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Mr Barry Smith, General Manager

Hunters Hill Council

Town Hall, Alexandra Street

HUNTERS HILL NSW 2110

**Submission regarding Gladesville Shopping Village DA 2013-1036**

Dear Mr Smith,

I am writing to express my concerns about the proposed redevelopment of Gladesville Shopping Village providing excess financial returns for the developer, while being to the detriment of the wider community by sacrificing amenity.

Streetscape, Character, and Design

The design of this development does not maintain the **integrity and continuity** of the Municipality. It does not meet the stated objective in Hunters Hill Council Local Environment Plan 2012, clause 1.2(2)(a), to “*maintain and enhance the character and identity of established neighbourhoods in Hunters Hill*” (the entire municipality).

The planned removal of the timber cottage of heritage value at 10 Cowell Street, and construction of 14 metre sheer facades with no setback from the boundaries is out of keeping with the surrounding neighbourhood, and indeed the entire municipality.

Traffic Management and Parking

The Local Environment Plans of both Hunters Hill and Ryde Municipal Councils provide for significant development and population growth along the Victoria Rd corridor. This residential and commercial development will increase traffic loads in the whole of the Gladesville area and similarly the demand for parking.

Without an **independent study from a reputable and suitably qualified professional**, it is not possible to reliably determine the impact of this additional traffic load upon Gladesville, as measured by: the ease of vehicular access, the impact of traffic flows on residential neighbourhoods, and the impact on pedestrian safety. Unless developments are required to provide sufficient off-street parking to accommodate the parking demand that they will generate, including the needs of retail and commercial staff, the **surrounding streets will far exceed parking saturation**.

Development planning which is inadequate to responsibly manage traffic flows and to ensure the provision of adequate parking will harm the amenity of Gladesville not just for local residents, but also shoppers and customers who frequent this site and surrounds. It will impact the viability of businesses for whose would-be customers cannot readily gain access to and park in Gladesville, elderly members of the community who require parking close to services, parents who park nearby for drop-off and pick-up of school and preschool children, and all other members of the broader community who appreciate Gladesville as the functioning commercial and residential centre which it currently is.

These impacts upon the built environment, the economic and social impact in the locality, and the public interest are relevant matters in the Environmental Planning and Assessment Act of 1979. This redevelopment would create the largest building in Gladesville, and its impact must be considered on a cumulative basis with regard to all recently approved or proposed developments in the area, including Victoria Road, Wharf Road, Pearson Street, and Coulter Street.

Hunters Hill Council’s Conflict of Interest

I am aware that the Council stands to receive many millions of dollars from the sale of land pursuant to option contracts which have been exchanged with this developer. I am also aware that the Council of the Hunters Hill Municipality is under pressure to provide 500 to 600 new dwellings within its Local Government Area as a result of State Government directives, but I call on Hunters Hill Council not to simply accept ‘any development’. Just ‘any development’ will not do.

The permanent and potentially destructive impact upon Gladesville of this development requires Hunters Hill Council not to be over-accommodating of cheap or low-quality design. The ‘low bar’ set for this site in the Development Control Plans adopted in 2010 and 2013 gives me concern that Hunters Hill Council’s financial interest has motivated staff in the past to ensure that this development can ‘tick boxes’, irrespective of the longer-term and broader public interest. I hope that the forthcoming actions of the current Councilors of Hunters Hill will provide reassurance that responsible development does matter, in 2013.

This near-$100M development in Gladesville will be the largest permitted under Hunters Hill Council’s Local Environment Plan 2012, and arguably the most significant single local event for this generation and beyond. The Mayor and Councilors of Hunters Hill should be proud for this development to be the **legacy for which they will be remembered**.

Yours faithfully,

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