



PRESERVING AUSTRALIA'S OLDEST GARDEN SUBURB

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

GLADESVILLE SHOPPING VILLAGE REVISED PROPOSAL AUGUST 2015

ASPECTS OF THE PROPOSAL TO BE COMMENDED

(As far as can be ascertained from the lack of detail in the documents presented to date)

- The redesign of the whole site rather than trying to retain the existing car park
- The creation of a public open space with landscaping
- The reduction of the height of the podium
- The reduction of building heights immediately adjacent to Flagstaff St and Cowell St
- More restrained and consistent building forms
- The commitment to the provision of various community benefits

ASPECTS OF THE PROPOSAL OPPOSED BY THE HUNTERS HILL TRUST

INCREASED DENSITY (see attached analysis)

- Compared to the Development Application that was submitted and then withdrawn last year (The Bernard Young Scheme), the August 2015 proposal represents a significant increase in the density of the development of the site.
- The scheme proposes to ignore the existing planning controls in the Hunters Hill LEP 2012 and to apply for a set of new controls tailored to suit the proposal.

DETRIMENTAL IMPACT ON LOCAL AMENITY

The August 2015 proposal, with its significant increases in the number of units, building heights, traffic movements and parking, will have the following increased detrimental impacts on the amenity of the community:

- Existing infrastructure such as schools, public transport and council services will be further stretched.
- Local streets will be subject to more traffic and car parking.
- Victoria Rd traffic will be further clogged as a result of additional vehicles wishing to access the site.
- Vehicular access to the shopping centre from more distant parts of the municipality will be more difficult as a result of road closures and tortuous traffic arrangements.
- Local streets will be clogged with parked cars associated with the GSV.
- There will be significant loss of privacy from units overlooking private open spaces in the yards of surrounding houses. The higher the unit the greater the impact.

THE LOSS OF A SIGNIFICANT HERITAGE-LISTED HOUSE

- The August 2015 proposal makes no attempt to retain the cottage at No 10 Cowell Street in its current location.
- The Trust has consistently argued for the retention of the cottage in its present location, not just because it is a significant example of Gladesville's history, but also because its retention will lessen the impact of the development and provide a transition between the existing residential area and the higher density of the GSV site.

DETRIMENTAL IMPACT ON FUTURE DEVELOPMENT ALONG VICTORIA ROAD

The maximum building height in the LEP for lots immediately adjacent to the Right of Way to the west of the GSV site is 16 metres (zone O2). The maximum building height for lots immediately west of these lots, along Victoria Road is 19m (zone Q).

Increased heights on the GSV site for new development along Victoria Rd will cause

- *Increased overshadowing, particularly in the mornings*
- *Greater loss of views to the east*
- *Greater loss of privacy from overlooking*
- *Greater loss of privacy and amenity from the proximity of the towers, particularly audio privacy.*

In particular, the proposed increased heights on the GSV site will mean:

- **Tower A** on the GSV site (at 29m above podium level) will be approximately **10 metres above** new Victoria Road buildings (zone Q) and **13 metres above** the buildings in the O2 zone.
- **Tower A1** on the GSV site (at 52m above podium level) will be approximately **33 metres above** new Victoria Road buildings (zone Q) and **36 metres above** the buildings in the O2 zone.
- **Tower B** on the GSV site (at 55m above podium level) will be approximately **36 metres above** new Victoria Road buildings (zone Q) and **39 metres above** the buildings in the O2 zone.
- The separation between new developments along Victoria Road and the GSV site is little more than the width of the Right of Way and most probably does not comply with SEPP 65 minima.

See the attached diagrammatic section through the site, which clearly illustrates this point.

Implication of SEPP 65 separation of buildings

It would appear from the diagrams presented with the August 2015 scheme that the residential flat buildings are grouped along the line of the Right of Way and very close to it.

This means that SEPP complying separation between these buildings and any future development along Victoria Road will be impossible to achieve without severe limitation of the size of any proposed buildings along Victoria Road.

THE PLANNING PROPOSAL TO CHANGE THE LEP AND DCP CONTROLS

This scheme relies on the submission of a Planning Proposal by the developers to change the LEP controls to suit their proposal, which involves the following:

- An increase in the floor space ratio
- An increase in the maximum heights for the buildings
- The apparent removal of the requirement for a 4m setback from Flagstaff St in accordance with the most recent DCP controls.

