the Local Government (General) Amendments (Audit, Risk and Improvement Committee) Regulation 2023 commencing on the 1 July 2024.

(u) **Review** means the review of this Agreement described in clause 10.

(v) **Schedule 1** means the schedule number 1 to this Agreement.

(w) **Supplier Panel** is the panel of outsourced internal audit providers, established through a tender process.

(x) **Terms of** Reference means the terms of reference for each Members Councils' Audit, Risk and Improvement Committee as required by the Regulations.

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1.2 Obligations imposed on the appointees or representatives of the Councils shall be obligations of the respective Councils to the intent that the Councils shall be responsible for the acts and omissions of their representatives, appointees, and personnel.

1.3 Unless otherwise stated in this Agreement, decisions at meetings of the Councils and/or their representatives shall be by majority.

1.4 In this Agreement, unless the context otherwise requires:

1.4.1 The singular includes the plural and vice versa.

1.4.2 A reference to an individual or person includes a corporation, partnership, joint venture, association, authority, or trust and vice versa.

1.4.3 A reference to any gender includes all genders.

1.4.4 A reference to any party includes that party's executors, administrators, substitutes, successors and permitted assigns.

1.4.5 Where in this Agreement, agreements, undertakings, and covenants ("obligations") are given by more than one person, the obligations on the part of those persons contained in this Agreement take effect as joint and several obligations and take effect as references to those persons or any of them. None of those persons will be released from liability under this Agreement by reason of any other person not executing this Agreement or this Agreement ceasing to be binding on any other person and a reference to a particular Act, regulation, proclamation, by-law, standard, code or similar, includes any amendments, revisions, re-enactment or replacement thereof.

1.4.6 Monetary references are references to Australian Currency.

1.4.7 A cross-reference to a clause number is a reference to all its clauses and sub-clauses.

1.4.8 Headings and under-linings are for convenience only and do not affect the interpretation of the Agreement.

1.4.9 a reference to a document includes an amendment, supplement, to, replacement or novation of that document.

1.4.10 A reference to a party to a document includes that party’s successors and permitted assigns.

1.4.11 Words importing gender includes all genders, and the singular includes the plural and vice versa.

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1.4.12 A reference to a person includes contractor, corporation, partnership, joint venture, association, other body corporate and any governmental agency.

1.4.13 If, under the provisions of these Conditions or under any notice or demand served pursuant to the provisions of the Agreement anything is required to be done on a day which is not a business day, then the day for compliance is deemed to be the business day immediately following that day.

1.4.14 If there is any inconsistency between any of the several documents comprising the Agreement, then these Conditions will prevail to the extent of the inconsistency.

1.4.15 All prior statements, representations, and agreements with respect to the subject matter of the Contract and not contained in the Contract are superseded by the Contract.

1.4.16 The respective covenants and obligations of the parties whether positive or negative will be construed as if each obligation or covenant is a separate and independent covenant made by one party in favour of the other party and the release of any person from this Agreement will not affect the obligations of other persons.

2. GUIDING PRINCIPLES FOR THE IAF

2.1 The Internal Audit Function will be guided by the Internal Audit Guidelines as defined in clause 1.1 of this Agreement and any relevant Local Government legislation. The strategic principles in the operation of the Internal Audit Function are to attain efficiency in delivery of the internal audit program and to share knowledge among Member Councils in order to add value and improve Councils' operations

2.2 As the senior IAF Personnel, The Head of internal Audit leads the IAF and is responsible for the development and maintenance of such policies and procedures that satisfy the requirements of the Internal Audit Guidelines as defined in clause 1.1 of the Agreement. This includes each Council's Internal Audit Charter.

2.3 Authorised representatives of the Councils are to agree on processes and arrangements necessary and appropriate for establishing and operating the IAF and for the employment of the IAF Personnel including but not limited to:

2.3.1 The operating model for the IAF, i.e., in-house, co-sourced or outsourced delivery of internal audits.

2.3.2 Job descriptions and roles of the IAF Personnel.

2.3.3 The forms and terms and conditions of employment contracts

for the IAF Personnel.

2.3.4 Whether it is necessary to invite expressions of interest or tenders to employ the IAF Personnel and, if so, the form of invitation.

2.3.5 If considered appropriate, the amount and/or method of calculation of the amount to be paid by a Council which withdraws from this Agreement, and how such amount is to be applied towards the costs and expenses of provision of the IAF or of the Employer Council and the other Councils.

2.5 Subject to clauses 2.3, 3.3, 4.1 and 6.8, and any other circumstances outlined in this agreement where unanimous decisions are required, decisions shall be made by majority and the decisions shall be binding.

2.6 This Agreement is subject to and conditional upon the decisions to be made pursuant to clause 2.3 being unanimous and approved by each Council. If the terms of this clause are not fulfilled, this Agreement shall be at an end and no Council shall have a claim against any other Council in respect of the subject matter of this Agreement.

2.7 Decisions made pursuant to clause 2.3 shall be deemed part of this Agreement and enforceable as if they were provisions of this Agreement.

3. EMPLOYMENT OF THE HEAD OF INTERNAL AUDIT

3.1 The Employing Organisation shall, on behalf of the Member Councils, invite expressions of interest or tenders or otherwise advertise for IAF Personnel.

3.2 Selection of a suitably experienced and qualified HoIA shall be made by a panel comprised authorised representative from at least two Member Councils and a senior representative of the Employing organisation. The panel may include one or more ARIC members form Member Councils, if deemed beneficial to do so.

3.3 Any significant changes to the employment of the Head of Internal audit may be required to be discussed with ARIC Chairs of Member Councils in alignment with the Guidelines and Global Internal Audit Standards.

4. BASE IAF SERVICE PARAMETERS

4.1 Decisions on IAF service parameters, including any changes, require unanimous decisions from appointed representatives of each Council.

4.2 The agreed IAF base service parameters, i.e., agreed base number of internal audits each year per Council, are included at **Schedule 1a** and are reviewed as necessary. This forms the basis for cost allocation among Member Councils.

4. 3 Any changes to base service parameters that require ARIC approvals for Council's individual audit plan coverage will require to be reviewed and approved by the relevant Council's ARIC in accordance with ARICs' responsibilities outlined in the Guidelines.

5. ADDITIONAL SERVICE

5.1 The costs of any additional service levels over and above base service parameters will be met by those Councils agreeing to the additional services at a rate to be agreed by those Councils. Such costs will include relevant management and reporting costs by IAF Personnel.

5.2 In the event that the scope of a programmed audit in any one or more Councils is exceeded by more than twenty percent of planned resources, the cost of the additional scope will be considered an additional service in accordance with clause 4.1 above. Additional services as agreed in clause 4.3 above are to be co-ordinated by the Head of Internal Audit where such internal audit services are required to be reported to the Audit, Risk and Improvement Committee.

6. COST OF SERVICE AND DISTRIBUTION OF COSTS

6.1 The cost of the IAF service charged to each Council is related to the proportion of total costs of providing the service. It covers all expenses incurred for the IAF.

6.2 The IAF sets an annual budget that considers all elements of fixed and variable costs, including the budget for outsourced services (which is arrived at though projects based on agreed service parameters and costing of the consolidated audit program in accordance with the supplier panel rates established.

6.3 The annual budget is reviewed and approved by the appointed representatives.

6.4 Member Councils have decided on:

6.4.1 The method by which the Employing Organisation shall charge the other Councils for the services it is to provide in accordance with clauses 1, 2, 3 and 4.

6.4.2 The costs under clause 6 are to be apportioned among and charged to the Member Councils through an agreed apportionment methodology outlined in clause 6.5.

6.5 Costs are apportioned among Member Councils in a cost sharing ratio that is based on the agreed base IAF service parameters. This cost sharing ratio for each Member Council is proportionate to an agreed annual base number of internal audits to be carried out by the IAF. The base number of agreed audits by Council in the Consolidated IA Program and the cost sharing ratios are represented in **Schedule 1b**.

6.6 Changes to service parameters or numbers of audits by councils may result in changes to cost sharing ratios.

6.7 Any changes to cost sharing ratios must be agreed unanimously by appointed representatives of each Member Council.

7. ROLE OF EMPLOYING ORGANISATION

7.1 The Employing organisation, being NSROC, shall:

7.1.1 Be responsible for the day to day control, administration and operation of the IAF and this Agreement; however, any decision of policy nature or which may involve expenditure of in excess of the annual established budget is to be made at a meeting of appointed representatives of the Councils at which there are no more than two absentees.

7.1.2 In its own capacity or through its appointed representatives and personnel as appropriate comply with the obligations and functions allocated to it by this Agreement.

7.1.3 Be responsible for all other human resources requirements and obligations of and pertaining to the IAF Personnel.

7.1.4 Provide proper and suitable office accommodation and equipment and other associated necessities to the IAF Personnel.

7.1.5 Be responsible for any procurement activities needed for the IAF's operations, including establishing a panel of outsourced internal audit service providers.

7.1.6 Attend to keeping of records, fulfilment of taxation requirements and payment of salaries and other allowances and remuneration of the IAF Personnel.

7.1.7 In administering the IAF and the IAF Personnel, use proper

endeavours for IAF Personnel attend the respective Member Councils to perform the IAF duties as required.

7.2 The Employing Organisation, through the HoIA is to prepare annual business plans, budgets and/or strategies for the IAF, consistent with the requirements of Councils.

7.3 The Employing Organisation shall accurately record the costs incurred in carrying out activities in fulfilling its obligations under this Agreement and shall invoice the Member Councils quarterly in accordance with the Agreements made pursuant to clauses 6.4 and 6.5 proportionately as so agreed.

7.4 The Employing Organisation shall arrange meetings of appointed representatives of each Council twice in each year for the purposes of reviewing the operation of the IAF and any other associated purpose.

7.5 The Head of Internal Audit (HoIA) shall provide, to a meeting of the appointed representatives of the Councils, at least annually, a report on the strategies and plans of the IAF, and a report on the performance of the IAF.

8 ROLE OF MEMBER COUNCILS

8.1 Each Council shall:

8.1.1 As far as practicably possible, ensure the appointee of the Council attends meetings of the Councils called for the purposes of controlling, administering or operating the IAF or this Agreement or for any associated or ancillary purpose.

8.2.1 Comply with the obligations and functions allocated to it by this Agreement.

8.2.3 Provide appropriate office accommodation and equipment and associated necessities if required for IAF Personnel attending the Council.

8.3 Ensure it gives adequate notice and briefing material to the HoIA prospectively attending the Council to ensure the HoIA has the opportunity to meet with the Council's Audit, Risk and Improvement Committee (ARIC), and are familiar with the relevant affairs of the Council, the ARIC Terms of Reference of the Council.

8.4 Enable the IAF personnel to fulfil their role as outlined in each Council's Internal Audit Charter and the Guidelines.

8.5 Promptly pay invoices issued by the Employing Council within 30 days of receipt, and act promptly and reasonably to resolve disputes, if any, concerning such invoices.

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8.6 Any Council may, by one month's written notice to the other Councils, call a meeting of appointed representatives of the Councils to consider any matter of concern to the Council giving notice provided the notice discloses the matter to be considered.

9. GOVERNANCE OF THE IAF

9.1 For the purposes of decisions required for this Agreement and for meetings defined in clauses 1.3, 7.1, 7.4, 7.5, 8.6 and 10, the appointed representatives of each council party to the agreement shall include the General Manager of the Council, or their delegated representative.

9.2 Subject to the provisions of clause 7.4, the appointed representatives shall meet on a minimum of two occasions each year.

