



PRESERVING AUSTRALIA'S OLDEST GARDEN SUBURB

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

5 August 2015

General Manager
Hunters Hill Council
NSW 2111

Cc: Clr Richard Quinn, Clr Meredith Sheil, Justine Mclaughlin, Clr Zac Miles, Clr Peter Astridge, Clr Mark Bennett, Clr Gary Bird

Revision of the Hunters Hill Development Control Plan (DCP) Chapter 4

Dear Barry,

Although The Trust has not been supportive of the process by which this review was conducted, the Trust is heartened by council's commitment to review and enhance the Hunters Hill DCP 2013 with the objective to improve the amenity of the commercial precinct of Gladesville.

It is acknowledged by many in the community that the current DCP is far too descriptive with a preconceived design pattern and was exceedingly accommodating in its provisions for reduced community amenity in favour of concessions for redevelopment of the GSV site.

Additionally, the current DCP is substantially lacking in many of the controls and support mechanisms that would allow a redevelopment of the GSV site to integrate successfully into the surrounding streetscape and neighbourhood.

Although the proposed Draft DCP goes a long way towards laying out a framework for the soft interfaces that a pedestrian may feel whilst interacting with the area, it does very little to ensure any redevelopment of the commercial precincts interact successfully and sympathetically with the established street surrounding streetscape.

Additionally, the Draft DCP abdicates its responsibility to articulate controls around parking and traffic flows, something that was understood to be an objective of the review.

SUMMARY

The Trust's objections to the Draft DCP can be summarised as follows:

- 1. Removes the protections afforded to the Local Heritage items listed in Schedule 5 of the Hunters Hill 2012 LEP***
- 2. Removes the stipulated requirement for parking***
- 3. Fails to codify the intentions of the desired height transitions as stipulated in the Built Form***
- 4. Does little to encourage the activity of the "Primary Streetscapes"***
- 5. The proposed open green space is far too small***

1. Removal of stipulated protections for specific Local Heritage items

The modified Draft DCP removes the consideration stipulated in the existing Hunters Hill Council 2013 DCP for significant Heritage items. Rather it chooses to defer the responsibility of considerations of protection too heritage conservation zones as specified in the LEP.

Within the precinct of the Key Site, there exists several items of important cultural and heritage significance, the amenity of which should be articulated and protect in the DCP. Specifically the property Dunham house at 2 Massey Street which was previously singled out for consideration in respect of height impact from any redevelopment has been totally removed.

In additionally no consideration has been offered to articulate protections for the latest additional to the list of Schedule 5 Heritage Items, being the building at 10 Cowell St.

Specifically, The Trust has identified that the following areas in the Draft DCP have omitted reference to Heritage items (and the need to respond to them):-

- Page 5 – Purpose of This Chapter
No mention in 1.1.2, and a lack of the need to respond to the objectives of the Conservation Area or individual heritage items
- Page 6 – Heritage Conversation Areas
No mention of heritage items and the need to respond to them
- Page 9 – Desired character
There is no mention of heritage as a desired character, despite 27% of respondents in the Future Gladesville survey stating that the Centre should “emphasise and celebrate its heritage”
- Page 10 – Priorities
No mention of the need to address heritage items or the conservation area as a priority in the objectives of the DCP, despite it being listed as
- Page 11
Schedule 5 items clearly omitted from the map with instead a broad brush approach of conservation zones adopted
- Pages 12 and 13
Heritage conservation is omitted as an objective for development in the Commercial Core and the Key Site
- Pages 31 and 32
No mention of heritage (No 10 Cowell St and 2 Massey St in particular) in the Key Site Controls.
- Page 38 – Heritage Conservation Areas
No mention of the particular responsibility to respond to Schedule 5 Heritage Items, and neither does it articulate the important of the amenity that is afforded to each Schedule 5 Heritage Item.

The Trust finds the above lack of inclusion concerning when the Furutre Gladesille project survey identified “Respecting the local history and heritage“ as part of the “Desired Overall Character of Future Gladesville”.

2. Removal of the stipulated parking requirements

Although the Draft DCP should be commended for focussing on how the pedestrian community will attempt to interface with the built environment, the removal of the stipulated guidelines on parking provisions for an area that is focussing primarily higher density development is an onerous omission. By simply deferring to the controls in place for the greater Hunters Hill municipality ignores the divergence in type and form of development that council has chosen to pursue away from the standard across Hunters Hill.

Specifically there are no stipulations for any parking codes or controls which would be required for a higher density residential development with a substantial lack of on street when consideration is given to the increase in number of dwellings provisioned.

Although The Trust supports the use of other forms of transportation (such as public transport and bicycle use), the reality of modern life in Sydney must not be ignored. Indeed, the “*Lack of car parking*” was identified as the second highest priority (behind traffic congestion) by the Future Gladesville consultation process.

