

# PROPOSED RECLASSIFICATION OF COMMUNITY LAND AT 4 PITTWATER ROAD, GLADESVILLE: PUBLIC HEARING AND SUBMISSIONS REPORT

FINAL

6 FEBRUARY 2025



CITY OF RYDE

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PROPOSED RECLASSIFICATION OF  
COMMUNITY LAND AT 4 PITTWATER ROAD,  
GLADESVILLE:

PUBLIC HEARING AND SUBMISSIONS REPORT

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# 1 INTRODUCTION

## 1.1 Introduction

4 Pittwater Road in Gladesville (“the site”) in the City of Ryde is owned by Hunters Hill Council and is occupied by the Gladesville Occasional Child Care Centre. Hunters Hill Council is proposing to reclassify 4 Pittwater Road, Gladesville from community land to operational land under the *Local Government Act 1993* to consider opportunities for the future use of the land. City of Ryde is managing the reclassification process.

The proposed reclassification of the site is explained in detail in the 4 Pittwater Road, Gladesville Planning Proposal PP-2022-3966 (SJB Planning, August 2024) referred to as “the Planning Proposal”, which has been issued with a Gateway Determination by the Department of Planning, Housing and Infrastructure.

The Planning Proposal for the proposed reclassification was placed on public exhibition for comment from 2 September to 29 September 2024 with 95 submissions received.

Section 29 of the *Local Government Act 1993* requires a public hearing to be held when public land is proposed to be reclassified. A public hearing gives the community an opportunity to expand on written submissions and to present issues to an independent person in a public forum.

The public hearing chaired by an independent person to receive public submissions on the proposed reclassification under Section 29 of the *Local Government Act 1993* was held on Thursday 28 November 2024.

The key purpose of the reclassification of land is to amend Part 1, Schedule 4 of the Ryde Local Environmental Plan 2014 (RLEP 2014) to identify the site as operational land.

## 1.2 Purpose of this report

This report has been prepared under Section 29 of the *Local Government Act 1993* to report to City of Ryde on the public submissions made at the public hearing on Thursday 28 November 2024 and written submissions to the Planning Proposal for the proposed reclassification from community land to operational land of 4 Pittwater Road in Gladesville.

This report outlines the public submissions and makes recommendations to Council regarding the proposed reclassification.

## 1.3 Land to which the proposed reclassification applies

The site as shown in Figure 1 comprises Lot 1 DP 816692 at 4 Pittwater Road in Gladesville.

Figure 1 Location of the site



### 1.4 Contents of this report

The remainder of this report contains:

- a general explanation of the proposed reclassification of the site from community land to operational land (Section 2)
- explanation of the proposed reclassification of the site (Section 3)
- the public hearing details (Section 4)
- submissions (Section 5)
- assessment of submissions and recommendations (Section 6).

# 2 RECLASSIFICATION OF COMMUNITY LAND

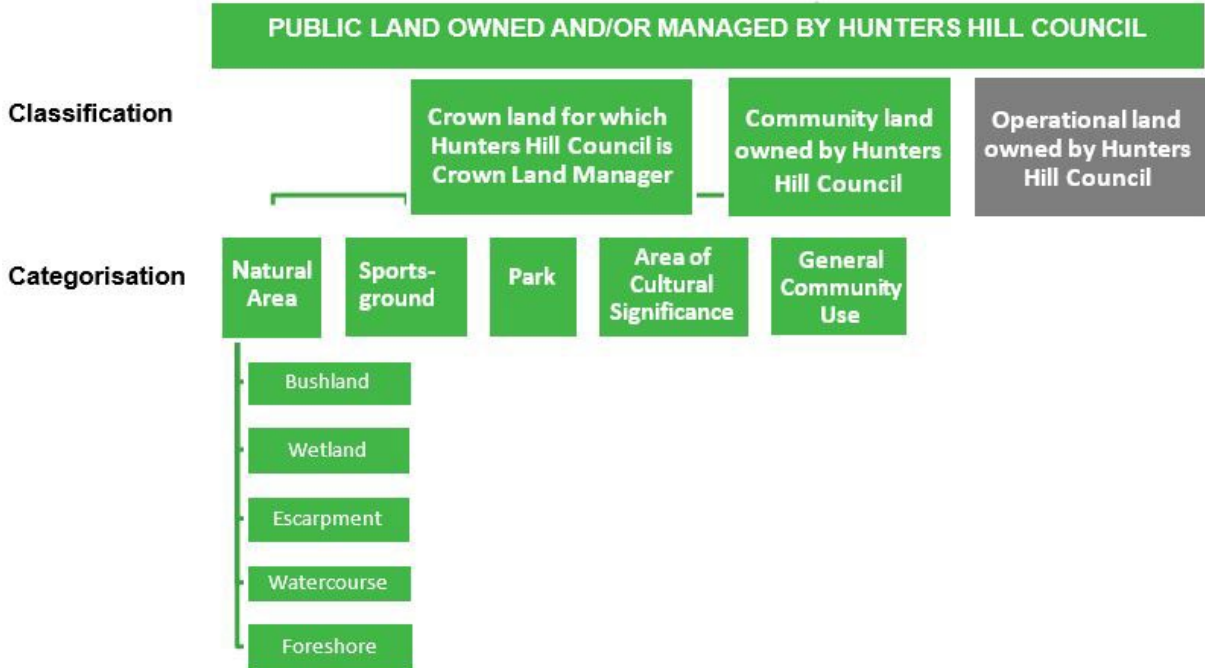
## 2.1 Public land

The *Local Government Act 1993* sets out a range of requirements that City of Ryde and Hunters Hill Council are legally bound to adhere to. These requirements include the management of public land owned or managed by Hunters Hill Council.

Public land is defined in the *Local Government Act 1993* as any land (including a public reserve) legally owned by Council or under Council control. Exceptions include a public road, Crown land, common land (land that is designated for community use) subject to the *Trustees of Schools of Arts Enabling Act 1902*, or a regional park under the *National Parks and Wildlife Act 1974*.

The relationship between public land, and classification of Council-owned land as community or operational land, is in Figure 2.

Figure 2 Public land, classification and categorisation under the Local Government Act 1993



## 2.2 What is classification of community land?

Under the *Local Government Act 1993*, Council-owned public land is classified as either 'operational' or 'community' land. The site is currently classified as community land under the *Local Government Act 1993*.

Community land would ordinarily comprise land accessible to the public, such as a park, sporting fields, bushland or a community facility.

Use and management of community land is regulated under the *Local Government Act 1993* (Chapter 6, Part 2). Community land must be regulated in accordance with:

- ❑ the Plan of Management applying to the land
- ❑ any law permitting the use of land for a specific purpose, and
- ❑ Division 2 of the *Local Government Act 1993*.

Community land must not be sold, exchanged or otherwise disposed of by a Council except in the limited circumstances referred to in Section 45 (4) of the Act. Community land can be leased, but there are restrictions on the grant of leases and licences, and also on the way community land can be used. Community land may only be leased or licensed for up to 21 years without the Minister's consent or up to 30 years with the Minister's consent.

Community land may only be leased or licensed for more than 5 years if public notice of the proposed lease or licence is given and, in the event that an objection is made to the proposed lease or licence, the Minister's consent is obtained. Council also cannot grant a lease, licence or other estate for private purposes over community land.

Operational land would ordinarily comprise land held as a temporary asset or as an investment, land which facilitates the carrying out by a Council of its functions, or land which may not be open to the general public such as a works depot or companion animals facility.

Operational land may be held as a temporary asset or as an investment. Operational land may be leased for a longer period of time, and may be sold or transferred only subject to community engagement and with the approval of the elected Council. Operational land does not have any special restrictions on Council powers to manage, develop, dispose, or change the nature and use of operational land.

Classification or reclassification of land does not affect any estate or interest a Council has in the land. Under Section 30 of the *Local Government Act 1993* Council has the ability to explicitly remove any restrictions on the use of community land when the land is reclassified through a Local Environmental Plan.

## 2.3 How can the classification of community land be changed?

Reclassification of Council-owned land must be undertaken in accordance with:

- ❑ the *Local Government Act 1993*
- ❑ the *Environmental Planning and Assessment Act 1979*
- ❑ Practice Note PN16- 001 - Classification and reclassification of public land through a local environmental plan (issued by the Department of Planning and Environment, October 2016)
- ❑ Local Environmental Plan Making Guideline (Department of Planning, Housing and Infrastructure, August 2023).

## 2.4 Process of reclassification of community land

The *Local Government Act 1993* and the *Environmental Planning and Assessment Act 1979* set out requirements that Councils must follow when reclassifying Council-owned community land to operational land. Relevant legislation is accessed at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au).

Reclassification of community land to operational land may be carried out by either:

1. Amending the Local Environmental Plan under the *Environmental Planning and Assessment Act 1979* through Section 27(1) of the *Local Government Act 1993* by way of a Planning Proposal, or



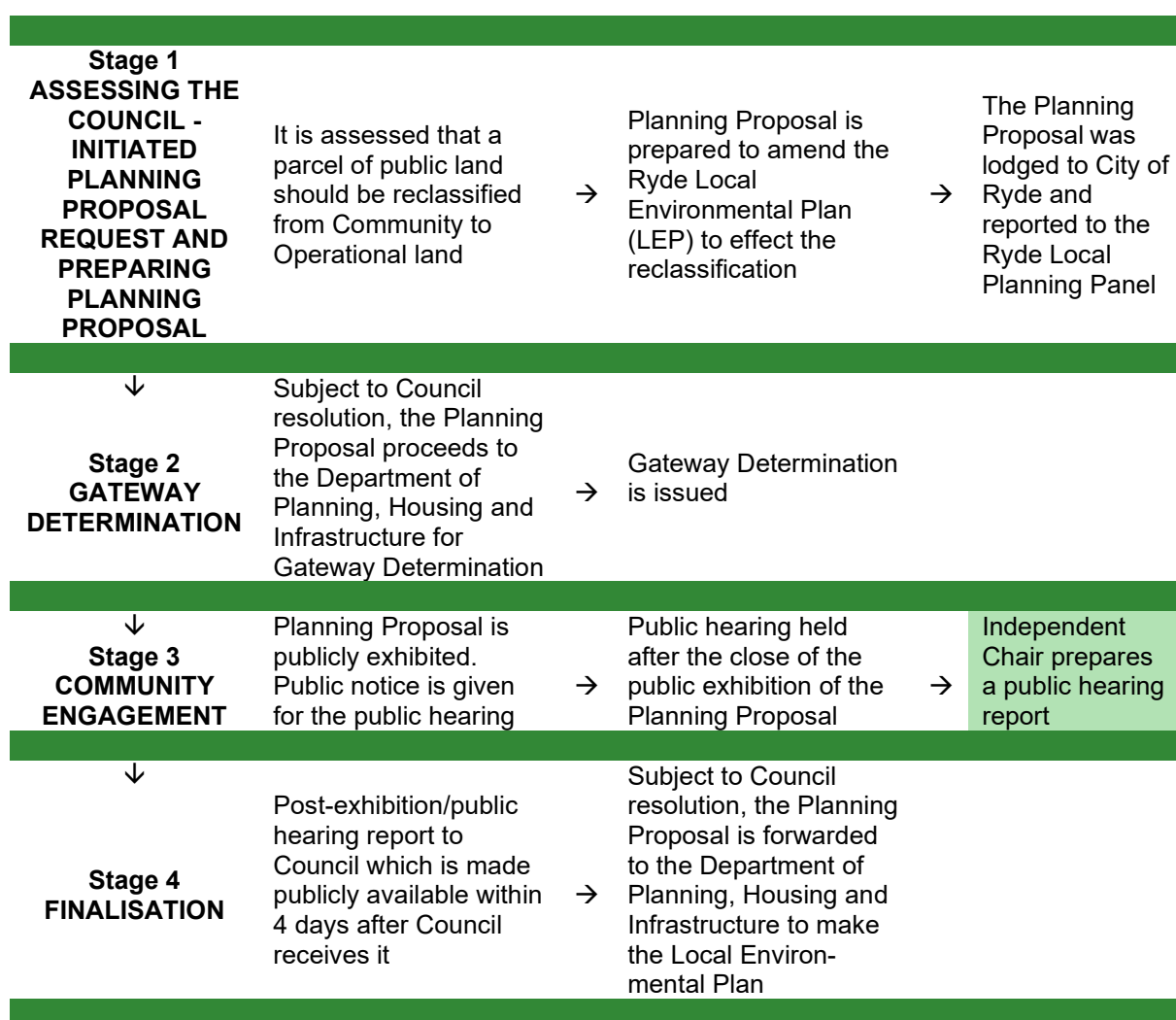
2. Council resolution under Section 27(2) of the *Local Government Act 1993*.

Hunters Hill Council is required to reclassify the Council-owned community land under Option 1 ie. by amendments to the Ryde Local Environmental Plan 2014 by way of a Planning Proposal, as the site is located within City of Ryde’s local government area. A Planning Proposal explains the intended outcome of a proposed amendment to a local environmental plan and sets out the justification for making that amendment. Planning Proposal PP-2022-3966 was initiated by Hunters Hill Council which seeks to reclassify 4 Pittwater Road in Gladesville from community land to operational land.

Classification or reclassification of land does not affect any estate or interest a Council has in the land.

The process of reclassifying community to operational land by changes to the Ryde Local Environmental Plan 2014 is in Figure 3.