9.2 The strategies, plans and performance of the IAF shall be reviewed at least annually by the appointed representatives of the Council and their respective ARICs.

10. REVIEW AND AMENDMENTS TO THIS AGREEMENT

10.1 The Councils by their respective appointed representatives shall meet and review the operation of this Agreement once in five years, or any other frequency the Member Councils agree.

10.2 As part of the Review at Clause 10.1, or at any other time, the Councils may by majority decide to amend this Agreement with any such amendment to be in writing signed by or on behalf of all the Councils. This Agreement may not be amended in any other way. Amendments may include amendments to Member Councils who participate in establishing the IAF. Any new Member Councils that may be admitted will be bound by the Terms and Conditions of this agreement.

10.3 Any Review that results in significant amendments to the Agreement, including admission new Member Councils, is to consider associated IAF resourcing implications.

10.4 At the five yearly Review, the Councils may by majority decide to either renew this agreement, or terminate this Agreement, in which event they must properly conclude all business and affairs of the IAF including making satisfactory and lawful arrangements for the termination or transfer of employment of all IAF Personnel.

11. WITHDRAWAL FROM THIS AGREEMENT

11.1 A Council may withdraw from this Agreement:

11.1.1 With the majority consent of the other Councils, at any time.

11.1.2 As from any anniversary of this Agreement provided not less than one year's written notice of the proposed withdrawal is given to all of the other Councils and the Employing Organisation.

11.2 Unless waived by the majority of other Councils, a withdrawing Council must pay to the Employing Organisation on behalf of the other Councils any amount which was decided upon, pursuant to clause 2.3.5 immediately upon its withdrawal.

11.3 Unless waived by the majority of other Councils, or if not forming part of the amount decided upon pursuant to clause 2.3.5, a Council withdrawing pursuant to clause 11.1 shall be responsible for all costs incurred by the other Councils consequent upon the withdrawal including but not limited to costs of administrative rearrangements, amendment of employment contracts and records and the like. Apart from any allowance included in the amount decided upon pursuant to clause 2.3.5, such costs shall be deemed not to include future costs and expenses of the IAF subsequent to the Council's withdrawal.

11.4 For the purposes of clause 2.3.5, the amount to be paid by a Council that withdraws from this Agreement in accordance with clause 11.1 shall be equal to the withdrawing Council's proportion of annual total budgeted costs and shall not be less than the previous annual cost of service.

11.5 A Council withdrawing pursuant to clause 11.1 shall not be responsible for costs incurred by the other Councils consequent upon the withdrawal apart from any costs included in the amount decided upon pursuant to clause 2.3.5.

12 MEDIATION

12.1 The Councils agree that any dispute or claim whatsoever arising in connection with this Agreement or the IAF shall be submitted to mediation administered by the Australian Disputes Centre ("ADC"). The mediator shall be a person agreed by the parties chosen from a list suggested by ADC and failing agreement shall be a person nominated by the CEO of ADC. All costs, charges and expenses resulting from referral to the ADC shall be borne equally by the parties involved in the dispute. In the event that the dispute or claim has not been resolved within twenty eight (28) days (or such other period as agreed by the parties) of appointment of the mediator, the claim may be submitted to litigation.

In witness whereof the parties hereto have here and after set their hands on the

day first hereinbefore written.

EXECUTED by the parties as an Agreement.

Signed for and on behalf of Hunters Hill Council by Nick Tobin in the presence of

…….. ……

Witness Nick Tobin, A/General Manager

Signed for and on behalf of Ku-ring-gai Council by David Marshall in the presence of

…….. ……

Witness David Marshall, General Manager

Signed for and on behalf of Lane Cove Council by Steven Kludass in the presence of

…….. ……

Witness Steven Kludass, A/General Manager

Signed for and on behalf of Mosman Municipal Council by Dominic Johnson in the presence of

…….. ……

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Witness Dominic Johnson, General Manager

Signed for and on behalf of North Sydney Council by Therese Cole in the presence of

…….. …….

Witness Therese Cole, Chief Executive Officer

Signed for and on behalf of Strathfield Municipal Council by Michael Mano in the presence of

…….. …….

Witness Michael Mamo, General Manager

Signed for and on behalf of Northern Sydney Regional Organisation of Councils by Meg Montgomery in the presence of

…….. …….

Witness Meg Montgomery, Executive Director

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SCHEDULE 1

1a. The base number of agreed audits forming the base service parameters is outlined below:

Council	Number of audits per year
Hunter's Hill Council	4
Ku-ring-gai Council	6
Lane Cove Council	6
Mosman Council	6
North Sydney Council	6
Strathfield Council	6
TOTAL	**34**

The table at 1a will be updated if the base number of audits are varied under clause 4 of the Agreement.

1b. Agreed Cost Sharing Ratio for total IAF costs.

Council	Cost Allocation Ratio as a Percentage of Total IAF Costs
Hunter's Hill Council	10.70%
Ku-ring-gai Council	17.86%
Lane Cove Council	17.86%
Mosman Council	17.86%
North Sydney Council	17.86%
Strathfield Council	17.86%
TOTAL	**100%**

The table at 1b will be updated, if required, under clause 6.5 of the Agreement.

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ITEM NO	:	4.7
SUBJECT	:	SUMMARY OF COUNCIL INVESTMENTS AS AT 31 MARCH 2025
STRATEGIC OUTCOME	:	COUNCIL IS FINANCIALLY SUSTAINABLE
ACTION	:	PROVIDE TIMELY FINANCIAL INFORMATION, ADVICE AND REPORTS TO COUNCIL, THE COMMUNITY AND STAFF INCLUDING THE LONG TERM FINANCIAL PLAN
REPORTING OFFICER	:	MAY VILAYTHONG

Ref:760058

PURPOSE

The purpose of this report is to provide a summary of the performance of Council's investments as at 31 March 2025.

All investments are undertaken and reported in compliance with the requirements of the Local Government Act 1993, the Local Government (General) Regulation 2005 and Council's policy on investments.

RECOMMENDATION

1. That the report be received and noted.

REPORT

In accordance with Council's Investment Policy, investments are selected with the objective of generating additional income revenue streams, whilst balancing liquidity to meet organisational cash flow requirements.

Term deposits are made across several financial institutions to spread risk, with the majority currently having terms over 180 days to benefit from higher returning interest yields. Council's Investment Policy allows for 10% of its portfolio to be invested with Ministerial Approved Investments with NSW Treasury Corporation. Floating Rate Notes are also permissible within defined portfolio institution and credit rating thresholds.

Table 1 lists the terms and rate of return of all of Council's investments including the interest earnt for Term Deposits held to maturity.

Council's investment portfolio posted a marked-to-market return of 2.66%pa (0.22% actual) versus the bank bill index benchmark return of 4.16%pa (0.35% actual). For the past 12 months, Council's investment portfolio has returned 4.97% versus the benchmark's 4.46%.

Attachment 1 – Investment Summary Report also provides additional detail on the value of accrued interest earnings for each investment holding.

TABLE 1 - SUMMARY OF COUNCIL'S INVESTMENTS AS AT 31 MARCH 2025

Institution	Reference	Rating	Principal	Lodged	Matures	Rate	Interest earnt at maturity
NAB	Term Deposit	AA-	$ 1,000,000	22/11/2024	23/04/2025	5.07%	$ 21,113.42
NAB	Term Deposit	AA-	$ 1,000,000	1/05/2024	6/05/2025	5.25%	$ 53,219.18
Suncorp	Term Deposit	AA-	$ 1,000,000	30/10/2024	28/05/2025	5.07%	$ 29,169.86
BoQ	Term Deposit	A-	$ 1,000,000	26/11/2024	28/05/2025	5.15%	$ 25,820.55
AMP	Term Deposit	BBB+	$ 500,000	9/08/2024	11/06/2025	5.20%	$ 21,797.26
AMP	Term Deposit	BBB+	$ 1,000,000	13/08/2024	11/06/2025	5.20%	$ 43,024.66
AMP	Term Deposit	BBB+	$ 1,250,000	27/08/2024	25/06/2025	5.02%	$ 51,919.18
NAB	Term Deposit	AA-	$ 1,000,000	3/07/2024	2/07/2025	5.45%	$ 54,350.68
AMP	Term Deposit	BBB+	$ 555,008	12/08/2024	12/08/2025	5.05%	$ 28,027.92
NAB	Term Deposit	AA-	$ 1,000,000	11/03/2025	10/03/2026	4.65%	$ 46,372.60
NAB	Term Deposit	AA-	$ 1,000,000	18/03/2025	17/03/2026	4.63%	$ 46,173.15
Macquarie	Call	A+	$ 1,064,322			4.40%	
CBA	Floating Rate Note	AA-	$ 500,000	13/01/2023	13/01/2028	5.49%	
CBA	Business online saver	AA-	$ 3,665,707			4.10%	

Institution	Reference	Lodged		Month-end	Balance at month-end	Month return
TCorp	Medium Term Growth Fund	2-Jun-21	$1,500,000.00	June-2021	$1,515,096.51	1.01%
				July-2021	$1,538,434.43	1.54%
		9-Aug-21	$500,000.00	August-2021	$2,052,149.68	0.79%
				12mths to Sept 22	$2,026,923.72	-0.73%
				12mths to Sept 23	$1,988,672.64	0.50%
				12mths to Sept 24	$2,173,547.22	1.62%
				October-2024	$2,160,164.07	-0.62%
				November-2024	$2,192,513.79	1.50%
				December-2024	$2,202,231.49	0.44%
				January-2025	$2,225,694.63	1.07%
				February-2025	$2,234,282.86	0.39%
			Closing Balance	March-2025	$2,215,806.44	-0.83%
			$17,750,843.78			
	CBA	General	$671,957.43	31.03.25 Bank Account Balance		
	Total		**$18,422,801.21**			

Certification – Responsible Accounting Officer

Historical Performance Summary (% actual)			
	Portfolio	Annualised BB Index	Outperformance
Mar 2025	0.22%	0.35%	-0.13%
Last 3 months	1.10%	1.07%	0.03%
Last 6 months	2.37%	2.20%	0.17%
Financial Year to Date	3.85%	3.34%	0.51%
Last 12 months	4.97%	4.46%	0.51%

Below is a summary of the total portfolio by credit exposure, maturity terms and investment holdings as at 31 March 2025:

TABLE 2 – PORTFOLIO TOTAL BY CREDIT EXPOSURE

Credit Rating Group	Face Value ($)		Policy Max	
AA	10,837,664	59%	**100%**	✓
A	2,064,322	11%	**60%**	✓
BBB	3,305,008	18%	**30%**	✓
TC	2,215,806	12%	**15%**	✓
	18,422,801			

TABLE 3 – PORTFOLIO TOTAL BY MATURITY TERMS

	Face Value ($)		Policy Max	
Between 0 and 1 years	17,922,801	97%	**100%**	✓
Between 1 and 3 years	500,000	3%	**60%**	✓
	18,422,801			

TABLE 4 – PORTFOLIO TOTAL BY INVESTMENT HOLDINGS

	Face Value ($)	Current Value ($)
Cash	5,401,986	5,401,986
Floating Rate Note	500,000	506,325
Managed Funds	2,215,806	2,215,806
Term Deposit	10,305,008	10,305,008
	18,422,801	**18,429,126**

Table 5 below provides a breakdown of our cash balance by internal and external restrictions.

External restrictions refer to funds that are subject to legislative obligations, such as section 7.12 contributions, as well as unspent tied grant funding.

Internal restrictions refer to cash assets defined by Council to cover commitments that are expected to arise in the future, and where it is prudent to hold cash in restrictions to cover these obligations.

