



Local Planning Panel
30 October 2025 at 11am



ORDER OF BUSINESS

Attendance, Apologies,
Declarations of Interests

- 1 Confirmation of Minutes
- 2 General Business
- 3 Development Applications

HUNTER'S HILL COUNCIL
LOCAL PLANNING PANEL
30 October 2025

INDEX

1 – CONFIRMATION OF MINUTES

- 1 Confirmation of Minutes of Local Planning Panel 2 held 28 August 2025

2 - GENERAL BUSINESS

3 - DEVELOPMENT APPLICATIONS

3.1	30 Alexandra Street, Hunters Hill	1
3.2	1 Karrabee Avenue, Huntleys Cove	19
3.3	Hunters Hill Hotel, 68 Gladesville Road, Hunters Hill	122

COMMENCEMENT

The meeting opened at 11.05am.

IN ATTENDANCE

Charles Hill	Chairperson
Brian Kirk	Expert Member
Graham Brown	Expert Member
Diana Kirk	Community Representative

ALSO PRESENT

Nick Tobin	Acting General Manager
Steve Kourepis	Director, Town Planning
Kieran Metcalfe	Strategic Planner
Sarah Valentine	Town Planning Coordinator

APOLOGIES

No apologies were received.

DECLARATIONS OF INTEREST

The Chair called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

- 166/25** RESOLVED on the MOTION of Chairperson Hill
That the Minutes of the Local Planning Panel of previous Meeting held on 10/04/2025 be adopted.

RECORD OF VOTING	
For	Against
Chairperson Charles Hill	
Expert Member Brian Kirk	
Expert Member Graham Brown	
Community Representative Diana Kirk	

GENERAL BUSINESS

2.1 REVIEW OF HUNTERS HILL LOCAL ENVIRONMENTAL PLAN 2012

PROCEEDINGS IN BRIEF

Matters raised:

The definition of wall height in Clause 4.3A.

Potential conflict between the proposed Clause 6.1 and existing land use objectives for E1 and MU1 zones.

The Panel recommended reviewing Clause 7.30 of the Penrith Local Environmental Plan 2010 – Urban Heat, for possible inclusion in the Planning Proposal or the Development Control Plan.

In Schedule 1, Council to consider whether the additional land uses should be reviewed and can be appropriately categorised having regard to current land use definitions in the standard instrument. Or alternatively, whether all listings can be removed from Schedule and existing use rights can be relied on.

RECOMMENDATION

That the LPP Resolve that:

1. The LPP advises Council that it supports the attached Planning Proposal being referred to the Department of Planning, Housing and Infrastructure seeking a Gateway Determination in accordance *with section 3.34 of the Environmental Planning and Assessment Act 1979*.

RESOLVED on the MOTION of Chairperson Hill

1. The Panel acknowledges the extensive community consultation held by Council.
2. The Panel acknowledges that Council has conducted research and included provisions from the Parramatta River Master Plan, State Government instruments and other appropriate Council LEPs.
3. The LPP advises Council that it supports the attached Planning Proposal being referred to the Department of Planning, Housing and Infrastructure seeking a Gateway Determination in accordance *with section 3.34 of the Environmental Planning and Assessment Act 1979*, with consideration to be given to the following matters:
 - i. That Council consider the Wall Height definition of 7.2 metres in Clause 4.3A bearing in mind matters such as existing basements.
 - ii. That Council ensure there is no conflict or inconsistency between the proposed Clause 6.1 and existing land use objectives for E1 and MU1 zones.
 - iii. That Council consider those properties to be retained in Schedule 1, whether the listed additional land uses should be appropriately categorised having regard to current land use definitions in the standard instrument; or alternatively, whether some or all listings can be removed from Schedule 1 and existing use rights henceforth be relied on.

- iv. That Council review clause 7.30 of the Penrith Local Environmental Plan 2010 – Urban Heat, for possible inclusion of similar in the Planning Proposal or the Development Control Plan.

RECORD OF VOTING	
For	Against
Chairperson Charles Hill	
Expert Member Brian Kirk	
Expert Member Graham Brown	
Community Representative Diana Kirk	

The meeting closed at 12.40pm.

