



Poundbury Terrace Houses



Lord Foster's British Museum Court

Centre Facts

Centre Type: Neighbourhood

Total NLA: 2,755sqm (approx)

Major Tenant: Supabarn Supermarket

Specialties: 11 (approx)

Car Parks: 138 (approx)

Location

64-68 Gladesville Road, Hunters Hill NSW 2060

The centre features over 2,755sqm over 2 levels plus basement customer parking and 43 Residential Units with a separate level of car parking.

Estimated Opening March 2012

Ray White Retail

Proposed development of Hunters Hill Hotel site

A postscript to the story of 39 Bonnefin Rd (noted on HHT’s website) is that the owners were forced to pay Council the \$10,000 bond they had lodged to ensure the preservation of the trees that were removed without approval. Incidentally, the preparation work for the foundations on this site is still proceeding and the actual building work has hardly started, which is more than a year after demolition work began on the original house.

The knock-down-rebuild mentality is something that is being pushed by builders because they now have the machinery available to make the job financially feasible and many builders, particularly project builders, are not set up to do the more complicated and time consuming work involved in making alterations and additions to an existing house.

The result is that each new house involves the removal part of the patina that makes up the character of the municipality and replaces it with something that has nothing to do with the original character. This is resulting in the gradual destruction of the existing character of Hunters Hill by attrition.



Site Destruction Reiby Road Opposite Hunters Hill High

Hunters Hill updates
Thanks to Kate Russell the website keeps up to date with the latest on what is happening in Hunters Hill as far as The Trust is concerned. For those who don’t have access to the website, <http://huntershilltrust.org.au/>, here is a rundown on some of the items of concern to The Trust.

Figtree Park
Council is in the process of developing a “Concept Plan and Business Feasibility Study for the Gladesville Road Community Facility Precinct” in the vicinity of Figtree Park. A number of community consultation meetings have been in relation to developing a proposal. Members of the Trust attended two of these meetings and as a result we wrote to Council making the following points:

There was very short notice of the “community consultation meetings.

We feel that Council needs to be much more open and specific about its intentions in relation to this project as it appears there is already a commercial agenda inherent in the brief given to the planning consultants.

That the Land and Property Management Authority is investigating the ‘commercial opportunities’ that may exist in this area and is apparently driving this process, is causing alarm, particularly given the fact that Figtree Park is a major part of this study and may be at risk.

The Hunters Hill Trust is categorically opposed to any loss of open green space in the Municipality. In this particular case this includes the croquet lawn. Open green space is particularly important in this area because of future increases in residential density in the immediate vicinity, as the re-development of Ryde Road gets under way.

We disagree with any argument that belittles open space because it is not “used by many people” – our parks and gardens are an essential element in the suburban landscape whether people use them or not. However we would support any proposal to increase usage so long as it retains the landscaped character of the park. This could include the creation of a community and native garden – a concept already well developed and presented to Council previously. We would also support a fenced-off children’s play area and a small café, which could be combined with any upgrade of the Community Hall (for which State Government grants may be available).

The consultants were unaware that a proposal for a community garden had been put to Council and also seemed surprised that there was such high value placed on the park remaining intact.

The Trust believes that any building development involved in the upgrading of the existing community facilities should be of a scale that is no more than the existing two-storey maximum.

Finally, we are concerned that money is being spent on consultants at a time when there are funding difficulties for Council and feel that this process could have been managed in-house. And, despite the fact that most of us are now quite cynical of the butchers-paper and yellow-stick-it style of “consultation”, we remain willing to continue to participate in the meetings as long as we can be confident that the strong message coming from the community about the retention of the park lands and the need to restrict the scale of development will be incorporated into any proposal.

Developments in Ryde Road
There are two proposals being considered by Council for the redevelopment of Ryde Road. At 63 to 65 Ryde Road Council considered a new DA for the construction of 9 units instead of the seven unit development submitted by the late Bing Lee that was approved by the Land and Environment Court. Council refused the new DA. However it appears that the new owners have decided to proceed with the court approved 7-unit development and the site is currently being prepared for that to go ahead.

Council also has before it a proposal for the re-development of Nos 25-27 Ryde Road, which includes the demolition of two houses and the construction of two replacement houses together with a 4 unit building at the rear of the block overlooking houses in Avenue Road. This is early stage in the assessment process and the proposal has yet to come to CAP. The proposal will need to comply with the recently passed LEP and DCP for the area.