March investments include the following restrictions

Table 5 - EXTERNAL & INTERNAL RESTRICTIONS

	Actual as at 28 February 2025	Actual as at 31 March 2026
Developer contributions - S7.12	$2,589,721.19	$2,603,205.45
Other developer contribution	$138,000.61	$138,000.61
Specific purpose unexpended grants	$451,311.22	$1,242,054.62
Domestic waste management	$1,023,411.40	$1,023,411.40
Other special levies	$1,429,388.16	$1,406,369.29
Total External Restrictions	**$5,631,832.57**	**$6,413,041.36**
Internal Restrictions		
Plant and vehicle replacement	$426,420.68	$426,420.68
Employee leave entitlements	$800,672.87	$800,672.87
Deposits, retentions and bonds	$3,769,494.19	$3,767,487.19
Construction of building	$182,472.00	$174,644.92
Office equipment & furniture	$315,342.26	$315,342.26
Elections	$278,582.73	$278,582.73
Insurance reserve	$137,859.78	$137,859.78
Road Reconstruction	$223,760.00	$223,760.00
Sustainability Reserve	$196,500.48	$196,500.48
Asset Re-purposing	$4,863,841.74	$4,863,841.74
Safety & welfare expenses OH&S Incentive	$43,186.11	$43,186.11
Community Initiatives & Minor Capital Works	$20,000.00	$20,000.00
Stormwater & marine maintenance reserve	$50,000.00	$50,000.00
Community building maintenance reserve	$50,000.00	$50,000.00
Gladesville Masterplan	$234,530.00	$198,260.00
Contributions for Hillman Orchard Restoration Project	$14,782.14	$14,782.14
Total Internal Restrictions	**$11,607,444.98**	**$11,561,340.90**
Total Restrictions	**$17,239,277.55**	**$17,974,382.26**

ATTACHMENTS

1. Investment Summary Report March 2025 ⇩

Investment Summary Report
March 2025

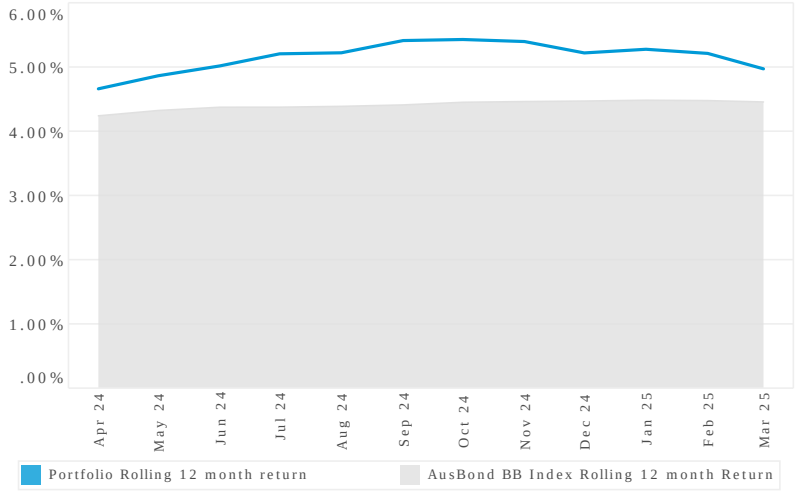
PRUDENTIAL
INVESTMENT SERVICES CORP

Hunters Hill Council
Executive Summary - March 2025

Investment Holdings

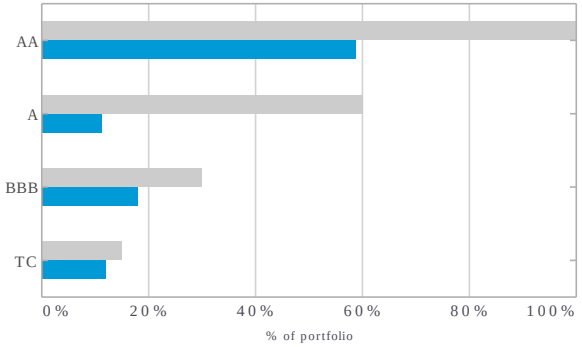
	Face Value ($)	Current Value ($)
Cash	5,401,986	5,401,986
Floating Rate Note	500,000	506,325
Managed Funds	2,215,806	2,215,806
Term Deposit	10,305,008	10,305,008
	18,422,801	18,429,126

Investment Performance

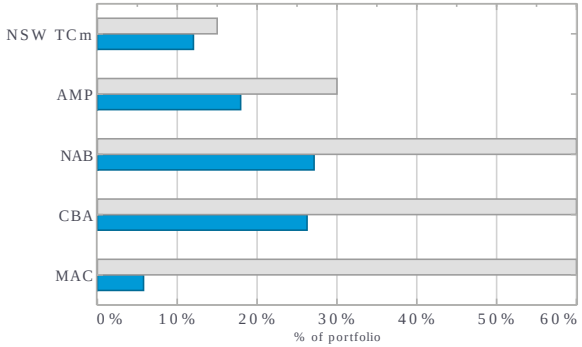


Investment Policy Compliance

Total Credit Exposure



Individual Institutional Exposures





Term to Maturities

	Face Value ($)		Policy Max	
Between 0 and 1 years	17,922,801	97%	100%	a
Between 1 and 3 years	500,000	3%	60%	a
	18,422,801			

PRUDENTIAL INVESTMENT SERVICES CORP

Hunters Hill Council
Investment Holdings Report - March 2025

Cash Accounts

Face Value ($)	Current Rate (%)	Institution	Credit Rating	Current Value ($)	Deal No.	Reference
671,957.43	0.00%	Commonwealth Bank of Australia	AA-	671,957.43	538227	General
1,064,322.38	4.40%	Macquarie Bank	A+	1,064,322.38	540871	Accelerator
3,665,706.65	4.10%	Commonwealth Bank of Australia	AA-	3,665,706.65	545055	BOS
5,401,986.46	3.65%			5,401,986.46		

Managed Funds

Face Value ($)	Monthly Return (%)	Institution	Credit Rating	Funds Name	Current Value ($)	Deal No.	Reference
2,215,806.44	-0.8270%	NSW T-Corp (MT)	TCm	Medium Term Growth Fund	2,215,806.44	541469	
2,215,806.44	-0.8270%				2,215,806.44		

Term Deposits

Maturity Date	Face Value ($)	Current Rate (%)	Institution	Credit Rating	Purchase Price ($)	Purchase Date	Current Value ($)	Deal No.	Accrued Interest ($)	Next Interest Date	Reference
23-Apr-25	1,000,000.00	5.07%	National Australia Bank	AA-	1,000,000.00	22-Nov-24	1,018,057.53	545645	18,057.53	At Maturity	
6-May-25	1,000,000.00	5.25%	National Australia Bank	AA-	1,000,000.00	1-May-24	1,048,184.93	545053	48,184.93	At Maturity	
28-May-25	1,000,000.00	5.07%	Suncorp Bank	AA-	1,000,000.00	30-Oct-24	1,021,252.33	545588	21,252.33	At Maturity	
28-May-25	1,000,000.00	5.15%	Bank of Queensland	A-	1,000,000.00	26-Nov-24	1,017,778.08	545651	17,778.08	At Maturity	
11-Jun-25	500,000.00	5.20%	AMP Bank	BBB+	500,000.00	9-Aug-24	516,739.73	545336	16,739.73	At Maturity	
11-Jun-25	1,000,000.00	5.20%	AMP Bank	BBB+	1,000,000.00	13-Aug-24	1,032,909.59	545352	32,909.59	At Maturity	
25-Jun-25	1,250,000.00	5.02%	AMP Bank	BBB+	1,250,000.00	27-Aug-24	1,287,306.16	545396	37,306.16	At Maturity	
2-Jul-25	1,000,000.00	5.45%	National Australia Bank	AA-	1,000,000.00	3-Jul-24	1,040,613.70	545231	40,613.70	At Maturity	
12-Aug-25	555,008.31	5.05%	AMP Bank	BBB+	555,008.31	12-Aug-24	572,823.32	545347	17,815.01	At Maturity	
10-Mar-26	1,000,000.00	4.65%	National Australia Bank	AA-	1,000,000.00	11-Mar-25	1,002,675.34	545897	2,675.34	At Maturity	
17-Mar-26	1,000,000.00	4.63%	National Australia Bank	AA-	1,000,000.00	18-Mar-25	1,001,775.89	545938	1,775.89	At Maturity	
	10,305,008.31	5.06%			10,305,008.31		10,560,116.60		255,108.29		

Floating Rate Notes

PRUDENTIAL INVESTMENT SERVICES CORP

Hunters Hill Council
Investment Holdings Report - March 2025

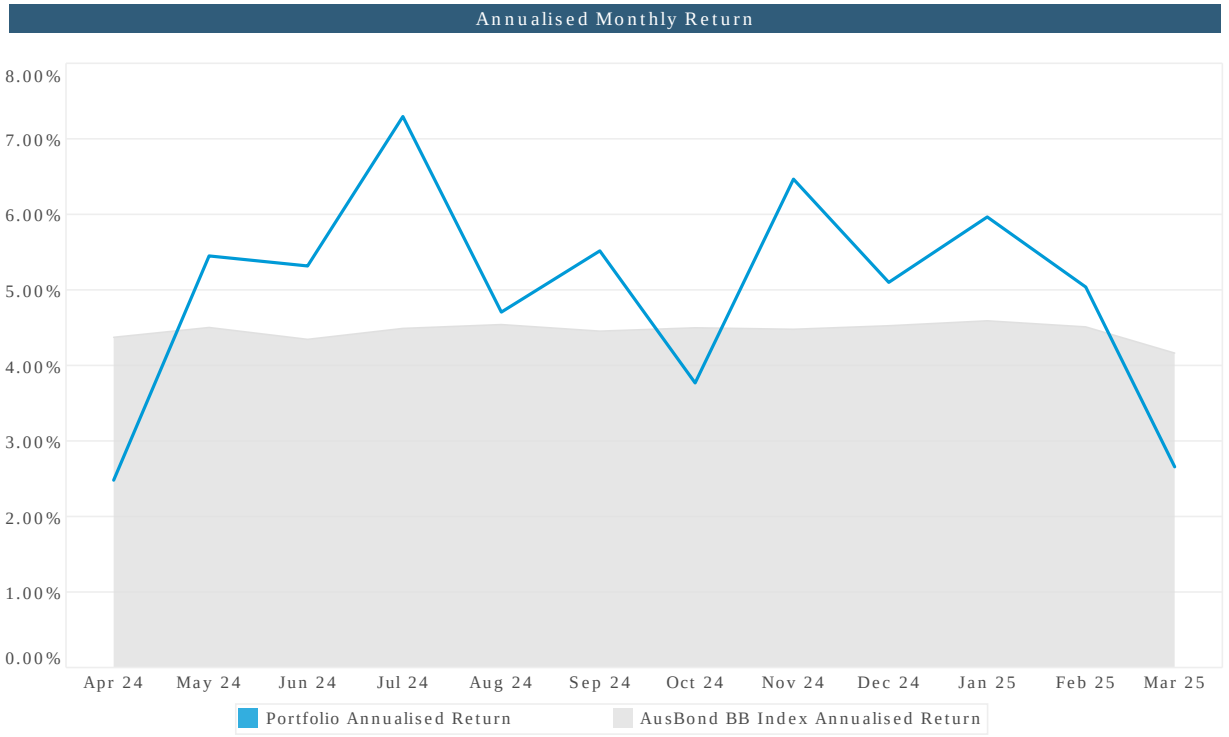
Maturity Date	Face Value ($)	Current Rate (%)	Security Name	Credit Rating	Purchase Price ($)	Purchase Date	Current Value ($)	Deal No.	Accrued Interest ($)	Next Coupon Date	Reference
13-Jan-28	500,000.00	5.4897%	CBA Snr FRN (Jan28) BBSW+1.15%	AA-	500,000.00	13-Jan-23	512,190.71	543689	5,865.71	14-Apr-25	
	500,000.00	5.4897%			500,000.00		512,190.71		5,865.71		

