

**THE WITHDRAWAL OF THE MOCH Pty Ltd DA
FOR THE GLADESVILLE SHOPPING VILLAGE**

The Trust is very happy that this DA has been withdrawn.

The DA, which included the demolition of the heritage item at 10 Cowell St, was so deeply flawed and such a bad response to this site that the only real solution was to start again from scratch.

Much of what was wrong with the DA was directly related to the revised DCP that came out of the 2009 Newbold Review. Because it minimised the impact of the proposed heights, glossed over the lack of boundary setbacks and gave a false impression of the extent of public open space, the review was also deeply flawed.

Now, with the DA's withdrawal, Council has this terrific opportunity to

- A) Reassure the community that it is a trustworthy custodian of our heritage and
- B) That it has the mettle to revisit the DCP's controls to ensure a much better outcome.

We believe that any new proposal *at the very least*, must include the following:

The reinstatement of No 10 Cowell as a Schedule 5 Heritage item

As part of the history of the settlement of Gladesville this little cottage is irreplaceable. It must be retained in its present location not only for its heritage value but also for the mitigating affect it will have on the surrounding developments.

A reduction of the heights of the proposed towers

The height of the towers must be reduced so they are in keeping with the maximum allowable heights along Victoria Road and less overpowering of the residential neighbourhood.

A setback along Flagstaff Street

This would allow for deep soil planting and a footpath for pedestrians

The construction of a proper carpark, access points and loading areas

To ensure proper access, parking, loading etc. the existing carpark needs to be demolished. This would allow for excavation below the level of Flagstaff St and public open space at a more readily accessible level.

No gated residential community

The common spaces around the tower blocks should be part of the communal open space accessible to all.

Architectural values

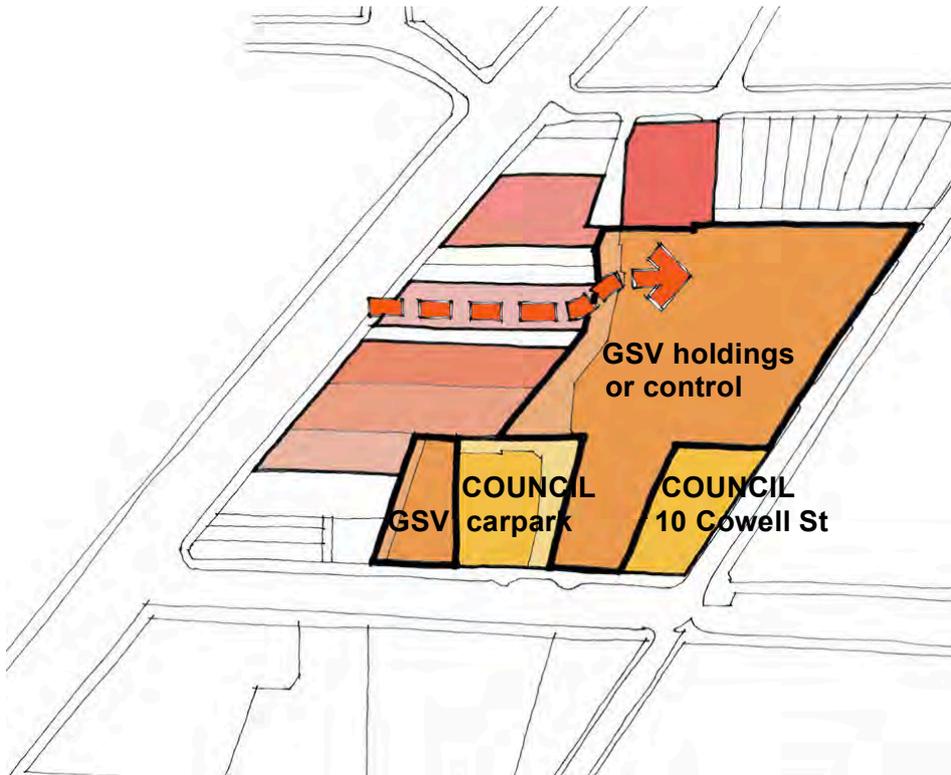
If councillors are looking for inspiration, a very good example of how a large development can integrate public and private space and create a fine landscaped public area can be seen at the new Central Park development on Broadway.

Finally, we note that the developer has promised to consult extensively with the community on the new scheme. The Trust is ready and willing to be part of that consultation process.

Attached are a series of photos illustrating some of the points made above

***Tony Coote
President The Hunters Hill Trust***

**HUNTERS HILL TRUST ADDRESS TO COUNCIL
PHOTOS AND DIAGRAMS**



PLAN OF THE SITE FROM BRETT NEWBOLD'S 2009 REVIEW

Council owns approximately 2000 sq metres or 21 percent of the site. As a result Council is in the box seat to have a major say in any development



DIAGRAM OF THE SITE FROM BRETT NEWBOLD'S 2009 REVIEW

This diagram is considered extremely misleading in the representation of the bulk and scale of the development. It has no setback from Flagstaff St and 10 Cowell St has disappeared



BRETT NEWBOLD'S SKETCH OF THE CORNER OF COWELL AND FLAGSTAFF
Note the podium appears to be a little over 2 storeys high. The heritage item at No 10 has gone



THE GSV DA MODEL OF THE CORNER OF FLAGSTAFF AND COWELL
The wall is 14.85m high – the equivalent of 5 storeys



THE EXISTING HERITAGE ITEM at No 10 COWELL ST

This shows the importance of maintaining the cottage in its existing context. It breaks down and softens the impact of the development and provides a transition to the surrounding residential scale of Cowell and Flagstaff Streets.



GLADESVILLE ROAD HUNTERS HILL

The heritage listed house at No 62 not only keeps a piece of Hunters Hill history but helps to break down the scale and add complexity to the street



THE EXISTING COLES WALL TO FLAGSTAFF ST

This was to be retained as were the carpark entrances. Note the lack of setback from the street. There is no footpath let alone the opportunity for deep soil planting.