Figure 3 Process of reclassifying community land to operational land by local environmental plan



## 2.5 Process of the public hearing and report

The timeline of the current reclassification proposal, and the public hearing and report, is set out in Table 1.

Table 1 Process and timeline of proposed reclassification of 4 Pittwater Road, Gladesville

Date	Event
1955	The site was transferred from Sydney Water (formerly the Metropolitan Water Sewerage and Drainage Board) to Hunters Hill Council for the purpose of a baby health centre. A restriction was placed on the title for this use at dedication to Hunters Hill Council.
1992	The site was subdivided to create Lot 1 and Lot 2 in DP 816692 being no. 4 and no. 6 Pittwater Road in Gladesville.
2015	Hunters Hill Council's Fit for the Future Improvement Proposal 2015 contained the following initiative for 6 Pittwater Road, Gladesville (Early Childhood Centre): This site is located in the Ryde City Council area and adjoins the Gladesville Library. There is a possibility that the City of Ryde Council (CoR) may seek an opportunity to re-develop their substantial land holdings in its area in conjunction with the Gladesville Masterplan and it would be logical that this site is included in any future proposals. CoR has recently commissioned consultants to consider development options for the site. Proceeds from sales, or revenue earned, could be used for strategic re-investment to fund ongoing initiatives including capital works.
25 June 2018	Hunters Hill Council resolved to re-establish the Property Advisory Committee to provide recommendations to provide recommendations to Council with regards to: <ul style="list-style-type: none"> <li>- evaluating Council's property assets to determine if they are providing community benefit</li> <li>- developing strategies for the future of Council's assets</li> <li>- investigating opportunities to invest/reinvest in property assets.</li> </ul>
2021	Hunters Hill Council undertook community engagement, public exhibition and finalisation of its Community Infrastructure Plan which was renamed as the Property Strategy. 4 Pittwater Road in Gladesville was identified in the Strategy as surplus to Hunters Hill Council's requirements, and options to realise its value will be investigated whilst still retaining the occasional child care centre in the area.
19 April 2021	Hunters Hill Council received a report on finalisation of the Community Infrastructure Plan.
20 September 2021	Hunters Hill Council resolved to prepare and lodge a Planning Proposal with City of Ryde for the reclassification of 4 Pittwater Road Gladesville to operational land under the <i>Local Government Act 1993</i> .
16 July 2023	Planning Proposal PP-2022-3966 was prepared by SJB on behalf of Hunters Hill Council.
23 February 2023	Hunters Hill Council staff and City of Ryde Council staff held a pre-lodgement meeting for the planning proposal. City of Ryde staff provided verbal feedback and advice for the lodgement, which was later collated into a letter sent 27 February 2024.

Date	Event	
4 April 2023	Hunters Hill Council lodged the Planning Proposal that seeks to reclassify the public land at 4 Pittwater Road in Gladesville from community land to operational land with the Department of Planning, Housing and Infrastructure	Section 3.34(1) of the <i>Environmental Planning and Assessment Act 1979</i>
14 December 2023	The Ryde Local Planning Panel unanimously agreed the Planning Proposal should proceed to a gateway determination under section 3.34 of the <i>Environmental Planning and Assessment Act 1979</i> for the purpose of reclassification from community land to operational.	
26 March 2024	<p>City of Ryde Council resolved to:</p> <ul style="list-style-type: none"> <li>- Support the Planning Proposal to reclassify land at 4 Pittwater Road, Gladesville, being Lot 1 DP 816692 from Community to Operational land;</li> <li>- Submit the Planning Proposal to the Department of Planning, Housing and Infrastructure for Gateway Determination under s3.34 of the <i>Environmental Planning and Assessment Act 1979</i>;</li> <li>- That the Department of Planning, Housing and Infrastructure be advised that Council wishes to be delegated as the Local Plan-Making Authority; and</li> <li>- That following public exhibition, the planning proposal and any submissions be reported back to Council to finalise the proposal.</li> </ul>	
24 April 2024	<p>Correspondence from Hunters Hill Council to Sydney Water regarding the specific interest which applies to the site included:</p> <p>Dealing No. 395665 is a Memorandum of Transfer of the land from the Metropolitan Water Sewerage and Drainage Board (MWS&amp;DB) to Hunters Hill Council. This Dealing, among other matters, created an easement and also a restriction on the future use of the land:</p> <p>(3) That the transferee will not at any time use or occupy or cause or permit to be used or occupied the said land hereby transferred or any part thereof otherwise than solely for the erection and conduct of a Baby Health Centre.</p> <p>This interest may restrict use of the land solely for use as Baby Health Centre, so this would restrict Hunters Hill Council from selling or developing the land for any other purpose.</p> <p>As this restriction is an agreement between Hunters Hill Council and MWS&amp;DB (now Sydney Water) it is appropriate that Council consult with Sydney Water about this restriction.</p>	
5 June 2024	Correspondence from Sydney Water to Hunters Hill Council raised no objection to the proposed reclassification.	
5 July 2024	<p>The Gateway Determination issued by the Department of Planning, Housing and Infrastructure included Gateway Condition 5:</p> <p>'A public hearing is required to be held in accordance with Section 29 of the Local Government Act 1993 and the Department's Practice Note PN 16-001.'</p>	Section 3.34(2) of <i>Environmental Planning and Assessment Act 1979</i>

Date	Event	
Monday 2 September to Sunday 29 September 2024	The revised Planning Proposal (SJB, August 2024) was placed on public exhibition for comment: <ul style="list-style-type: none"> <li>- Online at Have Your Say</li> <li>- Physical copies at Gladesville Library.</li> </ul> <p>95 submissions were received to the public exhibition of the Planning Proposal.</p>	Section 3.34(2) of <i>Environmental Planning and Assessment Act 1979</i>
Thursday 28 November 2024	<b>The public hearing into the proposed reclassification was held.</b> <p><b>The person presiding at the public hearing is not a councillor or employee of the council holding the public hearing, or has been a councillor or employee of that council at any time during the 5 years before the date of her appointment.</b></p>	<b>Section 29 of <i>Local Government Act 1993</i></b> <b>Department of Planning and Environment Practice Note PN 16-001</b> <b>Section 47G of <i>Local Government Act 1993</i></b>
6 February 2025	<b>Independent chairperson at public hearing prepared the public hearing report and issued it to Council.</b>	
By 10 February 2025	Council must make a copy of the public hearing report available for inspection by the public at a location within the area of the council no later than 4 days after it has received a report from the person presiding at the public hearing as to the result of the hearing. Public hearing report available on Council's Have Your Say website. Council to email community members attending the public hearing a link to the copy of the report on the You're your Say website. Hard copy available at City of Ryde Administration Centre	Section 47G of <i>Local Government Act 1993</i>
March 2025	Council meeting to consider the public hearing report and public submissions received from public exhibition of the planning proposal and supporting documentation	
<b><i>If Council resolves to endorse/adopt and proceed with the planning proposal as per delegations issued by the Department of Planning, Housing and Infrastructure's Gateway Determination for the proposed reclassification:</i></b>		
April 2025	Council requests the Department of Planning, Housing and Infrastructure to prepare the draft Local Environmental Plan amendment to give effect to the planning proposal as per delegations issued by the Gateway Determination.	Section 3.36 of <i>Environmental Planning and Assessment Act 1979</i>
by 2 May 2025	The amendment to Part 1 of Schedule 4 of the RLEP 2014 would be made as proposed to reclassify the Council owned land from community to operational land.	Sections 27 and 30(1) of <i>Local Government Act 1993</i> , Section 3.36 of <i>Environmental Planning and Assessment Act 1979</i>

After the public hearing, the independent chairperson prepares a report on the verbal submissions to the public hearing and refers to the written submissions about the Planning Proposal.

City of Ryde Council must make a copy of the report regarding the outcomes of the public hearing available for inspection by the public at a location within the area of Council no later than four days after it has received the final report from the person presiding at the public hearing. Council will make the public hearing report available to the public on Council's Have

Your Say website, and email a link to the public hearing report to the people who attended the public hearing.

The public hearing report will be presented to City of Ryde Council for its information as part of their consideration of the proposed reclassification.

If City of Ryde Council resolves to endorse/adopt and proceed with the planning proposal as per delegations issued by the Department of Planning, Housing and Infrastructure's Gateway Determination for the proposed reclassification:

- ❑ Council requests the Department of Planning, Housing and Infrastructure and Parliamentary Counsel's Office to prepare the draft Local Environmental Plan to give effect to the planning proposal as per delegations issued by the Gateway Determination.
- ❑ The amendment to Part 1 of Schedule 4 of the Ryde Local Environmental Plan 2014 will be made under Sections 27 and 30(1) of the *Local Government Act 1993* as proposed to reclassify the site from community to operational land without any discharge of any interests. The Department of Planning, Housing and Infrastructure would require the Local Environmental Plan to be completed on or before 2 May 2025.

## 2.6 Public hearings for reclassification of community land

Section 29 of the *Local Government Act 1993* requires a public hearing to be held when Council-owned public land is proposed to be reclassified from community land to operational land.

An independent chairperson will conduct the public hearing. Under Section 47G of the Act, the person presiding at a public hearing must not be:

- ❑ A Councillor or employee of the Council holding the public hearing.
- ❑ A person who has been a Councillor or employee of that Council at any time during the 5 years before the date of his or her appointment.

The chairperson will provide a report to Council with recommendations on the proposed reclassification of community land.

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# 3 PROPOSED RECLASSIFICATION OF 4 PITTWATER ROAD, GLADESVILLE

## 3.1 Introduction

The background to the proposal to reclassify 4 Pittwater Road, Gladesville from community land to operational land is outlined in detail in the Planning Proposal (SJB, August 2024) and in supporting information on the NSW Planning Portal and on Council’s website.

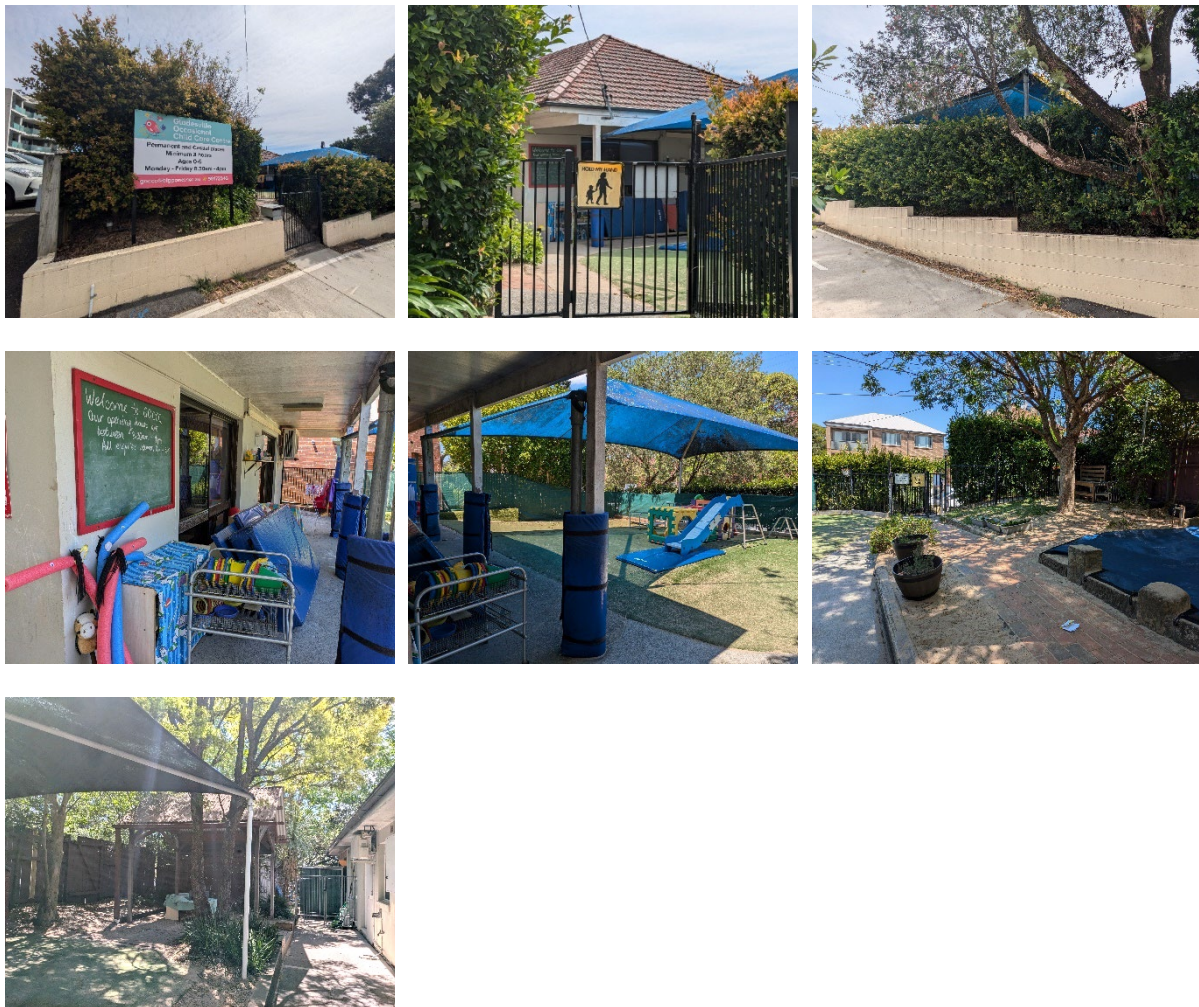
## 3.2 Site description

Pittwater Road in Gladesville is described as in Table 2.