PRUDENTIAL INVESTMENT SERVICES CORP

Hunters Hill Council
Accrued Interest Report - March 2025

Investment	Deal No.	Comments	Face Value ($)	Settlement Date	Maturity Date	Interest Received ($)	Days	Interest Accrued ($)	Yield (% pa)
Cash									
Commonwealth Bank of Australia	538227					9.03	0	5.71	0.00%
Commonwealth Bank of Australia	545055					5,426.61	0	9,057.84	4.10%
Macquarie Bank	540871					3,962.42	0	3,962.42	4.40%
						9,398.06		13,025.97	3.05%
Floating Rate Note									
CBA Snr FRN (Jan28) BBSW+1.15%	543689		500,000.00	13-Jan-23	13-Jan-28	0.00	31	2,331.25	5.49%
						0.00		2,331.25	5.49%
Term Deposits									
National Australia Bank	545427		1,000,000.00	30-Aug-24	4-Mar-25	25,683.29	3	414.25	5.04%
National Australia Bank	545485		1,000,000.00	11-Sep-24	11-Mar-25	24,992.88	10	1,380.83	5.04%
National Australia Bank	545677		1,000,000.00	4-Dec-24	18-Mar-25	14,332.05	17	2,342.73	5.03%
National Australia Bank	545960		14,332.05	18-Mar-25	19-Mar-25	1.80	1	1.80	4.58%
National Australia Bank	545645		1,000,000.00	22-Nov-24	23-Apr-25	0.00	31	4,306.02	5.07%
National Australia Bank	545053		1,000,000.00	1-May-24	6-May-25	0.00	31	4,458.90	5.25%
Bank of Queensland	545651		1,000,000.00	26-Nov-24	28-May-25	0.00	31	4,373.97	5.15%
Suncorp Bank	545588		1,000,000.00	30-Oct-24	28-May-25	0.00	31	4,306.03	5.07%
AMP Bank	545336		500,000.00	9-Aug-24	11-Jun-25	0.00	31	2,208.22	5.20%
AMP Bank	545352		1,000,000.00	13-Aug-24	11-Jun-25	0.00	31	4,416.44	5.20%
AMP Bank	545396		1,250,000.00	27-Aug-24	25-Jun-25	0.00	31	5,329.45	5.02%
National Australia Bank	545231		1,000,000.00	3-Jul-24	2-Jul-25	0.00	31	4,628.77	5.45%
AMP Bank	545347		555,008.31	12-Aug-24	12-Aug-25	0.00	31	2,380.46	5.05%
National Australia Bank	545897		1,000,000.00	11-Mar-25	10-Mar-26	0.00	21	2,675.34	4.65%
National Australia Bank	545938		1,000,000.00	18-Mar-25	17-Mar-26	0.00	14	1,775.89	4.63%
						65,010.02		44,999.10	5.09%
Grand Totals						74,408.08		60,356.32	4.46%

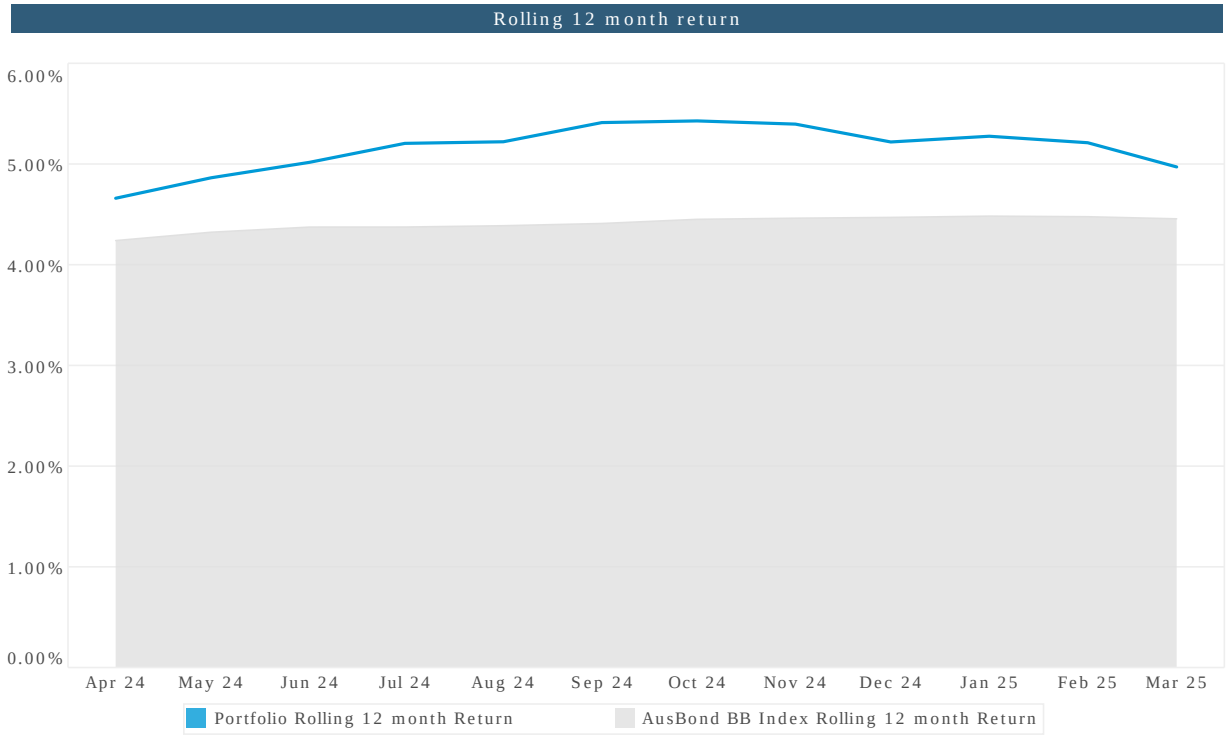
Hunters Hill Council
Investment Performance Report - March 2025



Historical Performance Summary (%pa)			
	Portfolio	Annualised BB Index	Outperformance
Mar 2025	2.66%	4.16%	-1.50%
Last 3 months	4.53%	4.42%	0.11%
Last 6 months	4.81%	4.46%	0.35%
Financial Year to Date	5.15%	4.47%	0.68%
Last 12 months	4.97%	4.46%	0.51%

PRUDENTIAL INVESTMENT SERVICES CORP

Hunters Hill Council
Investment Performance Report - March 2025

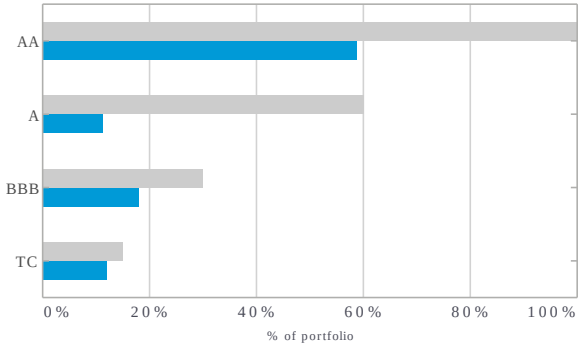


Historical Performance Summary (% actual)			
	Portfolio	Annualised BB Index	Outperformance
Mar 2025	0.22%	0.35%	-0.13%
Last 3 months	1.10%	1.07%	0.03%
Last 6 months	2.37%	2.20%	0.17%
Financial Year to Date	3.85%	3.34%	0.51%
Last 12 months	4.97%	4.46%	0.51%

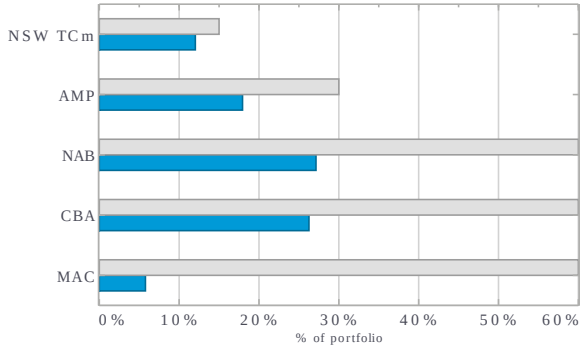
PRUDENTIAL INVESTMENT SERVICES CORP

Hunters Hill Council
Investment Policy Compliance Report - March 2025

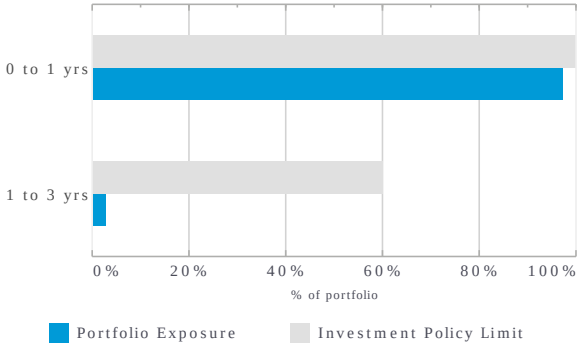
Total Credit Exposure



Individual Institutional Exposures



Term to Maturities



Credit Rating Group	Face Value ($)		Policy Max	
AA	10,837,664	59%	100%	a
A	2,064,322	11%	60%	a
BBB	3,305,008	18%	30%	a
TC	2,215,806	12%	15%	a
	18,422,801			

Institution	% of portfolio	Investment Policy Limit	
NSW T-Corp (TCm)	12%	15%	a
AMP Bank (BBB+)	18%	30%	a
National Australia Bank (AA-)	27%	60%	a
Commonwealth Bank of Australia (AA-)	26%	60%	a
Macquarie Bank (A+)	6%	60%	a
Bank of Queensland (A-)	5%	60%	a
Suncorp Bank (AA-)	5%	60%	a

	Face Value ($)		Policy Max	
Between 0 and 1 years	17,922,801	97%	100%	a
Between 1 and 3 years	500,000	3%	60%	a
	18,422,801			

a = compliant
r = non-compliant

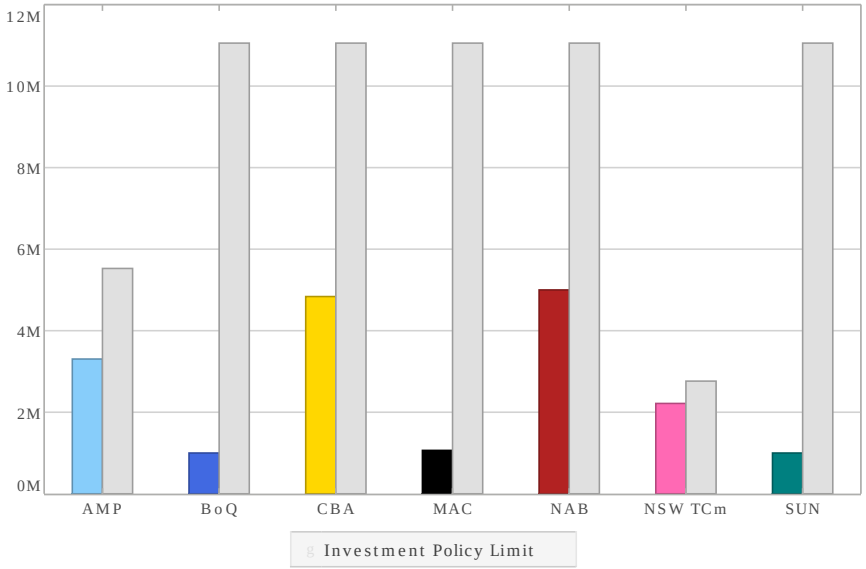
PRUDENTIAL INVESTMENT SERVICES CORP

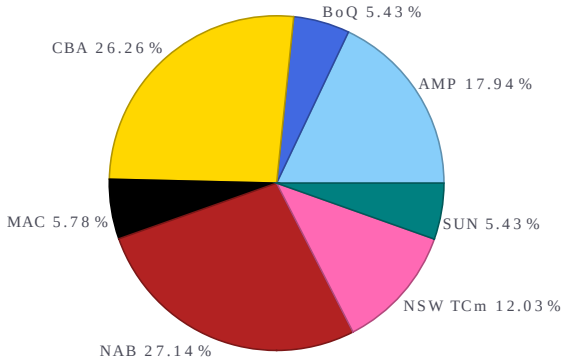
Hunters Hill Council
Individual Institutional Exposures Report - March 2025