An undemocratic proposal

No matter what one may think of the current LEP and DCP controls (certainly The Trust has argued that they already allow for inappropriately dense development of the site), they have been achieved through a process that involved many years of community consultation and have been signed off by our elected community representatives.

By contrast, the Planning Proposal process is entirely undemocratic and specifically designed to remove planning powers and oversight from local communities.

A precedent for future development

The contrast between what the GSV developer is asking for and what is allowed on the adjacent sites between the Right of Way and Victoria is massive. If the Planning Proposal is approved then every other development site along Victoria Rd will be asking for more.

Poor planning principles in the existing controls exacerbated

That the 2012 LEP and the current DCP for this "Key Site" allows for heights that are greater than those allowed for redevelopment of the sites along Victoria Road is counter intuitive as it ensures that future development along Victoria Rd will be overshadowed and lose solar access and views to the north east.

The GSV proposal with its massively increased heights will exacerbate the detrimental impact on the buildings on Victoria Road caused by the original flawed planning controls.
(See attached diagrammatic section through the site)

COUNCIL MUST REJECT THE PROPOSED CHANGES TO THE EXISTING CONTROLS

In the first instance the Planning Proposal must be submitted to Hunters Hill Council for its assessment. For all the reasons noted above, it is essential that Council should not support any proposal that weakens the existing controls. If the developer is forced to proceed with the Planning Proposal without local community backing this will weaken the chances of succeeding with the changes to the controls.

KEY ISSUES RAISED BY ARCHITECTUS IN RELATION TO THE WITHDRAWN PROPOSAL

In their review of the Bernard Young Scheme, dated 11 February 2014, which led to the recommendation that the DA be withdrawn, Architectus identified a number of **Key Issues**. It is informative to see how the August 2015 proposal stacks up in relation to the Key Issues. Some of the issues have already been addressed above. Other issues include the following:

1. Community consultation

Architectus noted that the applicant's consultation in the process of developing a proposal "has been poorly presented and the facts either inaccurate or unclear". They recommended that "opportunities for greater community consultation in the design process should be considered".

Since then, with the help of a professional public relations firm, the developer has made an attempt to engage more openly with the community.

However the engagement has been little more than superficial and, in relation to the presentation of the August 2015 proposal, quite misleading and ingenuous, for example:

- *The comparative table presented by the developer compares the August 2015 scheme with the February 2015 rough sketches and purports to show how the developer has "responded to community input" which has led to a **reduction** in building heights and gross floor area.*
- *However, this is an irrelevant and disingenuous comparison. The real comparison is between the August 2015 scheme and the scheme that was withdrawn last year. This shows that the gross floor area and building heights have been significantly **increased** in 2015 (see attached table). Bear in mind that Architectus recommended the withdrawal of the 2014 proposal.*
- *The sketch plans prepared by Robertson and Marks that were presented to the community in February this year, as well as those now on display are quite vague and lacking in detail, which makes a thorough analysis of the proposal impossible.*

2. Cumulative impacts of the development

Architectus noted that the cumulative impact of this development and others in and around Gladesville would have a detrimental impact on the locality, particularly in relation to parking, traffic and use of infrastructure.

The August 2015 proposal on the surrounding locality, because of the increase in units, car-parking and commercial activity, will have a significantly greater detrimental impact

3. Density, Height, Bulk and Scale

In response to submissions objecting to the proposed density of the Withdrawn Scheme, Architectus noted that "the density is generally defined by the permissible building height and floor space ratio permitted under the LEP and DCP controls.

As previously noted, the developers are proposing through a Planning Proposal to increase the floor space ratio and maximum building heights and to remove the DCP setback control from Flagstaff Street. Clearly this will increase the density and exacerbate the problems.

4. Heritage impacts

Architectus acknowledged the heritage value of No 10 Cowell St but went on to suggest that “relocation of the timber cottage to another site should be considered”.

- The Trust totally opposes this suggestion and has continued to argue for the retention of the cottage *in situ*.
- The August 2015 proposal assumes the demolition or removal of the cottage, which is no different from the Withdrawn Proposal.

5. Lack of infrastructure

Architectus notes in response to concerns about local infrastructure being unable to support the development, that this is not the developer’s problem provided they make a Section 94A contribution.