Table 2 4 Pittwater Road, Gladesville

Address	4 Pittwater Road, Gladesville
Lot/DP	Lot 1 DP 816692
Area (m2)	704m <sup>2</sup> (approx.)
Owner	Hunters Hill Municipal Council
Local government area	City of Ryde, so managing the reclassification process
Road frontage	Pittwater Road to the south-east
Adjoining land uses	Gladesville Library owned by City of Ryde to the north-east. Jim Wilson Carpark owned by City of Ryde to the south-west and north-west
Zoning	MU1 Mixed Use under Ryde Local Environmental Plan 2014 <i>Note: reclassification of land is not the same as rezoning the land</i>
Land use	Not for profit community-based child care centre
Occupier	Gladesville Occasional Child Care Centre
Use agreement	Agreement between Hunters Hill Council and City of Ryde relating to the management, operation and financing of the existing land use.
Classification	Community land
Public reserve under the <i>Local Government Act 1993</i> ?	No

Figure 4 Images of 4 Pittwater Road, Gladesville



### 3.3 Reasons for the proposed reclassification

The Planning Proposal was initiated by Hunters Hill Council as the land owner. The Planning Proposal seeks to reclassify 4 Pittwater Road in Gladesville (Lot 1 DP 816692) from community land to operational land. The background to and reasons for the proposed reclassification are set out in detail in the Planning Proposal and in Council's business papers.

Hunters Hill Council is proposing to reclassify 4 Pittwater Road, Gladesville from community land to operational land under the *Local Government Act 1993* to consider opportunities for the future use of the land, including options for the development or sale of the land.

Council's strategic planning framework, including the Community Infrastructure Plan and Property Strategy 2021, identifies the site as surplus to Council's needs. The Property Strategy has four elements incorporating assets owned by Hunters Hill Council within the Gladesville commercial centre. With respect to 4 Pittwater Road, Gladesville, the Strategy notes that the current occasional care centre (OCC) needs updating and is surplus to Hunter's Hill Council requirements. It states that options to realise its value will be investigated, whilst still retaining the OCC in the area.

Further reasons for the recategorisation are as follows:



- ❑ The site being classified as community land means Hunters Hill Council is not able to develop, sell, exchange or dispose of community land under the provisions of the *Local Government Act 1993*.
- ❑ The operational land classification will enable Hunters Hill Council to sell, exchange or otherwise divest or deal with the parcel of land to assist with facilitating redevelopment of the land. Any returns to Council can be reinvested into other projects, such as public domain improvements. Options to realise its value will be investigated whilst still retaining the child care centre in the area. Should the site be divested or developed in future, all proceeds will be placed in an internally restricted reserve.
- ❑ Other reasons include:
  - the site is in City of Ryde and adjoins land owned by City of Ryde.
  - the operational classification would be consistent with the current zoning and use of the site.
  - the reclassification offers Hunters Hill Council an opportunity to unlock the existing development potential of the site to stimulate growth and development within the Gladesville Town Centre, and for the site to be considered with the upcoming Gladesville Masterplan.

Overall, the reclassification of 4 Pittwater Road, Gladesville will not affect its current use or predetermine its future uses, but would give Hunters Hill Council flexibility to ensure it can deliver improved community infrastructure via redevelopment of the site or possible sale and redirection of funds to other community infrastructure projects.

Any dealing with the property following reclassification would be subject to a further Council resolution. This proposal is not a specific proposal to develop or sell the land, which would need to be subject to a separate process.

## 3.4 Changes resulting from reclassification

### 3.4.1 Changes

The Planning Proposal seeks to amend Schedule 4 'Classification and reclassification of public land', Part 1 'Land classified, or reclassified, as operational land – no interests changed' of the Ryde Local Environmental Plan 2014, to reclassify land at 4 Pittwater Road, Gladesville (Lot 1 in DP 816692), from 'community' land to 'operational' land.

### 3.4.2 No changes

If the proposed reclassification proceeds, no change would be made to:

- ❑ the current use of the land and agreement for use of the land
- ❑ the current zoning of MU1 Mixed Use
- ❑ maximum building height of 22 metres
- ❑ maximum floor space ratio 2.6:1
- ❑ any other planning or development controls and maps applicable to the land under the Ryde Local Environmental Plan 2014
- ❑ existing trusts, estates, interests, dedications, conditions, restrictions and covenants affecting the land or any part of the land. There are no interests in the land that Council is seeking to discharge.

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# 4 THE PUBLIC HEARING

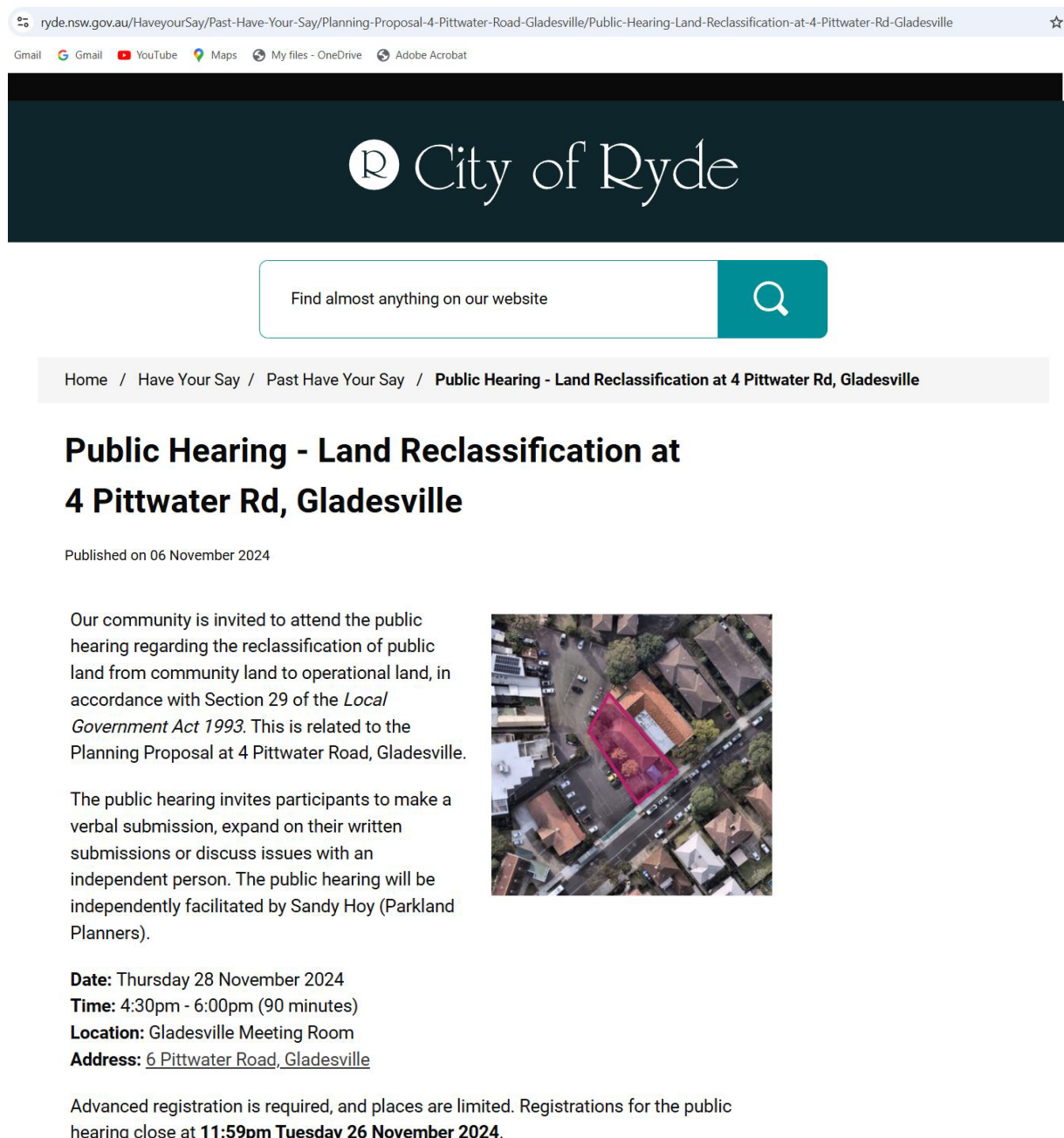
## 4.1 Notification and advertising of the public hearing

City of Ryde advised the community about the public exhibition of the Planning Proposal and the public hearing in several ways as set out below.

### 4.1.1 Online at Have Your Say Ryde

Council's project page about the public exhibition of the Planning Proposal and the public hearing at <https://www.ryde.nsw.gov.au/HaveyourSay/Past-Have-Your-Say/Planning-Proposal-4-Pittwater-Road-Gladesville> is in Figure 5.

Figure 5 Have Your Say Ryde project page



ryde.nsw.gov.au/HaveyourSay/Past-Have-Your-Say/Planning-Proposal-4-Pittwater-Road-Gladesville/Public-Hearing-Land-Reclassification-at-4-Pittwater-Rd-Gladesville

Gmail YouTube Maps My files - OneDrive Adobe Acrobat

City of Ryde

Find almost anything on our website

Home / Have Your Say / Past Have Your Say / Public Hearing - Land Reclassification at 4 Pittwater Rd, Gladesville

## Public Hearing - Land Reclassification at 4 Pittwater Rd, Gladesville

Published on 06 November 2024

Our community is invited to attend the public hearing regarding the reclassification of public land from community land to operational land, in accordance with Section 29 of the *Local Government Act 1993*. This is related to the Planning Proposal at 4 Pittwater Road, Gladesville.

The public hearing invites participants to make a verbal submission, expand on their written submissions or discuss issues with an independent person. The public hearing will be independently facilitated by Sandy Hoy (Parkland Planners).

**Date:** Thursday 28 November 2024  
**Time:** 4:30pm - 6:00pm (90 minutes)  
**Location:** Gladesville Meeting Room  
**Address:** [6 Pittwater Road, Gladesville](#)

Advanced registration is required, and places are limited. Registrations for the public hearing close at **11:59pm Tuesday 26 November 2024**.

### How do I attend the public hearing?

Please register by **Tuesday 26 November 2024** to attend the public hearing. You can complete the online registration form via the link below. Participants are required to attend in person.

[Register for the Public Hearing >](#)

If you are unable to register online, please call Customer Service on (02) 9952 8222.

### Why is a public hearing being held?

A public hearing is required to be held when reclassifying public land, in accordance with Section 29 of the *Local Government Act 1993* and the Department's Practice Note PN 16-001. This is also required by condition 5 of the Gateway Determination.

### Background Information

Before attending the public hearing, we encourage you to view the background information document via the link below.

[View the Background Information document >](#)

For further details about the Planning Proposal - 4 Pittwater Road, Gladesville, visit the Past Have Your Say page.

[Visit the Past Have Your Say page >](#)

Share    

## 4.1.2 The Weekly Times listings

### Planning Proposal

Listing in *The Weekly Times* newspaper each Wednesday during the Have Your Say period from Monday 2 September to Sunday 29 September 2024. An example of the listing is below.

Figure 6 The Weekly Times listing

**HAVE YOUR SAY**

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**OPEN COMMUNITY CONSULTATIONS**

You are invited to have your say about documents, projects and proposals that are currently on public exhibition, or provide feedback on services and concerns that affect the community.

- Brush Farm Park and Lambert Park Draft Masterplan - Stage 2 (Closes 8 September 2024)
- City of Ryde Youth Survey (Closes 8 September 2024)
- Denistone Sports Club Site - Future Use (Closes 29 September 2024)
- Planning Proposal - 4 Pittwater Road, Gladesville (Closes 29 September 2024)

**Want to find out more?**

To find out more about one of the above projects or for information on how to provide feedback, please visit [www.ryde.nsw.gov.au/HaveYourSay](http://www.ryde.nsw.gov.au/HaveYourSay) or call Customer Service on 9952 8222.

## Public hearing

The listing in *The Weekly Times* newspaper included in the 6 November 2024 edition about the public hearing arrangements is in Figure 7.

Figure 7 The Weekly Times listing about the public hearing

**PUBLIC NOTICE**

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**LAND RECLASSIFICATION AT 4 PITTWATER RD, GLADESVILLE**

City of Ryde invites you to attend the public hearing regarding the reclassification of public land from community land to operational land, in accordance with Section 29 of the *Local Government Act 1993*. This is related to the Planning Proposal at 4 Pittwater Road, Gladesville. The public hearing will be independently facilitated by Sandy Hoy (Parkland Planners).

**When:** Thursday 28 November 2024  
**Time:** 4.30 - 6.00pm (90 minutes)  
**Where:** Gladesville Meeting Room, 6 Pittwater Road, Gladesville

Visit [www.ryde.nsw.gov.au/HYS/4PittwaterRdPublicHearing](http://www.ryde.nsw.gov.au/HYS/4PittwaterRdPublicHearing) to register for the public hearing. Registrations close at 11.59pm Tuesday 26 November 2024 and places are limited.

For additional information, contact Customer Service on 9952 8222 or email [cityofryde@ryde.nsw.gov.au](mailto:cityofryde@ryde.nsw.gov.au)

### 4.1.3 Listing in Your City News e-newsletter

Listing in the Your City News e-newsletter included in the Have Your Say section of the e-newsletter sent on 3 September 2024.

