



PRESERVING OUR HERITAGE
PO BOX 85, HUNTERS HILL, NSW 2110
www.huntershilltrust.org.au

Hunters Hill Council
22 Alexandra Street
Hunters Hill
NSW 2110

14 July 2022

Dear General Manager

**Submission to DA20220096
Demolition of dwelling and associated outbuildings at 48 Gladesville Road, Hunters Hill**

The Hunters Hill Trust strongly objects to the above Development Application for the following reasons:

1. The cottage with its established gardens and significant tree is part of the low rise leafy entrance to the Hunters Hill village and contributes to a streetscape that the Municipality is renowned for and that the community values highly.
2. In its Summary Grant Application to the NSW Public Spaces Legacy Program, Council stated that they will **“maintain the character of Hunters Hill and manage growth by protecting heritage cottages on Gladesville Road”**

This commitment made to the State Government, is completely at odds with the above DA.

3. There is a Masterplan that has not been revealed to the community that demonstrates that Council is not being completely open and transparent about all the reasons for this demolition. Council refers to their own *“initiative to develop a community precinct within the heart of the Hunters Hill town centre.”* This is an obvious reference to the unadopted Draft Property Strategy already rejected by community.
4. In the Figtree Park & Gladesville Reserves Plan of Management, Section 8.3, point 4 states “the use of this land as an entry to the park **could be only temporary**”.

However, as quoted on p4 of the SEE, Section 8.4 of the above PoM we read that ***“Council-owned adjacent land at 48 Gladesville Road could contribute to the proposal, either as seniors living accommodation land/age in place/over55s, or as community land to contribute to the local government, community or open space as best suits the final designs”***.

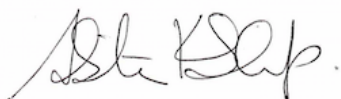
There appears to be a serious contradiction here and a lack of transparency in not revealing that the demolition of the above will allow the site to be absorbed into a future multi-storey development, a proposal that has not been adopted by Council, or approved by the community.

5. Why has this DA been promoted as being an ***open landscaped area*** to provide an integrated ‘formal entrance’ to the park and why are there no details in the documents about how this is to be achieved, whether rezoning is required for the proposed land use?
6. There has been no reference to the fact that this leased property has been revenue-generating for Council for many years, who now stand to lose at least \$20,000 pa which, in this time of financial stress, is an irresponsible way to deal with an existing income stream.

The Trust is now calling on Council to disclose details of their Masterplan which must reflect input from the community and document the business case and cost benefit analysis of all the proposals. In addition a traffic management study must be undertaken in this area which already suffers from severe congestion.

Council's vision must be communicated urgently before any further work is carried out either on the DA for Figtree Park tree removals, or on the above DA for the demolition of 48 Gladesville Road.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Alister Sharp'.

Alister Sharp
President
Hunters Hill Trust
www.huntershilltrust.org.au