

Thank you for the opportunity to speak tonight.

Councillors will not be at all surprised that The Hunters Hill Trust objects to this so-called Planning Proposal.

Councillors Sheil, McLaughlin and Bennett, who are currently listed as Trust members, will be especially aware of the number one objective of the Hunters Hill Trust, and the reason it was formed in 1968 that number one objective is *“To limit the spread of home units, high density, industrial and commercial development within the Municipality.”*

This perfectly describes what is proposed for the Gladesville Shopping Village.

Clearly when a certain level and type of development is allowed under the planning controls, there is not a lot that the Trust can do about it - except to protest.

Similarly, other than to protest, there is little we can do, for example

- When Council itself initiates changes to the planning controls to allow for increased development like it has done for the GSV site with the revised DCP
- Or when Council itself facilitates the consolidation of the site by selling off public land to the developer
- Or when Council itself procrastinates long enough to ensure that no part of the land is encumbered by any formal heritage- listing at the time of sale.

It was pretty well inevitable that we would at some point be confronted by a Planning Proposal to make this development even bigger.

Let us not shy away from the fact that the sole purpose of this Planning Proposal is to increase the developer's profits.

The developer's windfall will be at the expense of the community. The increased density and building heights will have a negative impact on the amenity of the surrounding neighbourhood.

- There will be increased loss of privacy from units overlooking the backyards of existing properties.
- There will be loss of views from any proposed new units along Victoria Road which will be at a lower height.
- There will be Increased overshadowing of existing and future properties.
- There will be increased traffic and parking problems in the surrounding streets.
- There will be increased pressure on existing infrastructure.

As well, the Planning Proposal, like the original Moch scheme that was withdrawn last year, includes the demolition of 10 Cowell Street.

The Trust has argued all along that the heritage-listed cottage at No 10 Cowell Street should remain in situ.

We have argued that its retention would have nuanced the development of the site and provided a transition between the commercial area of Gladesville and the surrounding residential streets.

The recently approved DA for 1 to 3 Ryde Road has shown how this can be achieved. This retained two privately-owned heritage-listed cottages. Similarly, the privately-owned heritage-listed Casey's Buildings were retained in the development of Mapledoram's Corner.

If the private sector can do it, why can't council?

With the completion of the sale of 10 Cowell Street this heritage-listed building is now lost. There is no way it will be dismantled and removed to another site.

So what can be saved from the mess we now have?

The Trust believes that Council has only one option and that is to adopt the Architectus recommendation 1 (a) and not support the progression of the Planning Proposal to Gateway.

To defer the assessment and ask the developer to address the issues raised by Architectus would amount to a tacit approval of the proposed increased density and height of the proposal.

Finally, a postscript:

The community has been given virtually no notice about tonight's discussion of the Planning Proposal and the actual document has not been made available for detailed analysis.

A DA for a carport extension to a private house is given more public scrutiny than this – the biggest development Council has had to deal with in many years if not ever.

This lack of notice does little to diminish the belief in the community that in when it comes to the Gladesville Shopping Village Council continues to treat us like the proverbial mushrooms.

Tony Coote

President
The Hunters Hill Trust