Figure 8 Listing in Your City News e-newsletter

## Have Your Say

### On Exhibition

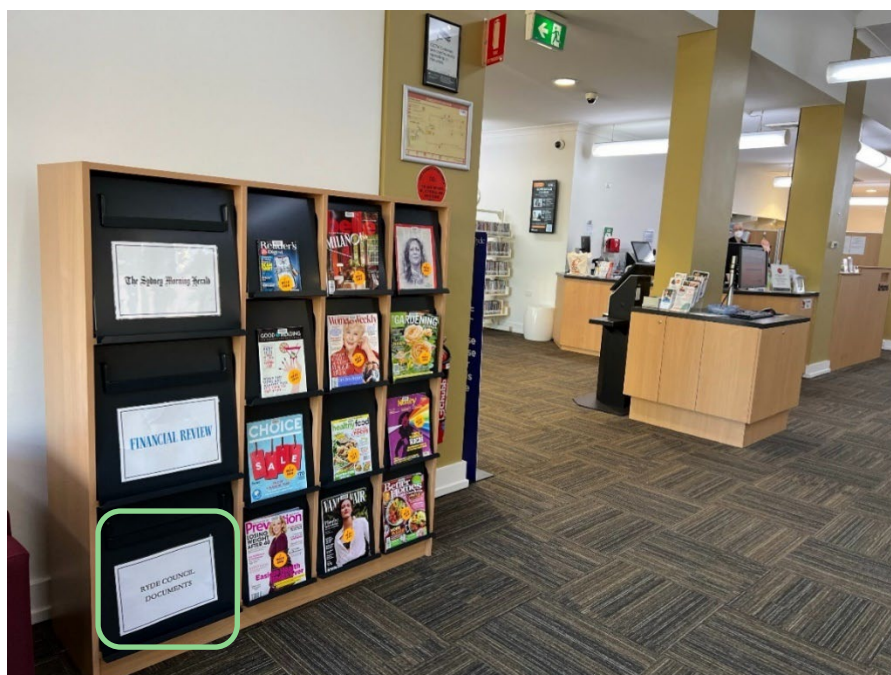
You are invited to have your say about documents, projects and proposals that are currently on public exhibition, or provide feedback on services and concerns that affect the community.

<a href="#">BRUSH FARM PARK &amp; LAMBERT PARK DRAFT MASTERPLAN: STAGE 2 (CLOSES 8 SEP)</a>
<a href="#">CITY OF RYDE YOUTH SURVEY (CLOSES 8 SEP)</a>
<a href="#">DENISTONE SPORTS CLUB SITE: FUTURE USE (CLOSES 29 SEP)</a>
<a href="#">PLANNING PROPOSAL: 4 PITTWATER RD, GLADESVILLE (CLOSES 29 SEP)</a>
<a href="#">DEVELOPMENT APPLICATIONS ON EXHIBITION</a>

### 4.1.4 Hard copies of the Planning Proposal

Hard copies of the planning proposal were available in the 'Ryde Council Documents' shelf at Gladesville Library.

Figure 9 Gladesville Library



#### 4.1.5 Public Hearing notice e-newsletter

An e-newsletter sent to people who made a submission to the public exhibition of the Planning Proposal is in Figure 10.

Figure 10 Public hearing notice e-newsletter



### **PUBLIC HEARING** Land Reclassification at 4 Pittwater Rd, Gladesville



Thank you for your interest regarding the planning proposal for 4 Pittwater Road, Gladesville.

City of Ryde invited community feedback on the proposal from Monday 2 September 2024 to Sunday 29 September 2024 and is considering the submissions received.

Council now invites our community to attend the public hearing regarding the reclassification of public land from community land to operational land, in accordance with Section 29 of the *Local Government Act 1993*. This is related to the Planning Proposal at 4 Pittwater Road, Gladesville.

The public hearing invites participants to make a verbal submission, expand on their written submissions or discuss issues with an independent person. The public hearing will be independently facilitated by Sandy Hoy (Parkland Planners).

Date: Thursday 28 November 2024  
Time: 4:30pm - 6:00pm (90 minutes)  
Location: Gladesville Meeting Room  
Address: [6 Pittwater Road, Gladesville](#)

Advanced registration is required, and places are limited. Registrations for the public hearing close at 11:59pm Tuesday 26 November 2024.

You can complete the online registration form via the link below. Participants are required to attend in person.

[Register for the Public Hearing](#)

### Why is a public hearing being held?

A public hearing is required to be held when reclassifying public land, in accordance with Section 29 of the *Local Government Act 1993* and the Department's Practice Note PN 16-001. This is also required by condition 5 of the Gateway Determination.

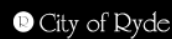
### Background Information

Before attending the public hearing, we encourage you to view the background information document via the link below.

[Background Information Document](#)

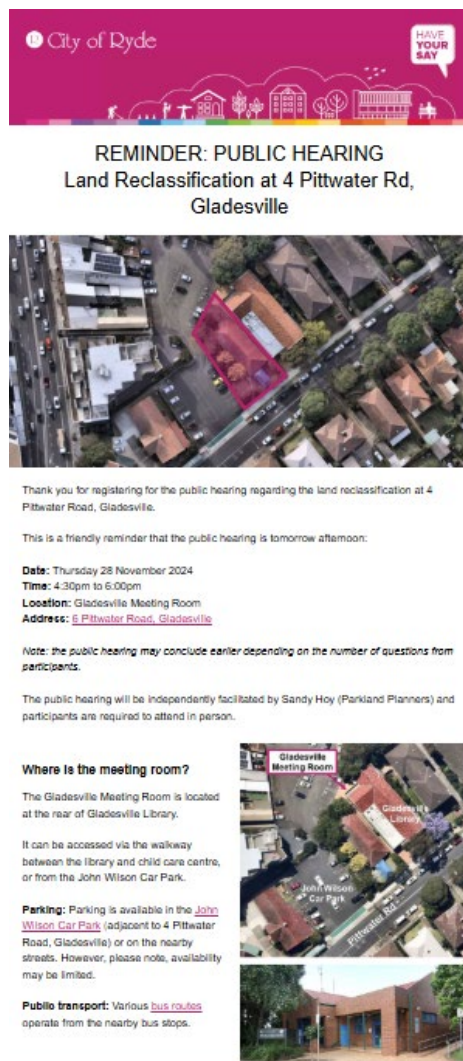
### For more information

To learn more about the planning proposal for 4 Pittwater Road, Gladesville, please visit the [Past Have Your Say page](#), email [cityofryde@ryde.nsw.gov.au](mailto:cityofryde@ryde.nsw.gov.au) or call Customer Service on 9952 8222.

 City of Ryde

A reminder e-newsletter about the public hearing is in Figure 11.

Figure 11 Reminder e-newsletter about the public hearing



**Background Information**

Before attending the public hearing, we encourage you to view the background information document for the Land Reclassification at 4 Pittwater Rd, Gladesville.

[View the Background Information document](#)

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**Public Hearing Agenda**

- Welcome and Introductions
- The site
- Purpose of the public hearing
- Legislative requirements and process of reclassification
- Background to the proposed reclassification
- Submissions
- Next steps
- Questions
- Thanks and close

**Please note:** Comments and the exchange of information between the speaker and Council at the public hearing will be recorded and used for reporting purposes. The Public Hearing Report will be made publicly available in accordance with the **Local Government Act 1993**.

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**Speaking at the Public Hearing (public hearing rules)**

Attendance at the public hearing will be taken as permission for their image, voice and/or verbal representation/submission being recorded and made publicly available.

Speakers will be respectful to others while participating in the public hearing by allowing others to speak if you have already spoken, listening to other individuals and respecting others point of view while they are participating. The speaker will refrain from making any defamatory comments and should take care when discussing other people's personal information.

Council accepts no liability for any damage that may result from defamatory comments made by persons attending the public hearing - all liability will rest with the individual, who made the comments.

The public hearing must not be recorded by others without the prior written consent of the Council.

A speaker may be withdrawn from the public hearing by Council for engaging in conduct that is unreasonable or in contravention of these rules.

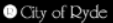
If an attendee or speaker is feeling unwell on the day, they must not attend the public hearing in person and provide written submission instead.

Comments and the exchange of information between the speaker and Council at the public hearing will be recorded and used for reporting purposes. Reports may be accessed by others and could be made publicly available under the **Government Information Public Access Act 2009 (GIPA Act)**. If you require further information, please contact Council's Customer Service Centre on 9952 8222.

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**For more information**

To learn more about the land reclassification at 4 Pittwater Rd, Gladesville, please visit the [Past Have Your Say](#) page, email [cityofryde@ryde.nsw.gov.au](mailto:cityofryde@ryde.nsw.gov.au) or call Customer Service on 9952 8222.



## 4.1.6 Eventbrite page


An Eventbrite page was set up to manage the registrations as shown in Figure 12.

Figure 12 Eventbrite page for registration management

Thursday, November 28

# Public Hearing - Land Reclassification at 4 Pittwater Rd, Gladesville

The City of Ryde is hosting a public hearing on the reclassification of land at 4 Pittwater Road, Gladesville.

 By City of Ryde · 3.6k followers  
Lots of repeat customers  [Following](#)

**Date and time**  
📅 Thursday, November 28 - 4:30 - 6pm AEDT

**Location**  
📍 Gladesville Meeting Room  
8 Pittwater Road Gladesville, NSW 2111  
[Show map](#) v

**About this event**

Our community is invited to attend the public hearing regarding the reclassification of public land from community land to operational land, in accordance with Section 29 of the *Local Government Act 1993*. This is related to the Planning Proposal at 4 Pittwater Road, Gladesville.

The public hearing invites participants to make a verbal submission, expand on their written submissions or discuss issues with an independent person. The public hearing will be independently facilitated by Sandy Hoy (Parkland Planners).

**Date:** Thursday 28 November 2024  
**Time:** 4:30pm - 6:00pm (90 minutes)  
**Location:** Gladesville Meeting Room  
**Address:** [8 Pittwater Road, Gladesville](#)

Advanced registration is required, and places are limited. Registrations for the public hearing close at 11:59pm Tuesday 26 November 2024.

Participants are required to attend in person.

For further details about the Planning Proposal - 4 Pittwater Road, Gladesville, visit the [Past Have Your Say page](#).



### 4.1.7 On-site notices

Signs were posted in front of the subject site at 4 Pittwater Road advertising the public exhibition and the public hearing (Figure 13). The sign giving notice of the public hearing was posted for 21 days prior to the public hearing.

Figure 13 On-site notices



### 4.2 Timing of the public hearing

The public hearing was timed to occur after the public exhibition of and receipt of written submissions regarding the planning proposal for the proposed reclassification of the site closed on 29 September 2024.

Public notice of the public hearing was given more than 21 days after the completion of the statutory public exhibition period of the planning proposal.

Registrations were requested to [www.ryde.nsw.gov.au/HYS/4PittwaterRdPublicHearing](http://www.ryde.nsw.gov.au/HYS/4PittwaterRdPublicHearing) or by calling Customer Service on 9952 8222. Registrations closed 11:59pm on Tuesday 26 November 2024.

The public hearing to receive submissions on the proposed reclassification of community land at 4 Pittwater Road in Gladesville was held on Thursday 28 November 2024 from 4:30pm-6:00pm at Gladesville Meeting Room, 6 Pittwater Road, Gladesville.

### 4.3 Chairperson

As required under Section 47G of the *Local Government Act 1993*, Council appointed an independent chairperson, Sandy Hoy, Director of Parkland Planners, to chair the public hearing. Ms. Hoy has not at any time been either a Councillor or an employee of City of Ryde or Hunters Hill Council.

### 4.4 Site inspection

Ms. Hoy inspected the subject site on Tuesday 26 November 2024.

## 4.5 Attendance at the public hearing

Seven community members registered with Council to attend the public hearing.

Four community members attended the public hearing.

The following Council officers were present at the hearing to represent Council, listen to verbal submissions, and answer questions:

- Terry Agar, Senior Strategic Planner, City of Ryde
- Helen Lee, Strategic Planner, City of Ryde
- Steve Kourepis, Director Town Planning, Hunters Hill Council
- Mark Newton, Health and Building Surveyor, Hunters Hill Council.

## 4.6 Agenda of the public hearing

Ms. Hoy opened the public hearing at 4:35pm, and explained the purpose and process of the public hearing. Council officers explained the purpose of and reasons for the proposed reclassification, and answered questions relating to the relevant Council. A presentation using information from the Planning Proposal and the background information document provided online on the Have Your Say page was referred to during the public hearing for information about the proposed reclassification.

Verbal submissions regarding the proposed reclassification were received at the public hearing. The content of those submissions is outlined in more detail in Section 5 of this report.

With there being no further submissions or questions, Ms. Hoy closed the hearing at 5:40pm.