ITEM NO	: 3.1
SUBJECT	: 30 ALEXANDRA STREET, HUNTERS HILL
STRATEGIC OUTCOME	: DEVELOPMENT APPLICATION, REGULATION AND MONITORING SERVICES ARE STREAMLINED, MORE ACCESSIBLE, AND USER FRIENDLY
ACTION	: DEVELOPMENT APPLICATIONS (DAS) ARE PROCESSED IN ACCORDANCE WITH SERVICE STANDARDS
REPORTING OFFICER	: STEVE KOUREPIS
DEVELOPMENT APPLICATION NO	20211284-1
PROPOSAL	ALTERATIONS AND ADDITIONS TO THE EXISTING DWELLING, DEMOLITION, GARAGE TO REAR LANE AND LANDSCAPING - S4.55 MODIFICATION - MODIFIED LANDSCAPE PLAN AND DA CONDITIONS TO ADDRESS REMOVAL OF TREE 11 (LEMON SCENTED GUM) AND REPLACEMENT PLANTING TO THE SAME GENERAL LOCATION
APPLICANT	MARC LANE
OWNER	MY LANE AND JG LOHREY
DATE LODGED	3 SEPTEMBER 2025

Ref:793658

INTRODUCTION

Reasons for Report

The landowner is a Councillor of Hunters Hill Council, therefore under Schedule 1 of the Local Planning Panel Directions the s4.55(1A) this application has been referred for determination to the Local Planning Panel.

On 26 May 2022, the original development application was referred to the Local Planning Panel for determination. The proposal resulted in a non-compliance with Height under Clause 4.3 of the *Hunters Hill Local Environmental Plan 2012* (HHLEP) and, accordingly, a clause 4.6 'exception' submission was submitted to Council. Subject to conditions, this application was approved by the Local Planning Panel.

REPORT

1. SUMMARY

Modification to the landscape plan and the DA conditions to address removal of tree 11 (lemon scented gum) and replacement planting to the same general location.

Submissions

No submissions were received.

Recommendation

The application is recommended for approval for reasons that it is acceptable having regard to:

1. is permissible under the zoning
2. complies with the relevant planning objectives contained in Hunters Hill Local Environmental Plan 2012 and Consolidated Development Control Plan 2013
3. will not have adverse effects on the amenity of adjoining properties.

2. DESCRIPTION OF PROPOSAL

Original Proposal

The original application sought consent for partial demolition and alterations and additions to the existing dwelling. The proposal retains parts of the existing ground and first floor levels and adds areas to both the ground and first floor with a new dormer roof structure over. The existing hardstand areas of the site, including the open terrace, will be utilised to accommodate the new dwelling footprint.

A new detached double garage is proposed in place of the existing double storey secondary dwelling 'the cottage' which is to be demolished along with the existing garage to the rear. The works are described as follows:

Demolition and Tree Removal

- Existing single garage to be demolished
- Secondary dwelling to be demolished
- Existing rear ground floor extension to main dwelling to be demolished and building to boundary structure to be removed
- Remove internal walls and openings to ground and first floor levels of dwelling
- First floor dormer to be removed
- Partial removal of existing gable roof
- Remove existing Cypress Tree and replace with native tree

Construction

Ground Floor

Reconfiguration and expansion of the ground floor layout to accommodate:

- Lounge and formal dining
- Entrance hallway and two existing bedrooms
- New living / dining and kitchen with walk-in pantry and laundry
- New bedroom / study
- New master bedroom with walk in robe and ensuite
- Covered terrace with in-built BBQ area

First Floor & Roof

- Reconfigure studio / lounge with bar area
- Reconfigure two bedrooms with ensuite and bathroom
- New concrete roof and green roof elements
- New dormer and modified gable structure
- Skylights and solar panels

Ancillary

- New detached double garage with charging station accessed from Ernest Street
- New retaining walls, timber bridge and water features
- Stepping stone pathways across rear yard
- Maintain existing pathways and steps across the front setback area
- Upgraded landscaping
- Proposed hedge to the western end of the laneway to offset new driveway crossing

S4.55 Modification

The subject s4.55 (1A) application seeks consent for modification of conditions of consent numbers 26, 28, 39, 42, 66 and 69 to reflect the removal of Tree 11 and replacement with a water gum (*Tristania laurina*).

Condition 66 requires that:

Prior to the issue of an Occupation Certificate a Compliance Certificate shall be prepared by the project arborist demonstrating compliance with the supplied Arboricultural Report prepared by Horticultural Management Services, dated 28 August 2021 and the Conditions of Consent

The approved Arboricultural Report required the protection and maintenance of Tree 11 a *Corymbia citriodora* (Lemon Scented Gum) located in the rear garden area along the Western Boundary. The tree protection measures were installed and construction works were completed in accordance with the requirements of the Arboricultural Report and DA conditions 26, 28, 39 and 42.