Individual Institutional Exposures

	Current Exposures		Policy Limit		Capacity
AMP Bank (BBB+)	3,305,008	18%	5,526,840	30%	2,221,832
Bank of Queensland (A-)	1,000,000	5%	11,053,681	60%	10,053,681
Commonwealth Bank of Australia (AA-)	4,837,664	26%	11,053,681	60%	6,216,017
Macquarie Bank (A+)	1,064,322	6%	11,053,681	60%	9,989,359
National Australia Bank (AA-)	5,000,000	27%	11,053,681	60%	6,053,681
NSW T-Corp (TCm)	2,215,806	12%	2,763,420	15%	547,614
Suncorp Bank (AA-)	1,000,000	5%	11,053,681	60%	10,053,681
	18,422,801				

Individual Institutional Exposure Charts





PRUDENTIAL INVESTMENT SERVICES CORP

Hunters Hill Council
Cashflows Report - March 2025

Actual Cashflows for March 2025

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
4-Mar-25	545427	National Australia Bank	Term Deposit	Maturity: Face Value	1,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	25,683.29
				Deal Total	1,025,683.29
				Day Total	1,025,683.29
11-Mar-25	545485	National Australia Bank	Term Deposit	Maturity: Face Value	1,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	24,992.88
				Deal Total	1,024,992.88
11-Mar-25	545897	National Australia Bank	Term Deposit	Settlement: Face Value	-1,000,000.00
				Deal Total	-1,000,000.00
				Day Total	24,992.88
18-Mar-25	545677	National Australia Bank	Term Deposit	Maturity: Face Value	1,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	14,332.05
				Deal Total	1,014,332.05
18-Mar-25	545938	National Australia Bank	Term Deposit	Settlement: Face Value	-1,000,000.00
				Deal Total	-1,000,000.00
18-Mar-25	545960	National Australia Bank	Term Deposit	Settlement: Face Value	-14,332.05
				Deal Total	-14,332.05
				Day Total	0.00
19-Mar-25	545960	National Australia Bank	Term Deposit	Maturity: Face Value	14,332.05
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	1.80
				Deal Total	14,333.85
				Day Total	14,333.85
				Total for Month	1,065,010.02

Forecast Cashflows for April 2025

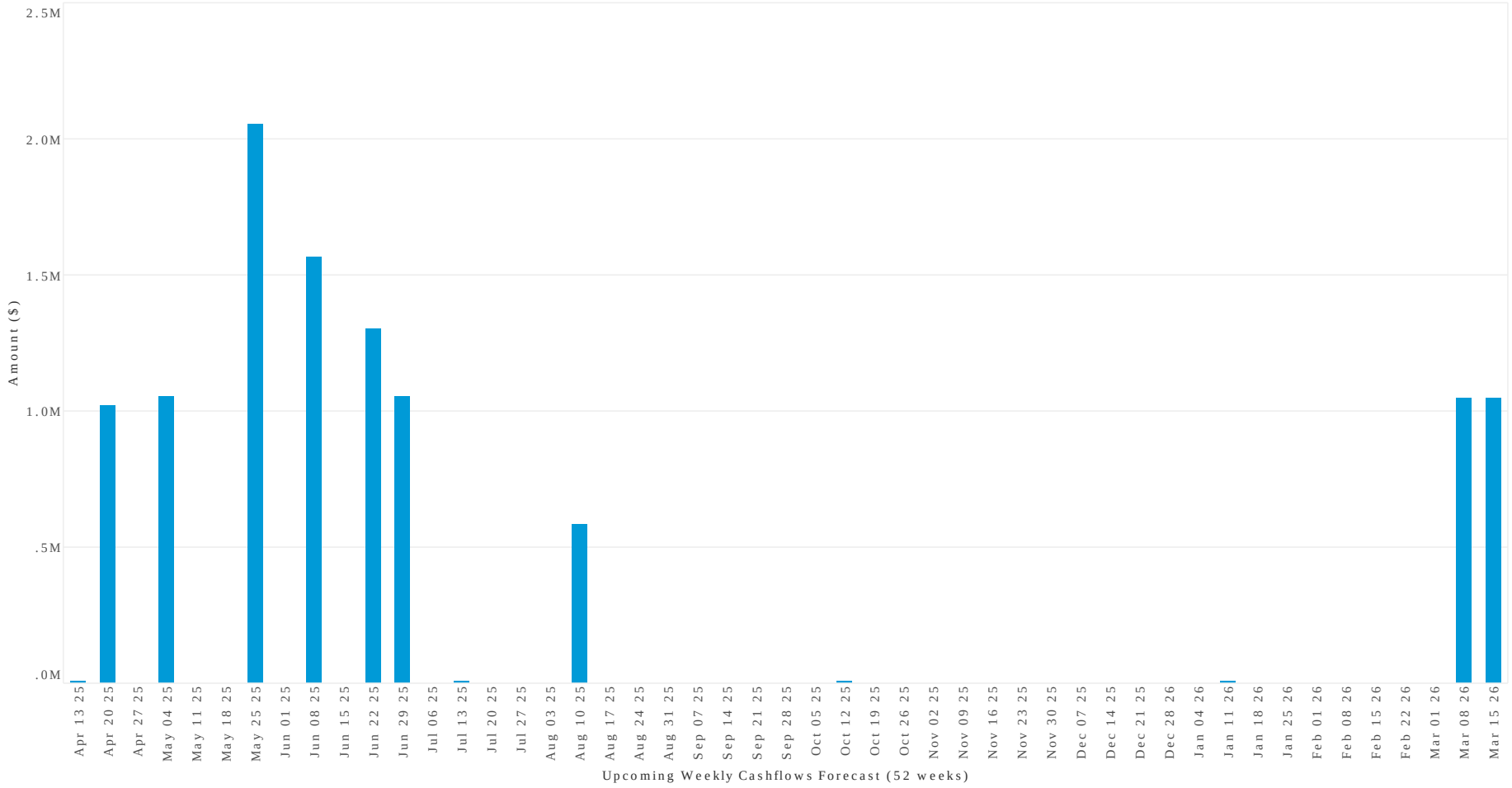
PRUDENTIAL INVESTMENT SERVICES CORP

Hunters Hill Council
Cashflows Report - March 2025

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
14-Apr-25	543689	CBA Snr FRN (Jan28) BBSW+1.15%	Floating Rate Note	Coupon Date	6,843.32
				Deal Total	6,843.32
				Day Total	6,843.32
23-Apr-25	545645	National Australia Bank	Term Deposit	Maturity: Face Value	1,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	21,113.42
				Deal Total	1,021,113.42
				Day Total	1,021,113.42
				Total for Month	1,027,956.75

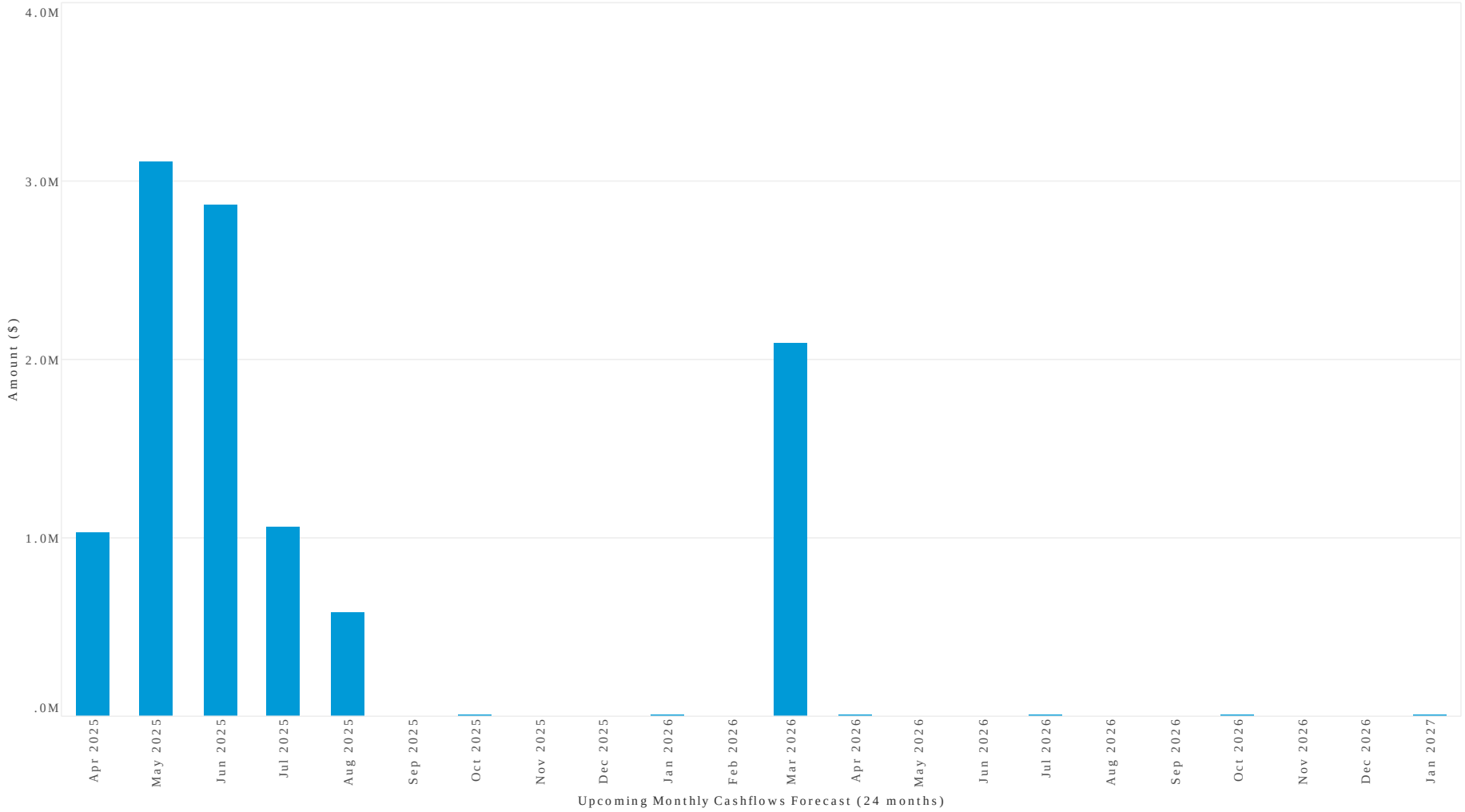
PRUDENTIAL INVESTMENT SERVICES CORP

Hunters Hill Council
Cashflows Report - March 2025



PRUDENTIAL INVESTMENT SERVICES CORP

Hunters Hill Council
Cashflows Report - March 2025



PRUDENTIAL INVESTMENT SERVICES CORP

ITEM NO	:	4.8
SUBJECT	:	MINUTES OF THE BUSHLAND MANAGEMENT ADVISORY COMMITTEE HELD ON 10 MARCH 2025
STRATEGIC OUTCOME	:	NATURAL SPACES, INCLUDING OUR BUSHLAND, URBAN TREE CANOPY, FORESHORES AND WATERWAYS ARE PROTECTED AND ENHANCED
ACTION	:	IMPLEMENT BUSHCARE PROGRAMS WHICH CONSERVE FLORA, FAUNA AND ECOLOGICAL COMMUNITIES
REPORTING OFFICER	:	JACQUI VOLLMER

Ref:756763

PURPOSE

PURPOSE

The purpose of this report is to provide Council with the minutes of the Bushland Management Advisory Committee meeting held 10 March 2025.

