



PRESERVING AUSTRALIA'S OLDEST GARDEN SUBURB

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

6 March 2015

Lucy Cole-Edelstein
Straight Talk Pty Ltd

Dear Lucy,

Re The presentation of preliminary designs for the revised GSV proposal

In November 2013 The Hunters Hill Trust made a submission to Hunters Hill Council on the first proposal for the redevelopment of the GSV site in Gladesville. This proposal was for 182 units housed in 4 x 8 storey towers (3 at 34m high and 1 at 26m high) above a gated landscaped area one storey above the existing shopping centre level.

In summary The Trust's submission stated that we opposed the proposal for the following reasons:

- 1. *It is an overdevelopment of the site.***
- 2. *The revised DCP, which sets the planning controls, is flawed and misleading.***
- 3. *It will have an adverse impact on the character and amenity of the surrounding residential and commercial areas.***
- 4. *It will exacerbate existing parking and traffic problems.***
- 5. *It creates a poorly designed gated community physically separated from the rest of the area and fails to provide a safe and healthy environment for its occupants.***
- 6. *It involves the demolition of a building of considerable heritage significance, which was on land previously owned by Council.***
- 7. *The proposed GSV redevelopment is a cheap and very ordinary proposition that is driven by commercial profit and pragmatism.***
- 8. *The Council, as a stakeholder in the proposal, has failed to properly represent the community by taking a leadership role in its development.***

Hunters Hill Council employed the consulting firm Architectus to make an assessment of this proposal, which was so damning that the developer withdrew the scheme. The Trust was heartened by this turn of events and looked forward to a much more sympathetic and better designed proposal to take its place

You can imagine our dismay when we discovered that the latest ideas for the site include:

- A virtual doubling of the number of units to around 360
- The construction of buildings to 25 storeys, 11 storeys and 15 storeys

This is a total disregard for the controls in the LEP and DCP – which sets out maximum allowable building heights of 34m and 26m, or a maximum of 9 storeys (existing retail plus 7 storeys) and 7 storeys for the northeast corner of the site.

The Trust is opposed to the revised proposal for the following reasons:

- 1. It is a massive overdevelopment of the site and shows a total disregard for what the community expects for the redevelopment of this site.**
- 2. The revised DCP, which sets the planning controls, remains flawed and misleading but, in relation to this scheme, is irrelevant because the controls have been completely trashed.**
- 3. It will have an even greater adverse impact on the character and amenity of the surrounding residential and commercial areas. There will be increased overshadowing and, as far as can be judged from the sketchy diagrams presented, there is little pedestrian interaction with the surrounding sites.**
- 4. It will exacerbate even more the existing parking and traffic problems as well as putting even more pressure on existing local infrastructure.**
- 5. Because of the lack of detail in the drawings displayed, it is impossible to assess whether this proposal will provide a safe and healthy environment for its occupants that integrates the residential units successfully with the public places and the rest of the existing residential area.**
- 6. It still involves the demolition of a building of considerable heritage significance, which was on land previously owned by Council.**
- 7. The revised redevelopment proposal is even more driven by greed and profit than the previous proposal.**
- 8. The Council, as a landowner of 25% of the site, needs to take action to ensure this scheme does not proceed any further. If it does not it will have failed to properly represent the community by taking a leadership role in how this site is developed.**

Yours sincerely,

Tony Coote
President
The Hunters Hill Trust

CC Councillors, Barry Smith, Steve Kourepis, Phillipa Hayes