After the completion of construction works, and prior to the issue of an Occupation Certificate, Tree 11 declined in health and was inspected by the project arborist. An email with photos of the arborist's inspection were forwarded to Council by the property owner to keep them informed of the situation (incident 049062). The tree was subsequently removed under exempt development and the owners propose to plant a replacement Water Gum tree (*Tristaniopsis laurina*) in the same general location.

3. DESCRIPTION OF SITE AND LOCALITY

The subject site is known as No. 30 Alexandra Street, Hunters Hill and is located on the northern side of Alexandra Street. The site has an area of 886.3sqm. The site is rectangular in shape having an 18.8m frontage to Alexandra Street and an average depth throughout of 46.3m. Access to the site is from a domestic crossover and driveway from Ernest Lane positioned to the rear at the northern boundary of the site. The site has north-south orientation. The site falls across from Ernest Lane at the northern boundary through to the frontage at Alexandra Street by approximately 4m.

The site contains a part one and two storey brick and weatherboard dwelling with a tiled and sheet metal roof. A secondary dwelling referred to as 'the cottage' is positioned at the rear of the block comprising of two storeys with three bedrooms, including a parents retreat and open plan living, kitchen and dining areas with a study and bathrooms. A detached single garage is located in the north western corner of the site accessible from Ernest Lane.

Surrounding development consists of single to two storey dwellings. The site adjoins the Hunters Hill Masonic Centre to the west. The subject site is in the vicinity of heritage listed items and located within the Conservation Area.

4. PROPERTY HISTORY

On 26 May 2022, the original development application was referred to the Local Planning Panel for determination. The proposal resulted in a non-compliance with Height under Clause 4.3 of the *Hunters Hill Local Environmental Plan 2012* (HHLEP) and, accordingly, a clause 4.6 'exception' submission was submitted to Council.

Subject to conditions, this application was approved by the Local Planning Panel.

5. STATUTORY CONTROLS

Relevant Statutory Instruments

Environmental Planning and Assessment Act, 1979

Local Environmental Plan 2012

Zone:	R2
Conservation Area:	Yes
River Front Area:	No
Development Control Plan 2013:	Yes
Listed Heritage item:	No
Contributory Building:	No

Vicinity of Heritage Item: Yes

6. POLICY CONTROLS

Consolidated Development Control Plan 2013

7. REFERRALS

7.1 EXTERNAL APPROVAL BODIES

Not applicable.

7.2 Health & Building

Not applicable.

7.3 Heritage

As stated within the body of the report, the property is in a conservation area under *Hunters Hill Local Environmental Plan 2012*. The proposal was referred to Council's Heritage Advisor who provided the following comments:

Documents viewed:

- *Site plan showing location of trees to be removed, prepared by Dalgliesh Ward Architects dated 4/7/2025*
- *S4.55 cover letter by Dalgliesh Ward Architects*
- *Support letter for S4.55 applicated noted as Appendix B*
- *Modified landscape plan.*

Proposal Description: *S4.55 amendment to DA for alterations and additions to an existing house - modified landscape plan and request modification of DA conditions to address removal of tree 11 (lemon scented gum) and replacement planting to the same general location.*

Heritage status of site/Significance: *The stone wall at the front of the site is a listed heritage item (part of Heritage Item I287), the site is within the C1 The Peninsula Heritage Conservation Area, in the vicinity of heritage items I36 (Post Office, 32 Alexandra Street, adjacent to the east), I209, I1208*

Physical description: *The house on the site is an altered Federation Arts & Crafts style dwelling with a modern attic addition which has altered the roof form. The DA was supported by the Council's heritage advisor in a heritage referral response in 2022.*

Heritage Comment: *The lemon scented gum (Corymbia citriodora) on the site was removed due to declining health and then decease of the tree during construction works (note tree was inspected by a Council officer at the time). The proposal is to replace this with a similar new tree, a water gum Tristaniopsis laurina (which grows from 5 to 15m in height).*

Recommendation: *The proposed modified landscape plan to replace the deceased Lemon scented gum with a new water gum is acceptable in relation to Clause 5.10 of the LEP and the relevant heritage objectives and provisions of the Hunters Hill DCP 2013.*

7.4 Works & Services

Not applicable.