The objective of the committee is to provide a formal mechanism for Council to consult with key stakeholders, seek advice and assistance from the community and enable community participation in the formulation, development and delivery of bushland management strategies, initiatives and activities to:

• Protect and promote the intrinsic value of Hunters Hills bushland.

• Protect, preserve and enhance Hunters Hill bushland to achieve ecological diversity, including local native flora and fauna that it supports; associated habitat and wildlife corridors; as well as Endangered Ecological Communities in the municipality listed under the Biodiversity Conservation Act 2016, namely Sydney Turpentine Ironbark Forest, Coastal Saltmarsh, Swamp Oak Floodplain Forest and Sydney Freshwater Wetlands.

• Protect, preserve and enhance Hunters Hill's natural heritage and associated cultural heritage, including Aboriginal heritage.

• Provide advice, community views and information, where requested, to assist the Council in meeting its statutory and other requirements regarding bushland management.

RECOMMENDATION

That the Minutes be received and noted.

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.

Minutes of the Bushland Management Advisory Committee held 10 March 2025.

COMMENCEMENT

The meeting opened at 11am.

IN ATTENDANCE

Cr Carla Kassab	Chairperson
Cr Tatyana Virgara	Councillor
Liz Hinton	Friends of Kelly's Bush
Brigid Dowsett	Tarban Creek Action Group and Ferdinand St Reserve
Chris Mutton	Friends of Gladesville Reserve and Betts Park
Michael Shilman	Bushcare Coordinator
Constantinos Efthimiou	Youth Representative
Heather Armstrong	Friends of Buffalo Creek Reserve and the GNW
Jim Sanderson	Community Representative
Sally Gaunt	Tarban Creek Action Group
Jacqui Vollmer	Bushland Management Officer
Annie Goodman	Director Community & Customer Services

ALSO PRESENT

Elisabeth Krassoi	Alfred Street resident
Doug Tugger	Alfred Street resident

APOLOGIES

Steven Buchert	Friends of Boronia Park
Bev Debrincat	Bedlam Bay and Tarban Creek Bridge
Katherine Hassett	Riverglade Bushcare
William Imseis	Youth Representative

DECLARATIONS OF INTEREST

The Chairperson called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of Bushland Management Advisory Committee of previous Meeting held on 15/07/2024 12:00:00 AM be adopted, moved by Jim Sanderson and seconded by Chris Mutton.

BUSINESS ARISING

2.1 BUSINESS ARISING

There was no business arising from the previous meeting.

REPORTS

3.1 URBAN FOREST STRATEGY

The public exhibition for the Urban Forest Strategy closed 23 February and there were 11 responses. These responses have been passed on to the consultant and will be reviewed and any actions that arise or inclusions that need to be made/added to the strategy will be done. It is estimated that we will get the final draft by 14 March and that it can go to Council for adoption either in March or at the latest April.

The Committee provided the following feedback:

- Page 14 Policy Context: the carve out from tree protection by the Housing Code SEPP(s) and Page 37 Sydney Regional Environmental Plan (SREP 2005) now Chapter 6 of Biodiversity and Conservation SEPP are worthy of mention.
- Page 46 could preferred urban tree species indicate if species is native and Blackbutt is missing from the list.
- Page 43 There is no mention of the reduced tree canopy from 36.81% in 2019 to 33.52% in 2022.
- The Strategy does not mention the importance of landscaped area in DAs and ability to fit a tree in the block.
- Page 34 Biodiversity needs to include more about of mix of low vegetation conducive to small birds.
- The Strategy needs to empathise the need to reduce hard surfaces and slow down stormwater runoff into our rivers and creeklines.
- Properties adjoining bushland need to continue managing their bushland with the inclusion of small trees and prickly shrubs. Education is required.
- The Hunters Hill Trust is in favour of the Strategy however implementation is important. Monitoring post DAs is required as well as reestablishment of biodiversity corridors. It was suggested that the 64 pages is too long to be an educational document.
- One committee member is willing to be part of a smaller group potentially assisting Council and/or consultants to provide a form of Action Plan for

residents that encompassed the critical information in the strategy, including a strong message on the imperatives of protecting trees and extending native biodiversity in gardens, etc., to maximise the use and impact of the document.

- Council could follow Canada Bay Council including their Urban Forest Strategy in their DCP.

3.2 SIGNIFICANT TREE REGISTER

Jacqui Vollmer provided the following report:

The existing Significant Tree Register (STR) has 26 private trees/tree groups and 20 public trees/tree groups. The STR is on Council's website and each STR listing is linked to a Tree Profile Sheet. In January 2021 Council called for public nominations to update the existing STR. Fifty-four (54) new nominations were received and subsequently assessed by the consultancy TreeIQ.

In summary 26 trees or tree groups were recommended for the comprehensive full significance assessment including 10 private trees/groups and 16 public trees/tree groups.

The 26 shortlisted trees/tree groups were subject to a comprehensive full assessment by TreeIQ. It should be noted that several shortlisted trees were combined into tree groups due to close proximity. Consequently, 17 new STR Tree Profile Sheets were drafted, which if adopted, brings the total to 63 STR listings i.e. 33 private and 30 public trees/tree groups.

The draft new STR listings were placed on public exhibition from 5 November to 4 December 2024. There were 18 submissions received via Council's Community Connect website platform and 4 submissions received via email with two letters being a duplicate from an online submission. 2 submissions supported all listings, 1 submission opposed all listings, and 3 submissions identified errors in the Tree Profile Sheets (which have been corrected).

At the Council 24 February Ordinary meeting it was resolved to remove 3 of the draft new STR listings. Consequently, there are currently 60 listings i.e. 31 private and 29 public tree/tree groups on Councils Significant Tree Register. Post adoption, all STR listings will be included in the LEP or DCP.

The Committee provided the following feedback:

- The Committee preference is for the STR listings to be included in the LEP.
- The STR will not be updated again in the short term due to resourcing/costs.
- It was argued that the process should have followed expert advice and not gone before Council. Annie Goodman clarified that the process was in line with the Community Engagement Strategy.
- In addition, dropping branches should be addressed in a risk management process not a Council Meeting.

3.3 REPORTS BY EXCEPTION

- Friends of Gladesville Reserve and Betts Park reported on the ongoing tree poisoning at Betts Park and that the property owner has got away with it. There is a need for Council to take a more proactive approach.

- Tarban Creek Action Group reported on the unnecessary tree removal at Upper Tarban Creek Reserve and that the contractor hasn't returned to tidy up the area. Also a Chinese Elm was cut at the corner of Richmond Cresent and Mary Street and seed dumped in the bushland. Council contractors are removing the dumped seed.

- Friends of Kelly's Bush mentioned a large number of termite mounds in canopy trees. DPI-Forestry inspected the area during a recent workshop and has passed on the enquiry to a colleague.

- Michael Shilman has experience dumped tree mulch on bushcare plantings and will report if this happens again.

- Friends of Buffalo Creek Reserve and the Great North Walk suggest installing around 6 cameras as a trial in potential tree vandalism sites. The Committee agreed and it was also suggested to have sound detection.

OTHER BUSINESS

4.1 OTHER BUSINESS MOVED FORWARD

Two Alfred Street residents addressed the meeting regarding the tree vandalism of 38 trees - 3 major trees at the Horse Paddock over the recent Christmas period, which is summarised as follows:

- The residents believe the tree vandalism was avoidable as trees were being regularly pruned prior to the event. It was suggested that Council and Sydney Harbour Federation Trust (SHFT) need to monitor this activity and undertake regular compliance.

- There is no evidence of the perpetrator but bark and leaf testing identified poisoning.

- These residents have experienced authorities not speaking to them including no street meeting with SHFT and residents with extensive local knowledge, dog poo on their verandas, and no street gatherings since the event.

- They argue that they are maintaining stewardship of the land and have maintained views and existing trees over the years.

- They believe the blue signs are poorly placed, and not in front of trees that were killed. They would like at least two of these signs removed.

- They suggest this event could happen in other Hunters Hill locations and there is a need to better manage these events including Council supporting affected residents.

- There is a need to plan for these events, engage with local residents and educate residents on trees and bushland, remove signs, install cameras in potential tree vandalism locations, and stronger support from Council, particularly for people with evidence that may want to come forward.

- One Committee member suggested that the laws need changing so a potential perpetrator needs to prove he/she is not guilty.

4.2 OTHER BUSINESS

Jacqui Vollmer reported that Council in collaboration with Sydney Harbour Federation Trust will be updating the Clarke's Point Plan of Management (PoM). Initially there will be a Flora and Fauna Study and Traffic and Parking Study commissioned across both Council and Harbour Trust lands i.e. Clarke's Point Reserve, Goat Paddock, Horse Paddock and Woolwich Dock. These studies will inform the PoM.

There is a QBE Foundation local grants opportunity for not-for-profit organisations available and it was agreed that Jacqui and Annie investigate the possibility of applying to update the Biodiversity Conservation Strategy with an implementation phase and if possible, incorporate a tree planting pathway.

The next meeting will be held Monday 12 May 3.30pm to 5pm.

The meeting closed at 12.30pm.

I confirm that these Minutes are a true and accurate record of Bushland Management Advisory Committee Meeting held on 10 March 2025.

.....
CHAIRPERSON

ATTACHMENTS

There are no attachments to this report.

ITEM NO	:	4.9
SUBJECT	:	DEVELOPMENT APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY IN MARCH 2025
STRATEGIC OUTCOME	:	DEVELOPMENT APPLICATION, REGULATION AND MONITORING SERVICES ARE STREAMLINED
ACTION	:	DEVELOPMENT APPLICATIONS (DAS) ARE PROCESSED IN ACCORDANCE WITH SERVICE STANDARDS
REPORTING OFFICER	:	STEVE KOUREPIS

Ref:761548

PURPOSE

The purpose of this report is to advise of Development Applications determined under delegated authority for the period of March 2025.

DELEGATED AUTHORITY

In accordance with Section 327 of the Local Government Act 1993, authority is hereby delegated to the Director, Town Planning to exercise and perform those powers, duties and functions in line with the authority and limitations of that position. These include approval and refusal of Development Applications as per Section 10 of Hunter's Hill Council Delegations of Authority.