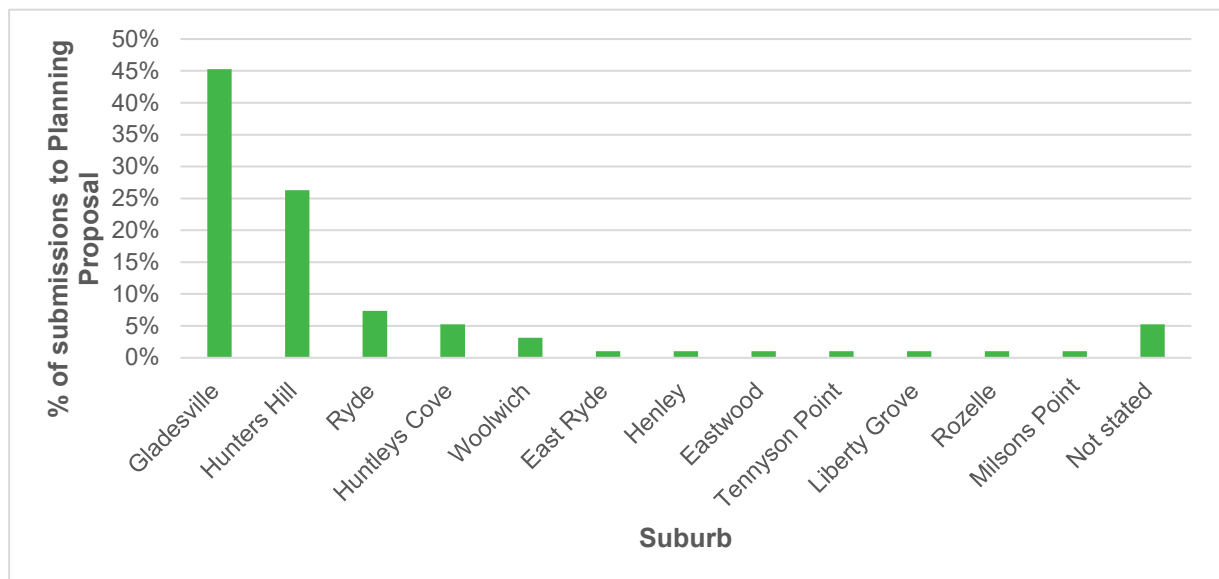
# 5 SUBMISSIONS

## 5.1 Written submissions to the Planning Proposal

95 written submissions about the proposed reclassification were received during the public exhibition period of the Planning Proposal from Monday 2 September to Sunday 29 September 2024. 73 submissions were made online, and 22 submissions were made otherwise in writing to Council.

Most people who made a written submission (89%) are local to Gladesville, Hunters Hill and adjoining suburbs, as shown in Figure 7.

Figure 14 Suburbs of submitters to the Planning Proposal



A compilation of the points made in the written submissions to the Planning Proposal are in Appendix A.

## 5.2 Public hearing submissions

The question posed to people attending the public hearing was:

**Do you agree or disagree with the proposed reclassification of 4 Pittwater Road in Gladesville from community to operational land? Why or why not?**

Several community members addressed the public hearing, with Council’s responses as follows.

Table 3 Submissions to the public hearing

Key point	Question/comment and Council response
<b>Background to the proposed reclassification</b>	
Criteria in making decision about reclassification	<p>Acknowledgement of the unique scenario where another Council seeks approval from another council.</p> <p>How will Ryde Council decide the planning proposal?</p> <p>What is the criteria for reclassification?</p> <p>What is the weighting that City of Ryde will apply to make the decision?</p> <p>What are the steps in assessing the application to reclassify the land?</p> <p><u>Council response</u></p> <p>City of Ryde received Hunters Hill Council's application.</p> <p>TA - There is no hard and fast rule or rigid criteria, rather the site-specific merits of the case, strategic merit, and if it's appropriate for the future context of the site.</p> <p>Considerations include existing land use, surrounding land use, a judgement about the future development of the area, and whether there is infrastructure to support future uses.</p> <p>We also listen to the community.</p> <p>SK - Submissions to the Planning Proposal and to the public hearing are considered. It is up to the elected Council to make the decision. Council staff will make a recommendation to Ryde Council. The Councillors will vote to support or object to the recommendation. Any sale or development of the site will be a separate process.</p>
Plans for surrounding area	<p>Are there other plans in the surrounding area besides the Hunters Hill Council site? What is the timeframe?</p> <p><u>Council response</u></p> <p>TA - The Gladesville Town Centre Masterplan, which covers the area on the boundary of Ryde and Hunters Hill local government areas on both sides of Victoria Road down to Junction Street. The Masterplan is not detailed. The Ryde Local Strategic Planning Statement does not specifically plan for a masterplan to be developed for Gladesville.</p>
Hunters Hill Property Strategy	<p>SK - All Councils had to do a Fit for the Future program as part of amalgamation in 2017. The reclassification was initiated by the Property Strategy.</p> <p>Is the Property Strategy published or draft?</p> <p>SK – Draft.</p>
<b>Submissions about proposed reclassification</b>	
Council voting on the reclassification	<p>Knowing the sale of other parcels of land in Hunters Hill, the current Council consists of a majority of five Liberals which vote as a pack and two independents. They will likely vote unanimously against us.</p> <p>If Council does not develop or sell the site it should remain as childcare, but the centre is run down and needs upgrading.</p> <p><u>Council response</u></p> <p>SK - acknowledges Hunters Hill Council is made up of 5 Liberal Councillors and 2 Independent Councillors.</p> <p>SK – Hunters Hill Council has not resolved to reclassify or sell the site.</p>

Key point	Question/comment and Council response
Council's intentions for the land	<p>Hunters Hill Council is saying they will not develop or sell the land? Why reclassify the land if you are not going to develop or sell it?</p> <p><u>Council response</u></p> <p>SK – The Property Strategy concluded it, and the Councillors voted for it. The Council staff are following through on the Council resolution.</p> <p>If the land is not reclassified, there is no opportunity for Hunters Hill Council to progress to redevelop or sell it because it is classified as community land.</p> <p>If City of Ryde does not allow the reclassification, there is no potential for a separate process to redevelop or sell the land. It needs City of Ryde's approval.</p>
Reasons for reclassification of land	<p>Why is Hunters Hill Council suddenly reclassifying their community land? Why is 4 Pittwater Road under the same umbrella as other sites?</p> <p><u>Council response</u></p> <p>SK – The Community Infrastructure Plan became the Property Strategy. Hunters Hill Council has been reviewing their property portfolio. Many sites were identified as being underutilised, or had fallen into disrepair. We asked if we could do something with these remnant sites such as sell them, because they are hard to maintain.</p> <p>MN – The State government requires Council to identify surplus land. Councils have an obligation to review their property portfolio every three years.</p> <p>SK – Ryde Council identified the OCC and carpark as an opportunity to amalgamate and do something good in 2015.</p>
Maintenance costs of 4 Pittwater Road	<p>If property is hard for Council to maintain, how much does Council spend on maintaining 4 Pittwater Road? How much does it cost to operate the childcare centre?</p> <p><u>Council response</u></p> <p>SK – This question can be answered formally through Hunters Hill Council customer service.</p> <p>MK - It's likely not costing a lot for council, but it is providing a valuable community service.</p> <p>SK – Under the Local Government Act Council is responsible for care and control of land for the community.</p> <hr/> <p>The childcare centre is not costing Council a lot of money. Childcare is for local families. The childcare centre is not a money pit because not much money is spent on its upkeep. If it is not costing Council a lot of money, why sell it? The community is using the facility, so it is not useless.</p> <p><u>Council response</u></p> <p>Noted.</p>
Submissions in support of reclassification	<p>How many submissions supported the reclassification?</p> <p>SH - None</p>
Opportunities of reclassification for Hunters Hill Council	<p>The line in the LEP will change following from the reclassification, and there is a list of no changes. There is a narrative from both councils about what the reclassification won't do. It's clear from the submissions that the reclassification is not supported. However, what opportunities will be presented to Hunters Hill Council if that site is reclassified to operational land?</p> <p><u>Council response</u></p> <p>SK – Looking for the future in terms of what development will be allowed. Reclassification will allow Council the flexibility to work with City of Ryde</p>

**Key point****Question/comment and Council response**

regarding the adjoining carpark. There is no resolution from Council to do anything. If City of Ryde says no, there will likely be no plans for the site for now.

Timeframe for decision about Planning Proposal

Is there any time frame for City of Ryde to make a decision about the Planning Proposal?

Council response

HL - The Gateway approval issued by DPHI has conditioned that the planning proposal must be finalised before 2 May 2025.

Plans for the carpark

Is there flexibility regarding the carpark? Does Council own the carpark? If the carpark is expanded, we don't want encroachment on the carpark.

Council response

SK – City of Ryde owns the adjoining John Wilson Carpark. There are no plans for this carpark at this time.

Potential for City of Ryde to refuse or delay the planning process

If there is no Gladesville Masterplan or timeline for development of the library and carpark, and if HHC does not offer any alternative accommodations, is it possible for City of Ryde to say no to the Planning Proposal? Can Ryde Councillors delay or reject the proposal to force Hunters Hill Council to pause this process until alternatives are made?

The centre looks after families in City of Ryde and Hunters Hill. The centre can't afford a commercial rent elsewhere. Can City of Ryde say no to Hunters Hill at this point, and Hunters Hill Council find alternative accommodation for occasional care? It's an asset that provides for the community.

Why shut down the childcare centre for a strategic Masterplan for Gladesville? Can only assume the occasional care would close. Find alternative accommodation for childcare so it doesn't shut down.

Council response

TA – We can't speak for the Councillors.

SK – Council staff would make a recommendation to Council to make a final decision.

SK – The Gladesville Masterplan is focused on the area within 500 metres from the childcare centre.

How is it possible that redeveloping the childcare centre site would support redevelopment of the Gladesville Town Centre?

SK – Can't answer.

State government pressure to maintain the land

Is Hunters Hill Council under pressure from the State government to maintain the land?

Council response

MN – Every 3-4 years the State government requires Council to find better ways to use their land.

Gladesville Town Centre plans

Hunters Hill Council has to look at their assets and land. Did City of Ryde approach Hunters Hill Council about the site?

MN – City of Ryde approached Hunters Hill Council about redevelopment of the site, which can only occur if it is reclassified.

TA – There is potential for redevelopment of the carpark site as part of a Gladesville Town Centre refresh, which could be redeveloped with the childcare centre, or in a U-shape around the childcare centre. In that case we don't know what would happen with the childcare centre, which could sit there for the long term.

**Key point****Question/comment and Council response**

Seems like Hunters Hill Council is struggling to keep up with their assets. Why can't Hunters Hill Council just leave this one site alone for now? Need to outline what will happen.

Council response

MN: We are actioning the Council resolutions.

## Submissions

What is the focus on a strategic outcome for the site?

TA – City of Ryde will consider submissions.

Is it correct that Zac Miles [Mayor of Hunters Hill] said any submission that talked about sale of the site wouldn't be considered?

TA: We will consider all submissions.

## Value of occasional child care

It's upsetting that there is an implication that there are alternative occasional care spaces or child care centres that can accommodate if the GOCCC is lost. As a stay at home mum this is my only option if I were to be sick or have an emergency. Other child care centres require long term/advance enrolment. GOCCC is valuable for the community, especially for the parents dealing with emergencies.

Parents can't juggle available days. Occasional care is for when children are not in daycare. It is the only facility in the area that does that. When people need occasional care they really need it. There are no other facilities available for children before school age.

## Delay decision about reclassification until alternative location for GOCCC is found

On behalf of Gladesville Occasional Child Care Centre (GOCCC) there is no way I can agree to the reclassification if there is no alternative location made immediately available. This alternative location should be found and promised to GOCCC. The continuity of the childcare centre must be prioritised. The reclassification opens an opportunity for the continuity and running of GOCCC to be questioned.

Socio economic considerations include 59 families and 9 staff. Closure of the centre would mean it would be impossible to find alternative childcare.

It is the lowest fee centre in the area. The socio-economic status of families means they can't go elsewhere because they can't afford it.

Occasional care is different to other childcare in terms of urgency, having somewhere to send children for education. It is something that's needed.

GOCCC has been in operation for 83 years since 1945.

MN – Council is working on alternatives.

What does Council do in the meantime while redevelopment occurs? It is fine for the redevelopment to include childcare. If the site is redeveloped, what is the alternative location for childcare in the interim?

Keep the continuity of the centre for current families.

Don't close the centre for 6 months to give parents and staff enough notice.

Reclassification opens opportunities so we can't support it. If an alternative location is found so the centre can operate, GOCCC would support the reclassification.

No conversations between Hunters Hill Council and GOCC occurred before the Planning Proposal. Need open communication between GOCC and Council. Could a decision on 2 May 2025 be delayed until an alternative location is found?

**Key point****Question/comment and Council response**

Funding for  
GOCCC

Funding is needed for the childcare centre to keep it up to standard in between decisions being made about the centre's future. The timber fence and overgrown garden need work. Will there be any sort of funding to keep the childcare up to standard?

Council response

SK - We'll have to take that on notice.

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# 6 ASSESSMENT AND RECOMMENDATIONS

## 6.1 Assessment of submissions

After reviewing and considering the written submissions to the public exhibition of the Planning Proposal (Appendix A) and the verbal submissions made at the public hearing (Section 5), the key point of the submissions is that the proposed reclassification of 4 Pittwater Road, Gladesville from community land to operational land is not supported by the community.

All of the 95 written submissions to the public exhibition of the Planning Proposal and the people who attended the public hearing strongly object to the proposed reclassification and the likely sale and development of the land mainly due to fears about the closure of the valued occasional care service and the impact on local families with young children. The concerns of adjoining local residents about the impacts of potential development of the land on their residence and the local area, and a desire for the site to be used for open space or community purposes were also expressed.