To facilitate the increase in the number of dwellings targeted in the areas covered by the Draft DCP, The Trust believes the below controls taken from Lane Cove’s DCP are more fitting with the unique level of density enforced in the area covered by the Draft.

It should be noted that these parking provisions are dedicated to the residential dwellings, and should not be considered to be shared between mixed use development.

- 0.5 spaces per studio
- 1 space per 1-bedroom unit
- 1.5 spaces per 2-bedroom unit
- 2 spaces per 3+ bedroom unit
- 1 disabled space for each adaptable housing unit
- 1 visitor space per 4 unit dwellings
- 1 disabled space per 50 visitor spaces.

Including the above stipulations will assist in the higher demand for car parking, and assist in mitigating the saturation of on street parking, which is already presenting itself as an issue in many parts of Gladesville.

The Trust also supports (and indeed encourages) the provision of on street parking spaces for commercial “car share” arrangements through providers such as GoGet. Allocated car share spaces should be considered in the ratios of 1 space per 50 dwellings.

A suitable contribution (either through a Section 9 or annual levy) to cover the cost to the community of utilising public parking spaces for a commercial venture may be considered to be pursued by council, however the financial implementation of such a scheme is outside the scope of this document.

3. Formalise the intentions of the desired height transitions

The trust supports the suggested objectives for the built form in the Gladesville Village Centre. Each of these objectives (if enforced for any development application) would go a long way to support and respect the established community, a factor that is currently lacking in the exiting DCP.

Specifically, The Trust is encouraged by the suggested objectives B and C in the Draft DCP.

When adhered to by any new development, these objectives would support and respect the existing built form as established in the surrounding streets. Without such integration, many new developments present a confusing and disjointed presentation to the built environment.

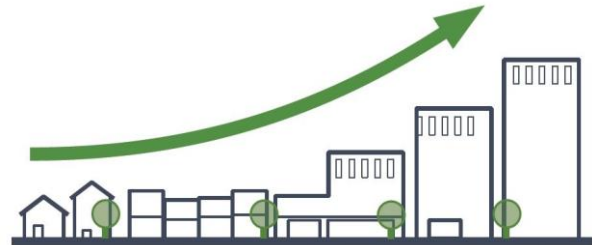


Diagram 1. Desired transition of building heights showing an orderly progression of building heights across different character areas

To ensure the spirit and intent of these objectives are more clearly understood by all stake holders (developers, community members, and relevant planning authorities), a stipulated set of measures should be included to codify the maximum height transition from one height zone to another, and additionally from one building to another.

Note

Maximum building heights and FSR as identified in the *Hunters Hill LEP 2012* might not be achievable in some situations:

- In the event of excessive shadow impacts upon any existing dwelling, existing or proposed open space, public domain, or existing school or childcare centre.
- Where identified values of any heritage item demand special consideration.
- If proposed land uses have broad floor plates that 'exhaust' the maximum FSR which is permitted by the *Hunters Hill LEP 2012*.

Although it is not the responsibility of the author to articulate these controls, it is recommended that a maximum height increase to a neighboring height zone be considered for inclusion.

Alongside these controls should be warning similar to that articulated on Page 33 describe the restrictions of imposed by progressive height controls resulting in not all buildings being able to reach their maximum height under the LEP (refer Diagram 2).

Diagram 2 LEP Height Warning

4. Does little to encourage the activity of the “Primary Streetscapes”

Although it is encouraging to see the “Right of Way” to be partially activated as a Secondary Street scape, The Trust feels that the consistent focus on the “Key Site” has resulted in the “Primary Streetscape” being delegated to a second class retail strip, with the commercial focus of Gladesville in effect turning its back on the shop fronts of Victoria Road.

There is very little stipulation in the Draft DCP to articulate how pedestrians may interact and commute through the Key Site, only offering two additional proposed parallel pedestrian links to from the residential area of Gladesville through the Key Site to the “Primary Streetscape” of Victoria Road.

5. Increase in Open Green Space

During the Future Gladesville survey and consultation meetings, "*Having more street and open space landscaping*" was noted as the principal desire for the Gladesville Village. In addition, "*Lack of green open public space*" was the fourth highest issue facing Gladesville over the next 10 years.

In respect of the above statistics, The Trust is disappointed that the maximum open Green Space is restricted to a small area of 600sqm in size, representing less than 6% of the total site (10,679sqm).

The Trust supports the a minimum of 15% of the site to be dedicated to Open Green Space, with no less than 15% of the total site area supporting deep soil planting with zero subsoil construction at any depth. In addition The Trust would like to see an open green space of no less than 1,500sqm (or two sites of 800sqm) with a minimum 25% of this open green space dedicated to deep soil planting to a depth of minimum 12m to support broad canopy trees.