

Do You Know What's Happening at Hunters Hill?

Dear Resident

The Hunters Hill Trust has compiled this short summary to raise further awareness of the Council's **Draft Community Infrastructure Plan (CIP)** renamed **Property Strategy**, and **Local Housing Strategy (LHS)**, which together will shape the future of our municipality. The CIP and LHS were both debated at the Council meetings on 19th and 26th April 2021.

In spite of vocal opposition to the LHS, four Councillors supported its adoption without any substantial alterations. The CIP, though equally contentious, was more fully debated. The Trust was pleased that the Mayor and three Councillors voted to ensure there is **further community engagement** regarding the future of our Town Hall, the community activities at Henley, the cherished green space of Figtree Park and the low rise village at Gladesville Road - **before** the Property Strategy is formally adopted.

What's Happening at Hunters Hill Village?

The CIP proposal at the 'Village Green' hub identified nos. 40, 42, 44, 46 and 48 Gladesville Road as a '**redevelopment opportunity**'. The site includes 3 cottages, the Community Hall, the Croquet Club and Lawn and mature trees and gardens.

It is a low scale, leafy entrance to the existing village, which is a busy thriving social space with five well patronised cafes.



What's Happening at the Town Hall?



The CIP claims the Town Hall '**will remain civic and proud**' as a 'Cultural Hub'. Despite \$1m+ of ratepayers' money being spent on upgrades, the suggestion is that Council's administration should move to a new multi-storey development at Figtree Park - freeing up the Town Hall for commercial leasing.

Council's works depot has already been relocated to Lane Cove and approval given to progress a three year lease. Options for the future include medium density housing.

What's behind the plans?

Revenue generation is the main justification for the CIP but with no published business case or financials, how has this been determined? As there has been no indication of potential scale, height or footprint of the proposals, it has not been possible for the community to have meaningful input and Council's online survey inhibited comprehensive feedback.

A \$4.75m Public Spaces Legacy Program funding from the NSW Government appears to be one of the drivers for the Figtree Park proposals. Council was required to provide **'detailed public and open space project proposals'** by 1 Feb 2020. Yet the community is still in the dark about Council's plans for our popular and historic Park.

The LHS was prepared to comply with requirements for State dwelling targets up to 2041. It references the Draft CIP and includes the same proposals for **additional** residential development at Figtree Park, even though dwelling targets are likely to be met through development already in the pipeline.

What needs to happen next?

Council must now honour its commitment to engage our community meaningfully, transparently and openly. It needs to pursue its own Community Engagement Goal **'to place final decision making in the hands of the public'** and its Promise that **'we will implement what you decide'**.

The community has to decide whether it supports Council pursuing a multi-storey development at Figtree Park with underground car parking, residential accommodation, commercial and retail space, community service buildings and Council administration. Does it want the former works depot site developed or is there an alternate vision that Council should explore? How do we ensure Henley remains as valued community land?

Council must ensure:

- The community helps shape and approve the Property Strategy
- Residents can participate fully in developing the Master Plans for both Gladesville Town Centre and Figtree Village
- There is full disclosure by Council of all its plans, including the sale of remnant lands
- There is an assessment of the impacts on roads and traffic of any proposed plans
- There is proper options analysis that weighs up the pros and cons of each proposal and alternatives
- There is a costed business case and detailed drawings for any proposed development
- That proposals are sustainable and do not create a burden on ratepayers now or in the future
- All revenue generating options are explored prior to moving to property development

Please get involved to ensure Council honours its pledge to **'maintain the character and amenity of Hunters Hill'**. We await Council's further consultation to revise the Property Strategy in line with community expectations, and urge you to have your say.

For more detailed information and to stay up-to-date, please visit our website at www.huntershilltrust.org.au or if you have additional queries, contact Councillors or the General Manager on 9879 9400 or at www.huntershill.nsw.gov.au

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