The key points of the written and verbal submissions are:

- Sydney Water transferred the land in 1945 to Council for community purposes, which should be continued.
- Affordable community childcare is a critical local government service for working and other families needing short-term care to enable parents and carers to work, study etc.
- The GOCCC is a valued not-for-profit service which provides occasional, casual, holiday and flexible care for children aged 1 to 5 years. 59 enrolled families in City of Ryde and Hunters Hill use the service.
- Parents and carers praise GOCCC for reasons including local, long term, professional and caring Director and staff; diverse cultural background of staff and children; small size ensuring a personal touch and community connections; more affordable compared to private childcare centres; the only local occasional child care centre; highly regarded quality and well-used early childhood education service; plenty of space indoors and outdoors; and in a convenient and accessible location.
- Fear that reclassification of the land will allow sale and private development of the land which will mean eviction of GOCCC and loss of a “lifeline” child care service.
- Despite Hunters Hill Council stating the land is surplus to their needs, Hunters Hill Council appears to have no firm plans for the site. There is no Gladesville Masterplan or timeline for development of the library and carpark.
- Hunters Hill Council should find another way to address its financial difficulties instead of taking away a key service to the community.
- City of Ryde in general and Gladesville will not benefit from sale of the land.
- GOCCC is part of the Gladesville Library community hub for young children.
- The land should remain as community land to benefit the growing community. Additional housing requires community services and facilities such as childcare.
- Impacts of GOCCC ceasing to operate on the site without an alternative include loss of staff jobs; parents (particularly women) forced to find more expensive and less flexible care elsewhere and possible loss of employment if they can't; disruption to the children and loss of early education opportunities and social ties; reduced income to local

businesses supported by GOCCC parents; and reduced mental health and well-being of parents and children.

- ❑ Local residents are concerned about insensitive and poor quality development elsewhere in Ryde; the impact of higher density residential development on the amenity, traffic, parking, and the streetscape of Pittwater Road; and reduced property values.
- ❑ Reclassification and sale of 4 Pittwater Road, Gladesville would set a precedent for reclassification and sale of other community land.
- ❑ GOCCC is part of the local community's cultural, social and historical fabric which promotes community connections.
- ❑ Council has a legal and ethical duty of care to provide accessible social services and infrastructure.
- ❑ If Council does not develop or sell the site it should remain as childcare, but the centre is run down and needs upgrading.
- ❑ Suggested alternatives to reclassification of the land are to:
  - assist local businesses and improve the Gladesville Town Centre and the Cowell Street/Massey Street retail development
  - explore other options for revenue generation that don't compromise community services, such as public-private partnerships, using under-used Council assets, introducing tiered childcare services, and reclassifying and selling other more suitable community land.
- ❑ Other uses that can be considered for 4 Pittwater Road, Gladesville are community spaces such as extending library services; or for an open space, park or rest stop at the top of the hill.
- ❑ Hunters Hill Council could consider transferring ownership of the land to City of Ryde to retain it as community land.
- ❑ Several submitters asked for GOCCC to be established in a suitable location elsewhere before any closure of GOCCC at 4 Pittwater Road, Gladesville. Such a service should be not-for-profit, offer learning and development programs, have a full playground and sufficient space for children, be in a central location, and be accessible on foot or by public transport.
- ❑ The constraints of the Sydney Water infrastructure adds complexity to any proposed development.
- ❑ Parents and staff are concerned that City of Ryde and Hunters Hill Council did not consult with GOCCC or the local community before submitting the Planning Proposal. GOCCC knew about the proposed reclassification when Council sought permission to display the public notice about the public exhibition of the Planning Proposal on the front fence. The consultation should be best practice, meaningful and more transparent to ensure input from people directly affected by the decision.
- ❑ Several submitters requested that City of Ryde refuse the proposed reclassification.

In addition to the points made by the community above, Sydney Water advised Hunters Hill Council on 5 June 2023 that it does not object to the land being reclassified. However, the site is traversed by the Northern Suburbs Ocean Outfall Sewer critical trunk sewer main as well as a shaft to access the tunnel. Approval from Sydney Water would be required if any planned works are to be built or constructed near or over the Sydney Water assets, and 24 hours a day/7 days a week unrestricted safe access to the shaft and a maintenance zone is required around the shaft access hatch.

The focus of the Planning Proposal, reclassification from community land to operational land and the public hearing is on the land itself, not necessarily the occasional childcare service which takes place on the land.

Hunters Hill Council identified 4 Pittwater Road in Gladesville in its Community Infrastructure Plan and Property Strategy 2021 which noted that the current occasional care centre needs updating and is surplus to Hunter's Hill Council requirements. It states that options to realise its value will be investigated whilst still retaining occasional care in the area.

Council is proposing to reclassify 4 Pittwater Road, Gladesville from community land to operational land under the *Local Government Act 1993* to consider opportunities for the future use of the land, including options for the development or sale of the land.

Occasional child care is an essential and valued community service for families which require last-minute, casual and flexible child care. The impacts of losing a valued occasional care service include inability of parents and carers to work, study or have 'time out', mental health implications, and loss of early childhood education and social connections for children.

The clear preference of the community is to retain the community land classification and to continue GOCCC at 4 Pittwater Road in Gladesville.

Both the community and Hunters Hill Council recognise that, whatever decision is made about the future of GOCCC at 4 Pittwater Road in Gladesville, that the current occasional care centre requires upgrading and that a new/alternative occasional care service is required to be established before any interruption or closure of the current occasional care service.

If Council resolves to reclassify 4 Pittwater Road in Gladesville from community land to operational land, then full establishment and opening of an occasional childcare service managed and operated by Council or a not-for-profit organisation operating from an alternative local accessible location and with affordable fees must occur before any sale and development of 4 Pittwater Road, Gladesville.

## 6.2 Recommendations regarding the proposed reclassification

After considering the submissions received and Council's reasons for the proposed reclassification, my recommendations to Hunters Hill Council regarding the proposed reclassification of 4 Pittwater Road in Gladesville from community land to operational land are to:

1. Consider the viewpoints and issues raised in the verbal and written submissions outlined in Section 5 and Appendix A of this report when making the decision whether to proceed with the proposed reclassification of 4 Pittwater Road in Gladesville.
2. Request that DPHI extend the date for amending Part 1 of Schedule 4 of the RLEP 2014 from 2 May 2025 until the future of the occasional care service at 4 Pittwater Road, Gladesville is resolved.
3. Consult with GOCCC and parents/carers who use the service about the future of the occasional care service at 4 Pittwater Road, Gladesville.
4. If Council resolves to not proceed with the reclassification, continue the occasional care service at 4 Pittwater Road, Gladesville.
5. If Council resolves to proceed with the reclassification, ensure that relocation, full establishment and opening of an occasional childcare service managed by Council or a not-for-profit organisation such as GOCCC offering affordable fees is operating from an agreed similar local, central, accessible and suitable site in Gladesville/Hunters Hill before sale of the land and without any interruption to the occasional care service.

## 6.3 Recommendations regarding reporting

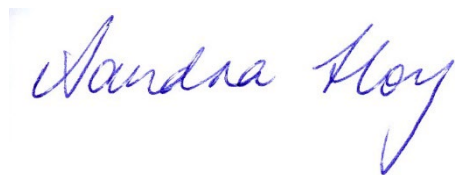
Within four days of receiving this report, Council is required under Section 47G(3) of the *Local Government Act 1993* to make a copy of this report available for inspection by the public.

It is recommended that City of Ryde:

- post an electronic copy of the public hearing report on Council's Have Your Say Ryde website
- email the link to the public hearing report on Council's Have Your Say Ryde website to the community members who attended the public hearing and/or made a submission to the Planning Proposal
- keep a copy of the public hearing report for inspection at the City of Ryde Customer Service Centre at 1 Pope Street, Ryde and at Gladesville Library at 6 Pittwater Road, Gladesville.

It is recommended that Hunters Hill Council:

- post an electronic copy of the public hearing report on Council's Connect Hunters Hill website
- keep a copy of the public hearing report for inspection at the Hunters Hill Administration Centre, 22 Alexandra Street, Hunters Hill.



**Sandy Hoy**  
**Director, Parkland Planners**

6 February 2025

# APPENDIX A

## WRITTEN SUBMISSIONS TO PLANNING PROPOSAL

## A.1 Introduction

All of the written submissions to the Planning Proposal strongly object to the proposed reclassification and the likely sale and development of the land due to fears about the closure of the valued occasional care service, or a desire for the site to be used for open space or community purposes.

Key points made in the submissions are outlined below, using the submitters' own words.

## A.2 Reasons for not supporting the proposed reclassification

### A.2.1 Land was gifted for community purposes

The land was transferred from Sydney Water (a public authority) to Hunters Hill Council for community use as a baby health centre in 1945.

The land was gifted to the community, and so it belongs to the community.

The land has provided key community health and early childhood education services to benefit and support the community for almost 80 years.

How is the potential sale of land gifted to Hunters Hill by Sydney Water for the explicit use as a Child and Baby Clinic legal or allowed?

Hunters Hill Council needs to find another way to address its financial difficulties instead of taking away a key service to the community.

### A.2.2 Value of child care centres

Several submitters noted that childcare services are under pressure. This proposal goes against general NSW and Federal government policies to encourage more providers to provide childcare services at an affordable price to working families, and to tackle the cost of living crisis.

Child care centres are critical local government services for families. Affordable not-for-profit child care should be a right for all families to enable both partners to work. They are an essential adjunct to private child care. Hunters Hill has a reputation as a wealthy suburb, but not all rate payers or renters can afford private fees. Community childcare such as GOCCC is accessible and critical to support working families.

Hunters Hill has experienced considerable growth in the past decade, and its demographic has rapidly changed to include more people with young families. The local schools and pre-schools are in heavy demand. The last community pre-school built in Hunters Hill was a joint project by Council and the Hunters Hill community 22 years ago, when Council provided a disused bowling green at Henley and the local community raised \$500K to build the facility with that amount matched by council. Numerous commercial facilities have also recently opened.

The childcare service is essential for early childhood development should still be provided for families in the community which supports working families and other families that also use this service.

Affordable childcare is essential to liveability and employment.

A service that is more important now as most parents work full time. A valuable service for parents who are suddenly faced with a situation where they need short-term minding of the little ones.

## A.2.3 Praise for GOCCC

The site is currently occupied by the Gladesville Occasional Child Care Centre (GOCCC) which is a not-for-profit community based service for the Gladesville and Hunters Hill communities, providing occasional, casual or flexible care for 1-5 year olds. It currently has 59 enrolled families split across the Ryde and Hunters Hill local government areas.

Parents and carers with children who currently or have attended GOCCC praised the service as a vital part of fostering strong community connections in Hunters Hill and Gladesville. Specific aspects of GOCCC that are praised are:

- ❑ Staff: GOCCC employs 9 staff, 7 of which are local to the City of Ryde. Staff are described as caring, attentive, dedicated, nurturing, family-oriented. The children love the staff. The centre is held together by a team of committed, professional and passionate carers and educators who give up their own time and rely heavily on families to service and maintain the buildings, gardens and structures on weekends and take great pride in creating a safe and inviting environment for children and families. They provide a genuinely warm, caring and homely environment very different to private childcare businesses. The carers are lovely and are invested in our children's development.
- ❑ Low staff turnover: Unlike many privately run long day care centres, GOCCC has very low staff turnover with most staff having worked there for many years. The centre employs nine staff members, seven of whom are local to the City of Ryde. The Centre Director, Nesa Begum, has operated the centre since the 1980s ensuring continuity in leadership and care. This stability fosters a nurturing environment that supports the social and developmental well-being of the children.
- ❑ Diverse cultural background of staff and children: reflects the diversity of the Gladesville/Hunters Hill community.
- ❑ Small size: Unlike the large, privately run centres, GOCCC offers a personal touch with dedicated staff and parents who actively contribute to the upkeep and success of the centre. This is the kind of environment that fosters a sense of community, connection, and collaboration that a development cannot replace.
- ❑ Affordable: It provides the cheapest child care in the area. As a not for profit and subsidised service, it is roughly 50% cheaper than commercial childcare services' regular long daycare fees, and the only financial option for some parents especially in a cost of living crisis. Affordable childcare is essential to liveability and employment.
- ❑ Unique: GOCCC is the only occasional care centre in the area. It allows parents to enrol their child at short notice and without having to enter and lock into a long term contract. Parents can ring up the centre and drop off their child for the day which cannot be done at profit-centred childcares. It is the only local community child care centre that caters to children below pre-school age.
- ❑ Flexible casual, occasional, respite and holiday care: GOCCC is open Monday to Friday and during school holidays. It is a "lifeline" for parents and carers to be able to work at all, for those who work at home, staff called back to offices after COVID, shift workers (nurses, doctors, relief teachers) whose rostered work days and hours change, single parents/carers, parents/carers who can't access regular childcare, students, and parents/carers who don't have extended family to have their children cared for in school hours.
- ❑ Caters for younger children one to 5 years old.
- ❑ Highly regarded, quality and well used service: It has been approved by the Australian Children's Education & Care Quality Authority (ACECQA) since September 2009. Excellent childcare and early childhood education are offered. This is a valuable service to the families in the Gladesville community, developing children's social and emotional development, communication skills, cognitive development, fine motor and gross motor skills and self-help skills. The children love attending.

- ❑ Facilities: The centre includes sun protected outdoor space to play and plenty of room inside.
- ❑ Accessible location. GOCCC is conveniently located:
  - minutes from Gladesville shops and the central hub of Gladesville
  - near a bus stop
  - next to a 2 hour free carpark, so there is no impact on traffic or parking on Pittwater Road or Victoria Road
  - close to the library and community centre which are essential to the fabric of this suburb. They provide a sense of belonging and serve as pillars of community support.
  - near schools so parents can conveniently drop one child off at school and another at child care.
  - with wheelchair/pram access to the centre.

