



PRESERVING AUSTRALIA'S OLDEST GARDEN SUBURB

P.O. Box 85, HUNTERS HILL, N.S.W. 2110

26 June 2015

The General Manager
Hunters Hill Council

Re Development Application for the redevelopment of Nos 9, 11 and 15 Ryde Road

The Hunters Hill Trust is opposed to this application for the following reasons:

Mature Tree removal

The proposal involves the removal of two mature trees in the front garden of No 11 Ryde Road. These trees are integral to the tree lined character of this part of Ryde Road. Any replacement trees will take decades to reach the maturity of the trees removed.

Lack of acknowledgement of the Heritage-listed Subdivision

There is no acknowledgement in the massing of the building of the historic subdivision. The development proposal crosses three of the original lots in the subdivision and so its rhythm is lost. Compare this to the recent development at Nos 23 and 25 Ryde Road, where the two original lots are clearly delineated with the two pavilions facing Ryde Road.

The "Architect Concept" claims in its principals "a strong expression of the existing street pattern and existing lot sizes" and that it strongly references the three amalgamated lots". If this means that the proposal aims to relate to the existing pattern it fails to implement this in the design.

Inappropriate scale

The Trust supports Council's Conservation Advisory Panel's comments that: *the intent of the zoning is that the development in the area be transitional between the mixed commercial/ residential buildings of the B4 zoned Hunters Hill Village area and the residential areas to "The Peninsula" conservation area as a whole. It was noted that the scale of the proposal largely draws its influence from the development, which is within the Village Core to Mapledorams Corner, and east along Gladesville Road, rather than providing an appropriate transition to the residential areas.*

As well, the proposal, with its full third floor of units overlooks the backyards of the houses in Avenue Road that back onto the site, which are in the conservation area and include nearby heritage items.

Site Analysis

Again The Trust supports CAP's comments that: *it was observed that much of the documentation accompanying the proposal appears to selectively draw on elements of the places adjoining the site to virtually post-rationalise the intended development. There appears also to be a misinterpretation of the notion of "rooms within the roof", and many of the guidelines contained within the Development Control Plan for the area.*

Tony Coote
President The Hunters Hill Trust