Further information and documentation regarding approval or refusal of Development Applications can be found on Council's DA Tracker - https://eplanning.huntershill.nsw.gov.au/Public/PlanningRegister.aspx

RECOMMENDATION

1. That the report be received and noted.

REPORT

Type of Report	Delegated Authority	Inspection Date	07/09/24
Development Application No.	DA20240130	Zone	R2 Low Density
Construction Certificate No.	N/A	Notification	Yes
Applicant	Gemma Purnell	Value	$2,755,000
Premises	25B Wybalena Road, Hunters Hill	Landscaped Area	32%
Classification (BCA)	1	Date lodged	30/08/24
Assessing Officer	Patrick Ogisi	Determination Date	14/02/25
Proposal	Demolition of existing dwelling & construction of a 2 storey waterfront residence, landscaping and swimming pool		
Determination	Refusal		

Type of Report	Delegated Authority	Inspection Date	16/10/24
Development Application No.	DA20240132	Zone	R2 Low Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	Anthony Bernia	Value	$694,202
Premises	5 Reserve Street, Hunters Hill	Landscaped Area	46.2%
Classification (BCA)	1a	Date lodged	20/09/24
Assessing Officer	Patrick Ogisi	Determination Date	10/02/25
Proposal	Alterations and additions to an existing dwelling, including a first floor addition		
Determination	Deferred Commencement		

Type of Report	Delegated Authority	Inspection Date	7/1/25
Development Application No.	DA20191129-2	Zone	SP2 Educational Establishment
Construction Certificate No.	N/A	Notification	Yes
Applicant	Willowtree Planning	Value	N/A
Premises	St Joseph's College 9 Mary Street, Hunters Hill	Landscaped Area	N/A
Classification (BCA)	9b	Date lodged	29/11/24
Assessing Officer	Patrick Ogisi	Determination Date	20/2/25
Proposal	Change of use from the approved basement to be utilised for the storage for gym equipment.		
Determination	Refusal		

Type of Report	Delegated Authority	Inspection Date	04.02.24
Development Application No.	DA2024/0233	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Sam Lai	Value	$45,000
Premises	8 Salter Street, Huntleys Cove	Landscaped Area	N/A
Classification (BCA)	1a	Date Lodged	04.12.24
Assessing Officer	Shahram Mehdizadgan	Determination Date	26.02.25
Proposal	In support of Building Information Certificate for unauthorized additions and alterations rear first floor sunroom		
Determination	Refusal		

Type of Report	Delegated Authority	Inspection Date	27/11/24
Development Application No.	DA20240023-1	Zone	R2 Low Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	Tim Samuel	Value	$30,000
Premises	16 Massey Street, Gladesville	Landscaped Area	Same as Existing
Classification (BCA)	1a	Date lodged	14/11/24
Assessing Officer	Patrick Ogisi	Determination Date	18/02/25
Proposal	Construction of walls for existing carport for enclosure. s4.55 modification - change of material of carport enclosure from brick to lightweights.		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	12.12.24
Development Application No.	DA2024/0156	Zone	E1
Construction Certificate No.	N/A	Notification	Yes
Applicant	John Moshonis	Value	$110,000
Premises	16D Joubert Street, Hunters Hill	Landscaped Area	N/A
Classification (BCA)	5, 6	Date lodged	08.10.24
Assessing Officer	Shahram Mehdizadgan	Determination Date	04.03.25
Proposal	Alterations and additions to existing commercial premises		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	07/01/25
Development Application No.	DA20240232	Zone	R2 Low Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	Eduardo Villa	Value	$144,196
Premises	19 Huntleys Point Road, Huntleys Point	Landscaped Area	60.3%
Classification (BCA)	1a, 10a	Date lodged	26/11/24
Assessing Officer	Patrick Ogisi	Determination Date	26/02/25
Proposal	Internal alterations of a bathroom and construction of a new bedroom at the back of the property. New landscape area and extension of existing slate roofs.		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	26/02/25
Development Application No.	DA20211231-1	Zone	R2 Low Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	Charles Peter	Value	$0
Premises	49 Batemans Road, Gladesville	Landscaped Area	51.3%
Classification (BCA)	1a	Date lodged	03/02/25
Assessing Officer	Patrick Ogisi	Determination Date	27/02/25
Proposal	Renovation of existing brick bungalow. New rear addition with second storey. New kitchen, living and dining and new master bedroom and study on second storey. Renovation of existing garage. s4.55 modification - remove the first floor addition and to fill in existing pool and to reorganise the existing bedrooms and add a new bathroom downstairs. Add a new outdoor eating pergola structure in the rear yard		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	31.01.25
Development Application No.	DA2024/0060-1	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Joel Le Sueur	Value	N/A
Premises	34a Barons Crescent, Hunters Hill	Landscaped Area	65%
Classification (BCA)	1a, 10a, 10b	Date lodged	22.01.25
Assessing Officer	Shahram Mehdizadgan	Determination Date	10.03.25
Proposal	Demolition of existing dwelling and pool, erection of new two (2) storey dwelling with swimming pool - 4.55 Modification - tree 12 to now remain with suitable piering in the TPZ as recommended by arborist		
Determination	Approval		

Type of Report	Delegated Authority	Inspection Date	08/01/25
Development Application No.	DA20240230	Zone	R2 Low Density Residential
Construction Certificate No.	N/A	Notification	Yes
Applicant	Francine Kelly	Value	$743,000
Premises	26 Rocher Avenue, Hunters Hill	Landscaped Area	53%
Classification (BCA)	1a, 10a, 10b	Date lodged	27/11/24
Assessing Officer	Patrick Ogisi	Determination Date	20/02/25
Proposal	Partial demolition and extension of the rear side of the dwelling, and the addition of a new external staircase from the first-floor balcony to the garden.		

Determination	Approval

Type of Report	Delegated Authority	Inspection Date	03.03.25
Development Application No.	DA2022/0203-1	Zone	R2
Construction Certificate No.	N/A	Notification	Yes
Applicant	Con Kakakios	Value	N/A
Premises	26 Farnell Street, Hunters Hill	Landscaped Area	N/A
Classification (BCA)	9b	Date lodged	26.02.25
Assessing Officer	Shahram Mehdizadgan	Determination Date	20.03.25
Proposal	Construction of a new centre based child care facility with a capacity of 39 children, including basement car parking for seven (7) vehicles. The facility is approved to operate Monday to Friday between 7.00am and 6.00pm - s4.56 modification - minor changes to the stormwater management and consequential update of conditions		
Determination	Approval		

ATTACHMENTS

There were no attachments to this report.

ITEM NO	:	4.10
SUBJECT	:	REPORT OF LEGAL MATTERS - MARCH 2025
STRATEGIC OUTCOME	:	DEVELOPMENT APPLICATION, REGULATION AND MONITORING SERVICES ARE STREAMLINED
ACTION	:	DEVELOPMENT APPLICATIONS (DAS) ARE PROCESSED IN ACCORDANCE WITH SERVICE STANDARDS
REPORTING OFFICER	:	STEVE KOUREPIS

Ref:761869

PURPOSE

The purpose of this report is to update Council on legal matters pertaining to planning matters. These matters are generally with the Land and Environment Court.

RECOMMENDATION

1. That the report be received and noted.

REPORT

Attached are Status Reports provided by Council's Legal Advisors: HWL Ebsworth, Hall & Wilcox and Marsdens.

ATTACHMENTS

1. Marsdens ⇩
2. Hall and Wilcox ⇩
3. Status Report ⇩

Hunter's Hill Council
Status Report
March 2025

CURRENT/PENDING MATTERS						
Our Ref	**Matter Name**	**Acting Solicitor**	**Additional matter type details where relevant**	**Date File Opened**	**Description/Further investigation being conducted/Status/Forecast**	**Fees billed to date excluding GST**
454718	HCC ats 7/11 Hunters Hill Developers Pty Ltd – LEC 2024/200501– 7-11 Ryde Road, Hunters Hill	Adam Seton/Peta Hudson	Class 1 Application – Development Application DA 2023/0164 for demolition of existing structures and construction of a residential flat building and multi-dwelling housing development over basement parking at 7-11 Ryde Road, Hunters Hill	14/06/24	These proceedings are listed for an Online Court communication on **9 April 2025.**	$18,971.00 $17,358.88 (Expert fees)
456221	HCC ats Xeni – LEC – 3 William Street, Henley	Adam Seton/Alicia Foley	Class 1 Application – Development Application No. DA2024/0071 seeking consent for development described as alterations and additions to the existing dwelling house at 3 William Street, Henley	4/09/24	These proceedings are listed for conciliation conference and hearing under on **19 & 20 March 2025**. Judgment has been reserved.	$11,024.00 $1,430.00 (Expert fees)
456743	HCC ats Serfontein – LEC 2024/00356675 – 54 Woolwich Road, Hunters Hill	Adam Seton / Alicia Foley	Class 1 Application – Development Application No. da2024/00118 for alterations and additions to the existing dwelling house at 54 Woolwich Road, Hunters Hill	2/10/24	Judgment was handed down in this matter on 7 March 2025 as follows. The Court orders that: *(1) The appeal is upheld.* *(2) Development Application DA2024/0118 as amended is determined by the grant of consent for alterations and additions to and existing heritage listed dwelling house, including partial demolition of existing structures, construction of a basement level, ground, first floor and attic level additions and renovations, construction of a swimming pool and tennis court and associated landscaping and earthworks on the land at 54 Woolwich Road, Hunters Hill (Lot 1 in DP 625333) subject to the conditions of consent contained at Annexure A.* A copy of the judgment can be viewed by the link below: **Serfontein v Hunter's Hill Council [2025] NSWLEC 1186** https://www.caselaw.nsw.gov.au/decision/195d001f3d0b5d33f1fe42cf	$15,926.90 $4,800.00 (Expert fees)

Hunter's Hill Council
Status Report
March 2025

CURRENT/PENDING MATTERS						
Our Ref	**Matter Name**	**Acting Solicitor**	**Additional matter type details where relevant**	**Date File Opened**	**Description/Further investigation being conducted/Status/Forecast**	**Fees billed to date excluding GST**
457407	HCC ats Raad – LEC 2024/00392648 – 38 Huntleys Point Road Huntleys Point	Adam Seton / Alicia Foley	Class 1 Application – Development Application No. DA2024/0075 seeking consent for the demolition of an existing dwelling house and construction of a new 3 storey dwelling house at 38 Huntleys Point Road, Huntleys Point	31/10/24	These proceedings are listed for Online Court communication **on 7 April 2025**.	$7,431.00
457516	HCC –Qin LEC 2024/00409232 – 11 William Street, Henley	Adam Seton / Alicia Foley	Class 1 Application – Development Application No. DA2022/0239 for demolition of existing dwelling house and construction of a new two storey dwelling house land at 11 William Street, Henley	7/11/24	Judgment was handed down in this matter on 7 March 2025 as follows. The Court orders that: *(1) The appeal is upheld.* *(2) Development Application No. A2022/0239, as amended, for demolition of existing dwelling and construction of a new 2-level dwelling with a basement garage at 11 William Street, Henley is determined by the grant of consent subject to the conditions at Annexure A.* A copy of the judgment can be viewed by the link below: **Qin v Hunters Hill Council [2025] NSWLEC 1136** https://www.caselaw.nsw.gov.au/decision/1956eeb8f97559ffdd947246	$13,911.00
459025	HCC – Kalkanas – LEC 2025/00035721 – 18 the Point Road, Woolwich	Adam Seton / Alicia Foley	Kalkanas - Land and Environment Court Case number 2025/00035721 – Application to modify DA 2021-1063 seeking approval to use a storage room below the ground level and staircase to the storage room and WC in the lower living room at 18 The Point Road, Woolwich	7/2/25	These proceedings are listed for conciliation conference and hearing **30 June 2025** & **1 July 2025.**	Nil

