

Hampden Rd DA off drawing board

by Eva Wiland, Gazette editor

A **MORE** appropriate development at 98-102 Hampden Rd may eventuate after a DA for a seven-storey 38-unit building with retail and small bar-restaurant was withdrawn. Artarmon Progress Association (APA) and Artarmon residents had submitted strong objections against it.

The DA alarmed the APA because it failed to conform to local environment planning regulations on several fronts. But on August 6, it was withdrawn before it came to a vote at a full council meeting, where Clr Tony Mustaca would have had to declare an interest.

WCC environment services director Greg Woodhams told councillors, who had received representations from APA and residents, the applicant had indicated a wish to discuss “a possible amended scheme”, which would have to be the subject of a fresh DA.



DA for 98-102 Hampden Rd ... threat to heritage/Photo montage: Gelder Architects

APA president Dale McKay, who submitted an objection on behalf of the APA, had urged local residents to do the same, stating the proposed development was incompatible with the character and atmosphere of the Artarmon shopping strip; had excessive bulk; had grossly excessive

height; the proposed external materials, appearance and treatment of the Hampden Rd façade were in sharp conflict with the conservation area of which they were part; did not provide adequate parking; and created a precedent of aggressive over-development for the Artarmon centre.

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People-power persuades power-people

by Anthea Morison, sustainability writer

Thanks to a strong campaign by Artarmon bushcarers, Artarmon Progress Association (APA), Council, residents and local State MP Gladys Berejiklian, Ausgrid will NOT “trench” through significant remnant bushland in Artarmon Reserve to lay power cables. The planned route would have cut a 2m wide trench, within a 6m wide workspace, across 280m through bush, bike path and oval, between Chelmsford Ave and the tunnel under Gore Hill Freeway.

Ausgrid has advised its proposal is now to continue the cable route to the end of Chelmsford Ave and

enter the Reserve where there is planted vegetation, as was done with a previous cable project in 2007.

WCC, APA and local bush carers and residents had strongly urged— via petition, emails, letters, submissions, meetings with Ausgrid and representations to Berejiklian – the project route or method as originally planned needed to change to prevent destruction of the bush.

APA and Council also told Ausgrid the Artarmon community had lost bush to several infrastructure projects over many years and placed a high value on protecting the bushland that remained.

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Public Information Meeting and APA AGM:

Wednesday, September 11, 7pm, Artarmon Bowling Club, 1 Burra Rd.

Speaker: WCC GM Nick Tobin on council amalgamation and rate pegging

Hampden Rd development *from page 1*

APA executive committee member and architect Plamen Bassarov, who has examined the development proposal closely and has expert knowledge of the WLEP, prepared a detailed review of the DA for APA's submission. He said DA-2013/248 went "against almost every planning instrument for the Artarmon Village main shopping strip".

The present building has three retail outlets in prime locations – 98, which has been empty since early this year; 100, which has been empty for more than two years; and Artarmon Family Butcher, at 102.

The DA, submitted by Dogild Pty Ltd with drawings by Gelder Architects for Mustaca, who is newly

re-elected on the Council, proposes to keep the two-storey heritage façade only but demolish the rest of the buildings and combine the three retail sites to one big 567sq m retail space on the ground floor – effectively destroying a site that has had a butcher shop continuously for more than 100 years (*see Page 6*) and depriving Artarmon residents of its only butcher. On the second floor, accessed by a lift from street level, a small bar and restaurant is proposed, that includes a 122sq m tiled courtyard that has no street outlook behind a 2m-2.5m high façade, is next to the lift shaft and overshadowed by the residential units.

The proposal for the residential building comprises five floors with 33

hotel-room like studios and five one-bedroom units, including 19 adaptable for "affordable housing".

The heritage assessment from NBRSP+partners, which recommends the development, states the final design was made after "consultation with Council staff and a heritage consultant". The report describes the Hampden Rd shopping strip as "a group of derelict buildings in need of rejuvenation" and says: "Given (their) current state ... and the planning strategies for increasing density at transport nodes there is no viable option for adaptive re-use of the existing buildings in their current form." ■