



HUNTER'S HILL COUNCIL

ABN 75 570 316 011
TOWN HALL, ALEXANDRA STREET, HUNTERS HILL 2110
PO BOX 21, HUNTERS HILL 2110
TELEPHONE: (02) 9879 9400
EMAIL: council@huntershill.nsw.gov.au
WEB: www.huntershill.nsw.gov.au

24 April 2023

Sydney Water
PO Box 399
Parramatta NSW 2124

RE: Proposed Land Reclasification - 4 Pittwater Rd, Gladesville

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

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

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

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

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

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

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

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



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

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

Yours Sincerely

Kieran Metcalfe
Strategic Planner

Enc. 4 Pittwater Road Gladesville Planning Proposal Documentation