- This clearly indicates that the density of development allowed under the existing planning controls has not been properly considered in relation to the provision of essential infrastructure.
- The proposed increases in the August 2015 proposal will only exacerbate the problem and the only benefit will be an increase in the developers’ profit.

6. Traffic

In relation to the Withdrawn Proposal many submissions raised concerns about traffic, transport, parking and access.

- Clearly the proposed increases in density in the Autumn 2015 proposal only exacerbate these concerns.
- There are major problems associated with this site in regard to parking, access traffic etc. Of particular concern to the community are the following:
 - A lack of car parking spaces in the proposal for the residents of the units, which will lead to increased on-street parking in the surrounding streets – particularly when future unit development in Massey St and Victoria Rd comes on stream.
 - Access to and from the site for shoppers, residents, visitors, suppliers etc is problematic and will be exacerbated by the increased density of the site.
 - The opening up of new rat runs through existing residential streets and increased traffic along existing rat runs.
 - The detrimental impact of increased traffic around the site on pedestrian access.
 - The developer’s traffic consultant acknowledged that these problems have not as yet been resolved at the traffic meeting on Tuesday 18 August.

ARCHITECTUS’ ASSESSMENT OF THE WITHDRAWN PROPOSAL

Architectus recommended that the developer withdraw the proposal for a number of reasons including concerns about:

- Non-compliance with the NSW Residential Flat Design Code
- Non-compliance with Hunters Hill Council’s LEP
- Non-compliance with Hunters Hill Council’s DCP
- Concern in relation to
 - Context and setting
 - Access, transport and traffic
 - Public domain
 - Safety, security and crime prevention
 - Demolition works

The Trust believes that because of the proposed increase in bulk, scale and density of the latest proposal, these concerns also apply even more so to the August 2015 proposal.

CONCLUSION

The Trust does not support this latest proposal for the Gladesville Shopping Village site. We believe the proposed increases in height and floor space ratio intrinsically make the impact of this proposal proportionally worse than the Withdrawn Scheme.

We urge Council to reject this scheme out of hand and to also reject any Planning Proposal submitted by the developers to change the existing planning controls and consequently to exacerbate the detrimental impact of the proposal on the community.

Tony Coote

President The Hunters Hill Trust
August 27 2015

ATTACHMENTS

Analysis of the Withdrawn Scheme with the August 2015 proposal
Diagrammatic Section through the site

