



4 Pittwater Road, Gladesville

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

Item #	Council Comment	Comments
1	A completed City of Ryde application form for a Minor Planning Proposal, which is available on Council's website via this link: https://www.ryde.nsw.gov.au/files/assets/public/forms-and-documents/2022-07-planning-proposal-form.pdf	A completed application form is provided with the amended planning proposal.
2	Payment for a Minor Planning Proposal as per City of Ryde's fees and charges (currently \$30,750, noting this will increase as of July 2023) to assess and process the application. Information relating to payment methods can be sought from Council's customer service staff on 9952 8222.	Payment will be undertaken by Hunters Hill Council upon submission of the amended planning proposal and invoicing by City of Ryde Council.
3	<p>The Planning Proposal needs to be updated as per the following:</p> <p>To address the NSW Government's LEP Practice Note PN 16-00 by providing information relating to Council's interests in the land, i.e., how and when the land was first acquired. If the acquisition circumstances and details are not able to be provided, a brief summary of research undertaken and the information to hand should be provided.</p> <p>To confirm the easement details for Deposited Plan 390503, i.e., why was an easement created by transfer (D394665), what is the purpose of the easement and who benefits.</p> <p>To replace references to "Council" in order to clarify as to when the document is referring to Hunters Hill Council and/or the landowner and City of Ryde Council.</p> <p>To remove references to Willoughby Council.</p> <p>To ensure references to future development are worded in a manner consistent with the proposed outcomes noting the potential community interest in the proposal.</p>	<p>Property records indicate the site was transferred from Sydney Water (formerly Metropolitan Water Sewerage and Drainage Board) to Hunters Hills Council for the purpose of a baby health centre in 1945 (refer to Memorandum of Transfer at Attachment 11).</p> <p>The Planning Proposal report and Attachment 8 has been updated accordingly.</p> <p>The nominated easement created by transfer (D394665) relates to the Northern Beaches Ocean Outfall Sewer and imposes a number of restrictions including land use, access and construction requirements. These are stipulated in the Memorandum of Transfer at Attachment 11. Further, Attachment 8 has been updated accordingly.</p> <p>Noted. The planning proposal has been amended accordingly.</p> <p>Noted. The planning proposal has been amended accordingly.</p> <p>Noted. The planning proposal has been amended accordingly.</p>
4	As a guide, please note that timeframes for assessing and processing the Planning Proposal will be in accordance with the timeframes for a Basic Planning Proposal as outlined in the NSW Government's LEP Plan Making Guidelines that can be viewed via this link: https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/LEP-Making-Guideline.pdf	Noted. The planning proposal has been amended accordingly.