#### A.2.4 Reclassification is first step to sale and development of the site

Reclassification signals an intent to develop in some way at some point. Once reclassified, public land that benefits the community may be lost permanently to private or commercial ventures.

This is the first step in development of the site that will no longer benefit the community. The classification of the site as community land is the only safeguard to ensure the site only be used for vital community resources.

#### A.2.5 Hunters Hill Council's intentions for the land are unclear

There is a lack of clarity and transparency about Council's plans for the site and their impact on GOCCC.

The applicant and owner, Hunters Hill Council, is not disclosing their true intentions, clouding it in possibilities. Hunters Hill Council is requesting a very simple change but not disclosing their real intentions for the land they "own" that's not in their LGA. History has shown that organisations that propose seemingly simple changes clouded in uncertainty are defeated by a community that believes the organisation is hiding the truth. They know. We don't know. So the community will say NO. And so should City of Ryde.

The proposal under 3.3.1 indicates that it is the result of Hunter's Hill Council's Property Strategy (formerly the Community Infrastructure Plan). There is no Council endorsed Property Strategy. It appears to have been withdrawn because of significant community opposition. Council papers from July 2021 state that the Property Strategy was no longer being progressed. The proposal comes from a later report to Hunters Hill Council by the former (Acting) General Manager as a one-off reclassification of land.

If approved, the proposal will give Hunters Hill Council "no special restrictions" (ie "carte blanche") to do whatever they want with the land from managing, developing it or selling it.

If the plan is to manage the site, Hunters Hill Council hasn't disclosed what they will "manage" on the site. It is highly unlikely it will be the existing GOCCC in the long term. Hunters Hill Council hasn't indicated what sort of development they have in mind, either. Why bother redeveloping a site outside their LGA requiring development approval from another council.

As the land is surplus to the needs of Hunters Hill Council and the site is not in Hunters Hill LGA, Council's intention would be to sell the land. Classification as community land would be the only way to stop sale of the land.



If this planning proposal is approved then Hunters Hill Council won't need permission from the GOCCC nor City of Ryde residents to sell the land. This is a concern to the GOCCC, the families that utilise the child care centre, and residents of nearby apartment buildings. The reclassification (change) of the land will eventually lead to the eviction of the GOCCC.

Under the current Ryde Local Environmental Plan, the land is zoned MU1 (Mixed Use) which gives the owner of the land, currently Hunters Hill Council, a lot of development options for the site. But not while the site is classified as community land. Only when it gets reclassified to "operational" land can they go ahead with their redevelopment plans or sale of the land. In reality, Hunters Hill Council want this "barrier" removed so they can dispose of the land.

Their proposal to rezone from "community" to "operational" is purely to eventually sell the land for \$2.5 million (to developers). Once sold, it will turn into apartments. This is a quick-fix solution to their budget and fiscal problems.

Hunters Hill Council (HHC) were quick to point out in their planning proposal that "the reclassification does not include a proposal to develop or sell the land. This would need to be pursued as a separate process." However, this reclassification is undoubtedly the precipice for the sale and closure of the Centre. Hunters Hill Council would not be able to consider the reuse, redevelopment, sale or disposal of the site while it is classified as community land. In fact, the Council included in its own proposal that its Property Strategy "notes that the current occasional care centre (OCC) land use needs updating and is surplus to Hunter's Hill Council requirements." It further suggests that HHC should partner with City of Ryde to "determine an outcome for 4 Pittwater Road." – it is ambiguous what is meant by this statement but, given the Centre falls within your LGA, is it possible that HHC consider the relocation of an occasional care centre as a City of Ryde problem?

It is highly unlikely that the Council would set up an "operational" depot or garage next to Gladesville Library. The site is small and the location is on a busy road on the northern boundary of the Hunters Hill LGA, not far from the historic Presbyterian Church.

### A.2.6 Land should not be sold for private purposes

If the classification changes, I would have concerns that the usage would change, to something that would more than likely benefit private interest rather than public interest.

Over the last few years I have noticed the trend of City of Ryde council to disregard family and children's services for commercial gain and revenue. The rate payers and families have repeatedly objected to this, yet the council is not listening.

Hunters Hill Council has a poor history of selling public land for commercial gain. Hunters Hill Council should not be permitted to capitalise in this way. Selling off childcare to subsidise Council's sustained financial losses is unacceptable and in conflict with the people who rely on GOCCC. The loss of GOCCC reflects the monetary values of Hunters Hill Council and the lack of care for their community.

Enough land has been given to developers or classified as operational by Hunters Hill Council. Outcome is apartments with no community facilities

The land is classified as community and the council should not enter into an agreement to lease the land for a commercial return where parents and community have opposed the privatisation of the council run childcare facilities in the first instance. Council should retain the land for community purpose without seeking a commercial return.

City of Ryde has done more than its share for population growth and property development. The outcomes have not been favourable for long-term residents who foster civic pride and value a higher standard of living. Insensitive and poor quality development elsewhere in Ryde has resulted in social and environmental decline.

Consideration should be given to the large amount of existing private built environment already available for lease to allow the conduct of other commercial activities in Gladesville. There would be limited benefit or utility to us as the community of Gladesville to lose this as public land.

Further analysis of the planning proposal suggests that the reclassification of 4 Pittwater Road would support the redevelopment interests of City of Ryde Council, noting on page 7:

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

### A.2.7 Land should be used for community purposes

Classification as community land is the only safeguard to ensure the site is only used for vital community services.

I don't want this piece of land to be sold. It should be kept for the benefit of the city. I don't feel like it necessarily needs to remain a child care centre but it should be kept as a space to serve the community. We need to protect these city assets.

Maintain a family friendly suburb. After all, this is what makes Gladesville so unique and appealing.

Need to retain as many Council and government properties as possible to reduce already diminished public services in the Ryde area, and to ensure public spaces are provided for the future.

Why am I disappointed? I'm all for development, but the things that make Gladesville a good community are the things that you are targeting with this planning proposal. The community centre/ childcare/ library are the only community spaces in Gladesville. It feels like you are picking off the little guys because the big ones are too hard.

These little council owned places are the places that make it feel like a community and that the council who owns these venture are supporting its people.

GOCCC offers affordable childcare, supports women in the workforce, offers an essential community service, aligns with the City of Ryde's Local Strategic Planning Statement and promotes early childhood development. The protection of the Centre should be of paramount importance to the City of Ryde.

If the land is rezoned as "operational" and this proposal goes forward, it's clear that the priority will shift away from community well-being. The loss of these services will drive families away, not bring them together. And for what? A development that is unlikely to achieve the supposed community benefits, especially considering the complexities with Sydney Water infrastructure that will add further costs and delays to any potential project.

### A.2.8 Sydney Water constraints

I suspect that given the comments from Sydney Water in their attached correspondence that you won't be able to achieve the community benefits you are looking for. There will be millions of dollars spend on bureaucracy to ensure the very important water infrastructure remains accessible, no doubt at the sacrifice of the development that is going to make you the big bucks.

## A.3 Impacts of reclassification/sale/development of the site

### A.3.1 Financial benefit to Hunters Hill Council, not City of Ryde

Hunters Hill Council will profit from sale of the land. The funds will not benefit Gladesville and will go out of the Ryde LGA.

Hunters Hill Council have clearly stated the site of 4 Pittwater Road, Gladesville is “surplus to their needs”. I don’t believe the following extract from the planning proposal will benefit Gladesville in anyway and anticipate the most likely outcome will be the “possible sale” of the site.

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

### A.3.2 No benefit to the community of development on the site

If Hunters Hill Council reclassifies and sells the land it will not be able to control how that land is developed and/or used. Council is seeking to reclassify and sell the very limited community land in the area, with only vague references to how the sale would directly benefit ratepayers or the community as a whole.

It’s likely that if this proposal is approved and the land sold that it will be developed into an apartment building. It is difficult to see any direct benefit to the Gladesville/Ryde/Hunters Hill community. Additional housing will increase the need for community infrastructure.

The population of the area has not benefited from developers seeking to capitalise financially on community assets.

The increase in development and apartments in Gladesville has resulted in local resources struggling to keep pace.

There is already enough development and a lack of infrastructure to support an increased population.

Don’t sell the land for development. Real estate in Hunters Hill and Gladesville is not affordable for first home buyers.

If the planning proposal is approved and you win the right to change the land to “operational land” then what? Development is assumed by all. By removing three community assets from our suburb you will be driving people away from the community. Not bringing them together.

We note the importance of the location of this site in a hub with Gladesville Library which provides well attended sessions for preschoolers and encourages early literacy. Relocation would disrupt the important link between the Gladesville Occasional Care and the library, depriving particularly low income families who access occasional care, of easy to access pathways to early literacy such as Ryde Council's “100 books” initiative.

We note that the Acting General Manager of Hunters Hill Council at the time that the decision was made to seek reclassification of this site, stressed that it would not determine any change in its current use. This was supported by all Councillors at the time. Yet the proposal now envisages that the highest and best use would be residential and commercial outcomes. This is not consistent with maintaining a community based occasional care service, particularly as the site has restrictions which would impede significant proposals that incorporated space for occasional childcare.

### A.3.3 Loss of community childcare service

For decades this community centre has gallantly served the public interest as a community based occasional childcare centre. This childcare is a not-for-profit organization and is unique in the sense that it allows parents to enrol their child at short notice and without having to enter and lock into a long term contract. Parents can ring up the centre and drop off their child for the day. You cannot do this with other profit-centred childcares. It has served the local community for decades. The staff and parents are wonderful and hardworking people.

In regard to the proposal, please take into consideration the change and disruption to all the kids and staff. This is a familiar place for them where they have learnt to grow and learn. Not to mention how hard it will be to find a spot in another daycare centre so kids will be out of school. You will also be putting parents under stress who need to work and can't find alternative care. Also, the higher costs involved with other centres.

Private childcare providers nearby are expensive, and don't have the staff with some tenure and expertise.

Gladesville is severely lacking this type of service and allowing the proposal to go ahead would detrimentally affect families and the wider community in Gladesville. The GOCCC offers a valued service to the community of Gladesville, which is severely lacking in community resources compared to its neighbouring suburbs.

Losing it would be a massive blow to young families who would likely have to make other sacrifices in the form of reduced employment or pay just to look after their kids.

Gladesville Occasional Care has been running self-funded for 40 years. My family have been to the expensive privately run child care companies nearby and they are worlds apart. GOCCC have consistent educators looking after our kids. They are reasonably priced. They aren't ticking a box, or babysitting our kids they actually care about the children and their development. The parents are actively involved in the centre to ensure its success. Working bees are held regularly to keep the property up to its standards and connect families. It is places like this that create a community and keep them together.

For parents wanting a quality, safe, welcoming, educational environment for their young children, the abandonment of them by this planning proposal will leave many of them with nowhere else to turn to due to the lack of affordable and high quality alternatives that are already at capacity in the area, needing to be placed on endless waitlists. Some of them may be forced to remove their children from childcare/preschool thus losing the many benefits that it provides to a young children's education and future life.

Council has run an exceeding rating childcare service since 1945 originally as a baby health centre a vital community facility to support struggling families in the area and the current staff who care for our children and who deserve to keep their jobs and employment conditions. This centre is a gem to our local community.

As parents to children that attend this centre, we should have a voice and disagree with this request to change the use of the land for let's-face-it commercial gain. The staff of the centre, of whom the community entrusts their most precious members into their care and who have our full support, are distraught over this saga and will also suffer the consequences of this decision.

If the centre was to close down there are no other community child care centres catering for younger children in our area and families will be forced to pay significantly more in fees or give up work to stay home with children, this will NOT have the desired effect of a positive impact on the local area. It would also limit access to low income families and limit development and social interaction for their children. The closure of the facility would also remove

the unique option for flexible, respite and occasional care offered through by this amazing service.

The reclassification seriously jeopardises the security that the land will only be used to benefit the community. It also casts doubt over the future of a critical community resource - Gladesville Occasional Child Care Centre (GOCCC) who currently reside on the site. As the only low-cost community child care in the area it's closure would be devastating for the employees, children, families and local community that love and rely on this service.

This land serves a far greater purpose in its current use, providing crucial support to families, empowering women to remain active in the workforce, and contributing to the social fabric of our community. Any decision to reclassify should be made with a full understanding of the consequences for the families, women, and children who depend on this service.

The land is being occupied for young childrens education and that should not be in question to sell the land for profit purposes. There are not many community based, not for profit early learning centres around which is very disappointing and to see this one at risk is disheartening.

Council can go and make profit from elsewhere rather than targeting community land.

Childcare is at a premium. Why close one childcare centre for the monetary gain of a developer?

The land is currently being used for a valuable community service, Gladesville Occasional Care Service, which has been operating since 1983. The service is one of only three childcare services providing occasional care in Gladesville, open to parents who are not working or working a few shifts per week and only require sessional early childhood care and education.

The service provides an affordable type of care as opposed to the services of "for profit" providers who dominate the early education and care industry in all areas of the state. This service provides care for less than \$100 per day in contrast to the other services that range from around \$160 - \$170 per day. As such it provides important social infrastructure for the Hunters Hill and Gladesville community that would not easily be replaced.

Extensive research over decades has shown the value of early education and care in child development and school success as well as in workforce participation. The loss of this service would impact families, particularly low income families and children in the decades to come.

Hunters Hill Council has recognised the value of this service by awarding community grants to the service over each of the last four years. Yet it appears that it has not provided any assurances that the service would be relocated or promises of assistance to relocate. It has not consulted the service in any way.