HUNTERS HILL TRUST SUBMISSION 27 August 2015

GLADESVILLE SHOPPING VILLAGE

COMPARISON WITH WITHDRAWN PROPOSAL

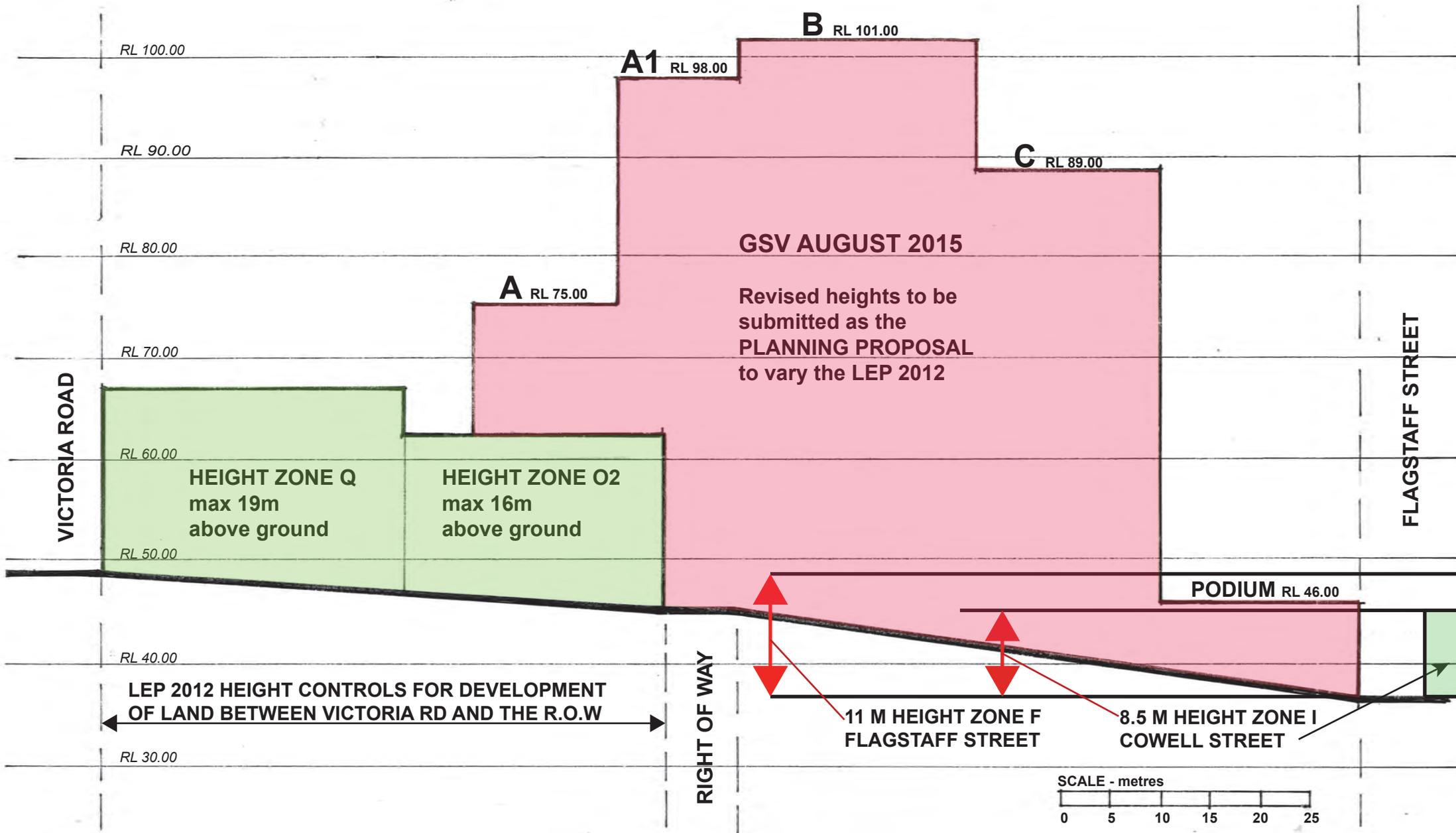
This comparison is between the August proposal and the withdrawn proposal

Comparing the August proposal with the rough ideas presented in February is irrelevant and misleading

The heights of the buildings have been calculated from levels shown on the withdrawn proposal documents

	RL Aug-15	RL w/drawn	Storey Aug-15	Storey W/D	Height Change	LEP MAX HEIGHT*	MAX FSR 2.7
PODIUM LEVEL	46.00	50.00				34.00	GSV site general - U
COWELL/FLAG CORNER	37.00		3	4.5		26.00	Massey St corner - T
Height	9.00	13.00			-4.00	19.00	Victoria Road - Q
						16.00	West of ROW - O2
TOWER A TOP	75.00	74.56					
MASSEY ST LEVEL	48.53						
Height above podium	29.00		7	7			
Height above Massey	26.47	26.03			0.44	0.47	over LEP max
TOWER A1 TOP	98.00	74.56		8			
ROW LEVEL	44.65						
Height above podium	52.00		15	8			
Height above ROW	53.35	29.91			23.44	19.35	over LEP max
TOWER B TOP	101.00	74.56					
FLAGSTAFF LEVEL	39.85						
Height above podium	55.00		16	8			
Height above FLAGSTAFF	61.15	34.71			26.44	27.15	over LEP max
TOWER C TOP	89.00	74.56					
FLAGSTAFF LEVEL	40.65						
Height above podium	43.00		10	8			
Height above FLAGSTAFF	48.35	33.91			14.44	14.35	over LEP max
TOWER C LOWER	71.50	74.56					
FLAGSTAFF LEVEL	40.65						
Height above podium	25.50		6	8			
Height above FLAGSTAFF	30.85	33.91			-3.06	-3.15	under LEP max
Floor Space Ratio	4.0	2.7	148%	increase			148% more than maximum
No of apartments	250	180	70	additional apartments			139% more apartments
Carparking	880	606	274	additional cars			145% more carparking

10 COWELL ST	Demolish	Demolish	No change to the removal of heritage item from the site Notes about alternatives for recording an display etc No attempt to incorporate the cottage in the design				
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**GLADESVILLE SHOPPING VILLAGE
SECTION THROUGH SITE WITH COMPARATIVE HEIGHTS**