7.5 Parks & Landscape

The application was referred to Council's Landscape Advisor who provided the following comments:

The following documentation and/or plans have been received and reviewed as part of this Referral Response:

- *Landscape Plans
(prepared by Secret Gardens, dwg no DA-01, dated 28.07.2025)*
- *Architectural Plans
(prepared by Dalglish Ward, dwg no 4.55-01, dated 04.07.2025)*

Tree Management

DA 2021/1284 condition 66 requires that:

"Prior to the issue of an Occupation Certificate a Compliance Certificate shall be prepared by the project arborist demonstrating compliance with the supplied Arboricultural Report prepared by Horticultural Management Services, dated 28 August 2021 and the Conditions of Consent."

*The approved Arboricultural Report required the protection and maintenance of Tree 11, a *Corymbia citriodora* (Lemon Scented Gum), located in the rear garden along the western boundary.*

Tree protection measures were installed, and construction works were completed in accordance with the Arboricultural Report and conditions 26, 28, 39 and 42 of the consent. Following the completion of works, and prior to the issue of an Occupation Certificate, Tree 11 declined in health and was inspected by the project arborist. An email with photos documenting the inspection was forwarded to Council by the property owner to keep Council informed (incident 049062).

*Tree 11 was subsequently confirmed by Council to be dead during an inspection on 21 March 2025 and approved for removal under exempt development provisions. The tree was removed on 15 May 2025. The owners have proposed to plant a replacement *Tristaniaopsis laurina* (Water Gum) in the same general location.*

*The subject Section 4.55 application seeks to modify DA 2021/1284 by amending conditions 26, 28, 39, 42, 66 and 69 to reflect the removal of Tree 11 and its replacement with one *Tristaniaopsis laurina*. The revised Landscape Plan has been reviewed and shows the planting of*

one *Tristaniopsis laurina*. The container size of the replacement tree has not been specified. The Water Gum should be supplied and installed as an advanced-sized specimen with a minimum container size of 75L. Council's Consultant's note that no change is required to Condition 28, 42, 66 and 69 as these are generic tree protection conditions.

Recommendations

Council's Tree and Landscape Consultant has determined that the development proposal is satisfactory in terms of **tree preservation and landscaping**, subject to compliance with the following Conditions of Consent. The conditions 26, 39 and 66 relating to DA 2021/1284 should be amended as follows.

- Condition 26 should be amended to delete Tree 11 from the following table:

Tree No/ Location	Species	TPZ (m)
Tree 3	Crepe myrtle <i>Lagerstroemia indica</i>	2.4
Tree 4	Saucer magnolia <i>Magnolia soulangeana</i>	3.6
Tree 8	Crepe myrtle <i>Lagerstroemia indica</i>	2.4
Tree 10	Jacaranda <i>Jacaranda mimosifolia</i>	3.5
Tree 11	Lemon Scented Gum <i>Corymbia citriodora</i>	10.2

- Condition 28 – no change.
- Condition 39 – deleted.
~~Demolition works within TPZ of Tree 11 Lemon Scented Gum *Corymbia citriodora* shall be supervised by the Project Arborist (AQF Level 5).~~
- Condition 42 – no change.
- Condition 66 – Modify as follows, Prior to the issue of an Occupation Certificate a Compliance Certificate shall be prepared by the Project Arborist demonstrating compliance with the supplied Arboricultural Report prepared by Horticultural Management Services, dated 28 August 2021 and Conditions of Consent, with the exception of any tree protection measures relating to Tree 11 Lemon Scented Gum *Corymbia citriodora*.
- Condition 69 – no change.

Conditions

GEN1

- Landscape Plans
(prepared by Secret Gardens, dwg no DA-01, dated 28.07.2025)

GEN9

1.

No of Trees	Species	Location	Minimum container size at purchase
1	<i>Tristanopsis laurina</i> (Water Gum)	As shown on Landscape Plans (prepared by Secret Gardens, dwg no DA-01, dated 28.07.2025)	75L

2. – 8.

8. ENVIRONMENTAL ASSESSMENT UNDER S.79C

The relevant matters for consideration under section 79C of the *Environmental Planning and Assessment Act 1979* are assessed under the following headings.

9. STATE INSTRUMENTS / LEGISLATION

9.1 State Environmental Planning Policies (SEPPs)

Not applicable.

9.2 Regional Environmental Plans (REPs) – Deemed SEPPs

Not applicable.

9.3 Other Legislation

Not Applicable.