Hunter's Hill Council
Status Report
March 2025

CURRENT/PENDING MATTERS						
Our Ref	**Matter Name**	**Acting Solicitor**	**Additional matter type details where relevant**	**Date File Opened**	**Description/Further investigation being conducted/Status/Forecast**	**Fees billed to date excluding GST**
470060	HCC – Hanvey – LEC 2025/00107140 – 66 High Street, Hunters Hill	Adam Seton/Alicia Foley	Hanvey – Land and Environment Case Number 2025/00107140 - Development Application No. DA2024/0107 seeking consent for the construction of a dwelling house on the land at 66 High Street, Hunters Hill	27/3/25	These proceedings are listed for directions hearing **9 April 2025**.	Nil

Hunters Hill Council
Status Report
March 2025

CURRENT/PENDING MATTERS						
Our Ref	**Matter Name**	**Acting Solicitor**	**Additional matter type details where relevant**	**Date File Opened**	**Description/Further investigation being conducted/Status/Forecast**	**Fees billed to date including GST**
250380	s34AA - Hunter's Hill Council v Yuk Wong - LEC Proceedings 2024/280323 - 12 Joly Parade Hunters Hill	Samantha Frost	s34AA - Hunter's Hill Council v Yuk Wong - LEC Proceedings 2024/280323 - 12 Joly Parade Hunters Hill DA20230144 for the demolition of existing structures and construction of a new 6 bedroom, 3 level dwelling with attached garage and boat store. 12 Joly Parade Hunters Hill (the property).	08/08/2024	Proceedings resolved by way of s 34 Agreement - Judgment was handed down on 28 February 2025. File will be closed once March 2025 invoice is paid.	**$36,431.85**
259740	s34AA - Hunter's Hill Council v Samuel Russo - LEC Proceedings 2024/467290 - 7 Sherwin Street, Henley NSW	Rachel Bonic	s34AA - Hunter's Hill Council v Samuel Russo - LEC Proceedings 2024/467290 - 7 Sherwin Street, Henley NSW Development Application DA20240104 on 22 November 2024 for the demolition of existing structures, and construction of a two (2) storey dwelling house with basement parking, swimming pool, cabana and landscaping at lot 10	14 January 2025	On 30 January 2025, we appeared at the first directions hearing in this matter. The Registrar made the following orders: • The S34AA conciliation conference and hearing listed for 11 & 12 June 2025. • Council's SOFAC is due 10 February 2025. • Applicant's SOFAC in Reply is due 24 February 2025. • The matter is listed for an online Court communication on 13 February 2025 for the parties to seek expert evidence orders (with the matter listed for further directions on 14 February 2025 where no communication is received).	**$6,379.45**

Hunters Hill Council
Status Report
March 2025

CURRENT/PENDING MATTERS						
Our Ref	**Matter Name**	**Acting Solicitor**	**Additional matter type details where relevant**	**Date File Opened**	**Description/Further investigation being conducted/Status/Forecast**	**Fees billed to date including GST**
			section 4 DP 810, commonly known as 7 Sherwin Street HENLEY 2111 (the Property).		The experts that have been instructed are: • Mark Adamson - Town Planning • Catriona Mackenzie - Arboricultural • Thomas Lau - Stormwater We are seeking instructions from Council to provide a redacted version of its DA file to the Applicant, who requested a copy. On 20 February 2025, the Court made expert evidence orders for the following experts engaged by Council to conference and prepare joint expert reports by **21 May 2025**: • Mark Adamson (Planning); • Tom Lau (Stormwater / Civil Engineering); and • Catriona Mackenzie (Landscaping). We are seeking confirmation of expert availability to arrange a Without Prejudice meeting with the parties' experts, on Council's instructions.	
259949	s34AA - Hunter's Hill Council v Ebrahim Imseis & Rima Imseis - LEC Proceedings 2024/460639 - 48 Barons Crescent, Hunters Hill NSW	Samantha Frost	s34AA - Hunter's Hill Council v Ebrahim Imseis & Rima Imseis - LEC Proceedings 2024/460639 - 48 Barons Crescent, Hunters Hill NSW Development application DA20230134 for the demolition of existing dwelling and construction of dwelling house with basement and pool at 48 Barons Crescent, Hunters Hill NSW 2110 (Y/DP449896).	15 January 2025	On 28 January 2025, we appeared at the first directions hearing to fix the matter for a s 34AA conciliation conference. The Registrar made the following orders: 1. The proceedings are listed on **22-23 May 2025** for a conciliation conference and hearing under s 34AA of the *Land and Environment Court Act 1979*; 2. The Respondent is to file and serve its Statement of Facts and Contentions in accordance with Schedule B of the Practice Note Class 1 Residential Development Appeals by **31 January 2025;** 3. The Applicant is to file and serve any Statement of Facts and Contentions in Reply in accordance with Schedule C of the	**$8,358.90**

Hunters Hill Council
Status Report
March 2025

CURRENT/PENDING MATTERS						
Our Ref	**Matter Name**	**Acting Solicitor**	**Additional matter type details where relevant**	**Date File Opened**	**Description/Further investigation being conducted/Status/Forecast**	**Fees billed to date including GST**
					Practice Note Class 1 Residential Development Appeals **by 28 February 2025;** 4. The proceedings are listed for a directions hearing on **14 February 2025** for the purposes of seeking orders in relation to the preparation of expert evidence. The parties are to attempt to deal with expert evidence orders via online court in advance of the listing date. The matter is to be listed for online court on **13 February 2025**. The experts that have been instructed are: • Mark Adamson - Town Planning • Catriona Mackenzie - Arboricultural • Thomas Lau - Stormwater On 30 January 2025, we sent a letter to the resident objectors regarding s 34AA conciliation conference.	
263122	Lindsay and Gail Edmonds v Hunters Hill Council	Samantha Frost	s34AA - Lindsay and Gail Edmonds v Hunters Hill Council - LEC Proceedings 2025/00076810 - 4 View Street Woolwich, Hunters Hill NSW Development application DA2024/0234 on Lot 1 in DP861902, being 4 View Street, Woolwich NSW 2110.Proposed dwelling alterations and additions including enlclosed courtyard and lift to heritage listed property.	4 March 2025	On 20 March 2025, we appeared at the first directions hearing to fix the matter for a s 34AA conciliation conference. The matter has been set down for a s 34AA Conciliation Conference and Hearing on Site at 9:30am on Thursday 24 July 2025 and returning to the Land and Environment Court on 25 July 2025. Please diarise these dates. The Applicant is to file and serve a Statement of Facts and Contentions in Reply by 2 April 2025. We will circulate this document once it is received. The Registrar made the following Order with respect to the preparation of expert evidence:	$**4,768.50**

Hunters Hill Council
Status Report
March 2025

CURRENT/PENDING MATTERS						
Our Ref	**Matter Name**	**Acting Solicitor**	**Additional matter type details where relevant**	**Date File Opened**	**Description/Further investigation being conducted/Status/Forecast**	**Fees billed to date including GST**
					• James Phillips and Lisa Trueman are to confer in relation to heritage issues under UCPR r 31.24 and prepare a joint expert report. • Andrew Minto and Mark Adamson are to confer in relation to town planning issues under UCPR r 31.24 and prepare a joint expert report. These joint reports are to be filed and served by 26 June 2025.	
264583	s34AA - HH Council v Michael Yeh - LEC Proceedings 2025/00095184 - 11 Moorefield Ave, Hunters Hill	Rachel Bonic	s34AA - HH Council v Michael Yeh - LEC Proceedings 2025/00095184 - 11 Moorefield Ave, Hunters Hill The respondent's deemed refusal pursuant to s8.7 of the Environmental Planning & Assessment Act 1979 to grant consent to development application no. DA2024/0237 in relation to Lot B in DP349647, being 11 Moorefield Avenue, Hunters Hill NSW 2110. **DA2024/0237:** Erection of a new structure - Dwelling House - Demolition of the existing three level dwelling house and associated structures- Construction of new three level dwelling house, swimming pool and detached green roofed garage.	21 March 2025	On 1 April 2025, we appeared before Registrar Froh for the first directions hearing in this matter. We sought a date for the s34AA and extension for Council's SOFAC. Registrar Froh made the following orders: • S34AA conciliation conference and hearing listed for 25 & 26 August 2025; • Council's SOFAC is due 4 April 2025; • Applicant's SOFAC in Reply is due 24 April 2025; and • The matter is listed for an online Court communication on 8 April 2025 and directions hearing on 9 April 2025 should an online communication not be received, for the parties to seek expert evidence orders.	

Hunters Hill Council
Status Report
April 2025

HWL EBSWORTH LAWYERS

	CURRENT/PENDING MATTERS						
Our Ref	**Matter Name**	**Acting Solicitor**	**Additional matter type details where relevant**	**Date File Opened**	**Description/Further investigation being conducted/Status/Forecast**	**Fees billed to date excluding GST**	**Disbs billed to date excluding GST**
1169502	HHC v Cavcorp & Cavasinni - Potential Enforcement Proceedings for unlawful works relating to 2022 LEC Approval	Philip Brown	Enforcement Proceedings for unlawful works relating to 2022 LEC Approval	06/03/2023	Proceedings commenced on 21 December 2023. Undertaking given to Court by Respondents to carry out the works by 20 October 2024. Evidence and motions for contempt proceedings due 2 May 2025. Matter next before the Court on 9 May 2025.	$82,892.20	$4,712.33
1204827	HHC v Zubaida Potres - Potential Class 4 proceedings 8 William Street, Hunters Hill	Philip Brown	Potential class 4 enforcement proceedings in relation to Council order concerning unauthorised pergola, paving and glass balustrade	8/11/2023	Warning letter drafted/ sent to owners (21/12/2023) Without prejudice on site meeting occurred on 4 March 2024. Matter resolved via agreement of applicant to in summary carry out works and lodge BIC. However, it appears agreement has not been complied with. Further warning letter sent on 19 March 2025.	$12,131.80	$16.60
1225621	HHC ats Micheal Fountain Architects Pty Ltd - Class 1 Application LEC2024/130582 - 2C Margaret Street, Woolwich NSW 2110	Philip Brown		15/04/2024	SOFAC filed Experts and Counsel have been engaged Objector parties joined as parties pursuant to statutory rights to be joined. S34 conciliation conference occurred on 19 September 2024 S34 conciliation conference has been adjourned to allow the parties to narrow the issue in dispute. Section 34 conference terminated. The Court has made the following directions:	$90,961.00	$201,269.31

Hunters Hill Council
Status Report
April 2025

	CURRENT/PENDING MATTERS						
Our Ref	**Matter Name**	**Acting Solicitor**	**Additional matter type details where relevant**	**Date File Opened**	**Description/Further investigation being conducted/Status/Forecast**	**Fees billed to date excluding GST**	**Disbs billed to date excluding GST**
					1. The matter is listed for a 10 day hearing commencing onsite at **9:30am** on **4 September 2025** and concluding on **17 September 2025.** 2. The Applicant is to file and serve any notice of motion to amend the development application by **2 May 2025**. 3. The notice of motion is returnable on **8 May 2025** 4. Council and the objector parties are to file and serve an Amended SOFAC by **20 June 2025** 5. The matter is listed for directions to obtain expert evidence orders on **26 June 2025**. The Applicant has sent Council a Notice to Produce. We have been produced some of the material requested and are seeking clarification from the applicant on the remaining material to be produced.		
1238272	HHC ats Yuan Tu He - Class 1 Application LEC2024/227803 - 22 Barons Crescent Hunters Hill NSW	Philip Brown		28/06/2024	Judgment delivered. Objectors notified. Invoice for costs thrown away provided to Applicant and due 24 April 2025.	$40,916.00	$21,142.50