I urge you to reconsider this proposal and consider the community, families with young children, the centre and especially the staff who will be affected by this decision.

### A.3.4 Increased demand for childcare in local area

Population growth and urban development in areas like Gladesville will inevitably lead to increased demand for childcare services. Rather than repurposing or reducing available childcare facilities, the Council should be exploring ways to expand and enhance these services. The reclassification proposal ignores the future needs of a growing community and could exacerbate childcare shortages, forcing families to seek options outside the area, thereby increasing travel times and stress on parents.

As homes in the area become more unaffordable, the units along Pittwater Road down from the library, are now filling with parents and small children. Four Pittwater Road must remain as a child care centre.

Cost pressures on households. Why would Council consider selling a site used as a not-for-profit childcare centre when more are needed.

### A.3.5 Disproportionate Impact on Women

Several submitters noted that closure or relocation of the childcare centre would disproportionately affect women, who are statistically more likely to bear the brunt of caregiving responsibilities.

Women often rely on occasional care services to juggle work and family life, especially in situations where flexible care options are needed due to irregular work hours or part-time employment. Removing this service without a clear and accessible alternative would hinder their ability to participate fully in the workforce, exacerbating gender inequities in both employment opportunities and financial independence. By undermining access to affordable childcare, this proposal threatens to further entrench gender inequality in our community.

Services for women in the Municipality are being reduced. New mothers need support during one of the most difficult times of their lives.

### A.3.6 Negative Impact on Local Economy

The availability of accessible and affordable childcare directly supports the local economy by enabling parents—particularly women—to participate fully in the workforce. By removing or disrupting this service, the council risks reducing the number of working parents in the area, which could result in a decrease in economic activity, fewer tax contributions, and a reduction in overall productivity. The long-term economic consequences could outweigh the short-term financial benefits of repurposing the land.

### A.3.7 Negative impact on cost of living

GOCCC provides an affordable childcare option for local families, especially in a time of rising living costs. Compared to larger commercial centres charging up to \$200 per day, GOCCC offers significant financial relief, allowing families to direct their disposable income toward supporting other local businesses, such as gymnastics classes, swimming lessons, and dining out and/or choose to work additional hours due to the economics of more affordable childcare.

### A.3.8 Potential Loss of Employment

The childcare centre provides local employment opportunities, particularly for women, who are often employed in early childhood education roles. Closing or relocating the centre could lead to job losses or force staff to seek employment further afield. This not only negatively impacts those individuals but also affects the local economy.

### A.3.9 Mental Health and Well-being of Parents and Children

Affordable, reliable childcare is crucial for the mental health and well-being of both parents and children. For parents, particularly those juggling work and family, the availability of occasional care reduces stress and provides peace of mind. For children, the social and educational benefits of early childhood education in a familiar and trusted setting are well-documented. The removal of this service could lead to increased stress for families and negative developmental impacts on children.

### A.3.10 Impact on surrounding residents

I fear that the site will be sold and residential apartments approved by City of Ryde built on the site. Alarming, there is a serious flow on effect. The existing adjoining City of Ryde car park behind the GOCCC could also be redeveloped once the GOCC is no longer. Lots of apartments next door to my building would kill my current peaceful amenity.

Currently there are 2 active residential apartment developments in the City of Ryde within 1 kilometre of my home:

- Sixty-five apartments at 1 Stansell Street (old Caltex site, construction just starting)
- Thirty-two apartments at 8 Western Crescent (construction well under way).

In the pipeline, there are 50 apartments planned for 312 Victoria Road. Another 65 apartments are planned for 287-295 Victoria Road. It will be devastating if Gladesville Central gets turned into another characterless “Wolli Creek” amalgamation of box like apartments.

Residents worry about poor development on the site resulting in their property values falling.

### A.3.11 Impact on Pittwater Road streetscape

Pittwater Road is an attractive street of greenery meeting asphalt more Boronia Park-Hunters Hill than Ryde. GOCCC fits the streetscape.

Development on the site would change the character of the streetscape and neighbourhood.

### A.3.12 Traffic and parking

The site is located on a road with units and houses flanking both sides of Pittwater Road. Parking is at a premium for visitors and delivery drivers. Reclassification of the site to allow mixed use zoning including residential apartments will increase traffic and parking problems on Pittwater Road in an already difficult location with very little public parking and dangerous narrow streets.

### A.3.13 Environmental Considerations

The proposed reclassification might lead to the redevelopment of the site for commercial or residential purposes, which could have environmental implications, such as increased traffic, higher energy consumption, and potential loss of green space. Any future development should be carefully evaluated to ensure it aligns with the council's sustainability goals and does not adversely affect the local environment or community well-being.

### A.3.14 Setting a Dangerous Precedent

Allowing the reclassification of community land for operational or commercial purposes sets a dangerous precedent for future decisions regarding public land. Other critical community services may be similarly jeopardised if the council continues to prioritise short-term economic gains over long-term community welfare. This could result in the gradual erosion of public spaces and services that are vital to the social infrastructure of Gladesville and surrounding areas.

### A.3.15 Cultural and Historical Significance

The Gladesville Occasional Child Care Centre has likely become an important part of the community's cultural and historical fabric, given its longstanding presence and service to local families. The centre not only serves a practical function but also contributes to the community's identity. Repurposing the land disregards the cultural and social legacy of this institution and could erode the sense of community connectedness.

### A.3.15 Legal and Ethical Responsibilities

The council has a duty of care to protect essential community services, especially those that support working families. Reclassifying this land may conflict with the council's broader obligations to provide accessible social services and infrastructure. The proposal must be assessed not only for its financial benefits but also for its adherence to the council's ethical and legal responsibilities to the community.

## A.4 Alternatives to reclassification of the site

### A.4.1 Improve Gladesville Town Centre instead

The reclassification of the site has been linked with an aging vision and proposal to "target liveability, and sustainability, including the delivery of housing, employment, infrastructure, and open space." I fail to see how this small site will aid in delivering this vision as the current Gladesville town centre requires significant attention. Gladesville has multiple underused open and green spaces in close (walking distance) proximity to Victoria Road. There is already an abundance of new builds along Victoria Road and a high vacancy rate of overpriced apartment rentals. There is a high rate of new businesses starting and closing down shortly after and several vacant and neglected buildings and spaces. I fail to see how the reclassification of this site will positively contribute to the revitalisation of our town centre when there are many other spaces requiring attention and have potential for development to achieve this vision.

There are so many abandoned shop fronts, derelict building and abandoned businesses on both sides of Victoria Road - both Ryde and Hunters Hill Councils have a part to play in why these business don't survive. I would guess poor planning, community engagement and bureaucracy. You have the opportunity to fix these issues. If you fixed just one of them, I'm sure there will be benefit to the community would be great and you would be creating better more liveable spaces.

Maybe you could focus your attention on the derelict parts of Gladesville. Not the bits that brings joy to families in your community.

I have seen and read so many plans for the Gladesville Town Centre. Planning should be focused on those areas that truly need improvement. The Cowell Street/Massey Street retail redevelopment has been talked about for what 15 years or more? Every day I walk through there - there is a near miss safety accident with entitled drivers, people, prams, trucks and sewerage tanks side-by-side in a common space. All while getting a friendly wave from the local barber as you pass by. Surely this could be the focus for planning in the town of Gladesville for the Hunters Hill Council.

The derelict and abandoned shops along Victoria Road speak to the challenges faced by both the Ryde and Hunters Hill Councils in supporting local businesses. These problems stem from poor planning, a lack of community engagement, and excessive bureaucracy.



These should be the focus of your planning efforts—not removing valuable community assets.

This small site will not aid in delivering the vision and proposal to “target liveability and sustainability, including the delivery of housing, employment, infrastructure and open space”. The Gladesville Town Centre requires significant attention.

Gladesville has multiple underused open and green spaces in close (walking distance) proximity to Victoria Road. There is already an abundance of new builds along Victoria Road and a high vacancy rate of over-priced apartment rentals. There is a high rate of new businesses starting and closing down shortly after and several vacant and neglected buildings and spaces. Reclassification of this site will not positively contribute to the revitalisation of our town centre when there are many other spaces requiring attention and have potential for development to achieve this vision.

Develop the existing commercial space along Victoria Road, but do not close GOCCC.

### A.4.2 Revenue-generating solutions

If financial sustainability is the motivation behind the proposal, the Council should explore other options for generating revenue that do not involve compromising essential community services. For instance, leveraging public-private partnerships, utilising underused council assets, or even introducing tiered childcare services (e.g. premium options) could provide financial solutions without disrupting services.

Hunters Hill Council should sell off their Church Street holdings instead.

### A.4.3 Community and open space use of the site

Once Council gets rid of land, they will never get it back. The density of the area is increasing and there will be a future need for community spaces especially green spaces.

Ryde needs more community spaces, not less.

Council should explore options to enhance community use of the site, such as extending the library services, or other public spaces.

One submitter objects to “operational” use of the site, being monopolised for childcare and not open to the public. Their suggestion is to return the land to community use and open it to the public for a park/rest stop at the top of the steep hill for the elderly and people with disability.

This is a great opportunity for this area to secure a park for the community to enjoy a space where it can get together and enjoy the natural environment. The nearest park, Peel Park, is no closer than about 850 metres, which is on a main road and therefore provides little scope for gatherings. Furthermore, the recommended proximity of parks is 400 metres according to the UN sustainable cities recommendations. This area has an aging population that would greatly benefit from a liveable public space.

### A.4.4 Transfer ownership to City of Ryde

Perhaps, a better community minded solution would be for Hunters Hill Council to transfer ownership of the site to City of Ryde, retaining its community land status, and allowing the GOCCC to serve the community for many years to come.

## A.5 Establish GOCCC in another location first

If the reclassification proceeds, several submitters asked for GOCCC to be established in a suitable location elsewhere before closure of 4 Pittwater Road.

Has another not-for-profit child care centre been provided? Or is Council just going to take it away from the community?

If the centre is closed it is doubtful if another location could be found to replace it.

While I understand that these plans may benefit Hunters Hill from a revenue perspective, I hope there will be consideration for the well-being of the community. If this proposal proceeds, will there be plans to provide a new facility that includes learning and development programs, along with a full playground and ample space for children ?

Any new GOCCC would have to:

- be in a central location
- be accessible on foot or by public transport for no- and one-car families while encumbered with prams and all of the other paraphernalia required for a young infant.
- include a full playground
- offer learning and development programs.

## A.6 Lack of consultation with GOCCC

Both Councils have not consulted with GOCCC about the reclassification.

Some of the questions and concerns I have raised here could be addressed if Hunters Hill Council had adopted best practice community consultation before submitting its planning proposal. Unfortunately this has not happened. At no time through the development of the property strategy, after council meetings or since the meeting with City of Ryde Council in February 2023 has Hunters Hill Council been in contact with GOCCC to discuss this proposal. The first GOCCC heard about the planning proposal was when City of Ryde council sought approval to display the notice on the front fence. This is not good governance. This does not offer any assurances to the Centre, local community or parents who rely on the services offered by GOCCC.

The director of the GOCCC advised me in person that they had no prior communication from City of Ryde nor Hunters Hill Council about the proposal. No phone call, no emails. They knew nothing about the proposal until they received the public notice. Not good enough.

Public consultation with residents on this particular issue in both Hunters Hill and Ryde needs to be robust and open. At present the issues are muddled by the dilution of planning for the site by being handled by the two councils in parallel. There needs to be transparency into Hunters Hill Council's long-term vision for this community asset.

Given the vital role this centre plays in our community, it is deeply concerning that this planning proposal has progressed without meaningful consultation with the centre or the local community. Although the proposal does not explicitly call for the closure of the centre, the lack of transparency and communication about its future suggests that closure could be a consequence of the proposed reclassification if it is approved.

The decision to reclassify the land seems to have been made without adequate consultation with the families who use the service, the childcare workers, and other key community stakeholders. The council should ensure that decisions impacting essential services like childcare are made with input from those directly affected. Engaging in a transparent and

inclusive process would demonstrate the council's commitment to serving its community, especially its most vulnerable members.

## A.7 Requests for City of Ryde to reject the proposed reclassification

This is a heartfelt plea to Ryde City Council to save us from the short-sightedness of Hunters Hill Council! Ryde City Council is the last & final line of defence to save us from Hunters Hill Council !!!

I urge the City of Ryde Council to reject this proposal from Hunters Hill Council. Approving it would reflect poorly on the consultation process and risk leaving the City of Ryde Council complicit in a decision that would negatively affect local families, women, and those from lower socio-economic backgrounds. The absence of community engagement and clarity surrounding the future of the GOCCC is troubling, and I ask that the application be refused in its current form.

The Hunters Hill Trust believes that Ryde Council should not support this proposal at Gateway Determination and instead support early childhood education and care through the continuation of Gladesville Occasional Care Service on its current site.

I ask that City of Ryde Council reject this application from Hunters Hill Council. It is abundantly clear from the planning proposal that this reclassification is the precipice for the closure of GOCCC, sale and redevelopment of the site. Accepting the proposal reinforces poor consultation and leaves Ryde Council complicit in a plan that will hurt local families, women, and those from lower socioeconomic backgrounds. I ask that you please refuse the application in its current state, noting the lack of consultation, community impact and need for greater clarity around the future of the centre. A short-term financial windfall for HHC should not come at the detriment of local families, working mothers and children. The only way to ensure the Centre is not facing closure is to reject the application for reclassification and keep the centre zoned community until some of our questions can be answered, and a new site is found and committed to by HHC.

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