10. HUNTERS HILL LOCAL ENVIRONMENTAL PLAN 2012

10.1 Aims and Objectives of Hunters Hill Local Environmental Plan 2012 and Zone

The proposal is permissible with consent under Zone R2 and complies with the relevant statutory controls of *Hunters Hill Local Environmental Plan 2012*.

10.3 Site Area Requirements

No change.

10.4 Residential flat buildings and low-rise multi-unit housing-density and garden area controls

Not Applicable.

10.5 Height of Buildings

No change.

10.6 Landscaped Area

No change.

10.7 Subdivision Lot Size

No change.

10.8 Floor Space Ratio

No change.

10.9 Street Frontage

No change.

10.10 Dual Occupancy

Not Applicable.

10.11 Foreshore Building Lines

Not Applicable.

10.12 River Front Area

Not Applicable.

10.13 Other Special Clauses / Development Standards

Not Applicable.

11. DRAFT AMENDMENTS TO STATUTORY CONTROLS

No relevant draft amendments pertaining to this application.

12. DEVELOPMENT CONTROL PLANS (DCPS)**Planning Policy – All Development**

The proposal complies with the relevant objectives, design parameters and preferred design elements under Parts 2 and 3 of *Consolidated Development Control Plan 2013*.

Heritage Conservation Areas

The proposal complies with the relevant objectives under Part 2 of *Consolidated Development Control Plan 2013*.

Also, refer to Part 7.3 Heritage of this report.

River Front Area

No change.

Height

No change.

Front, Side & Rear Setbacks

No change.

Landscaped Area

No change.

Solar Access

No change.

Privacy

No change.

Views

No change.

Car Parking

No change.

Garages & Carports

No change.

Fences

No change.

12.2 Other DCPs, Codes and Policies

Not applicable.

13. THE LIKELY IMPACTS OF THE DEVELOPMENT

The proposal is considered to not unreasonably impact upon the amenity of the adjoining properties or the streetscape. As stated within the body of the report, the proposal would satisfy the objectives of the *Development Control Plan 2013 and LEP 2012*. There would be no impact upon the natural and built environment within the vicinity of the subject site as a result of the proposed works.

Furthermore, there would be no social and economic impacts to the locality as a result of the proposed works.

14. SUBMISSIONS

The proposed development was notified in accordance with Council's *Consolidated Development Control Plan 2013* for a period of fourteen (14) on the 4 September 2025. Within the specified time period no submissions were received.

CONCLUSION

The proposal has been assessed in terms of the public interest and having regard to the relevant development standards and objectives in *Hunters Hill Local Environmental Plan 2012* and *Hunters Hill Consolidated Development Control Plan 2013*.

The proposal has been assessed having regard to the relevant matters for consideration under s.4.55(1A) of the *Environmental Planning and Assessment Act 1979*, *Hunters Hill Local Environmental Plan 2012* and *Hunters Hill Consolidated Development Control Plan 2013*. For the reasons outlined in this report, it is considered that the proposed development would not detrimentally impact on the integrity of the LEP 2012 and DCP 2013 in relation to the various objectives and standards.

Accordingly, for the reasons outlined in this report, it is considered that the proposed development would not have a detrimental impact on the residents of the adjoining and nearby premises or the streetscape. Accordingly, the development sought is recommended for approval, subject to conditions as set out in the recommendation.

FINANCIAL IMPACT ASSESSMENT

There is no direct financial impact on Council's adopted budget as a result of this report.

ENVIRONMENTAL IMPACT ASSESSMENT

There is no direct environmental impact on Council arising from Council consideration of this matter.

SOCIAL IMPACT ASSESSMENT

There is no direct social impact on Council arising from Council consideration of this matter.

RISK ASSESSMENT

There are no direct or indirect risks impacting on Council arising from consideration of this matter.

RECOMMENDATION

That pursuant to Section 4.55(1A) of the Environmental Planning and Assessment Act 1979, that Development Application 2021/1284-1 for alterations and additions to the existing dwelling, demolition, garage to rear lane and landscaping - s4.55 modification - modified landscape plan and DA conditions to address removal of tree 11 (lemon scented gum) and replacement planting to the same general location at No.30 Alexandra Street, Hunters Hill, be approved, subject to Condition No.2 Part A being amended, Condition No.26 Part C being amended, Condition No.39 Part D being deleted, Condition No.66 being amended, and Standard Condition GEN 9 being added, as follows:

Condition No.2

Drawing Number	Drawn By	Plan Dated
Site Plan, 4.55-01	Dalgliesh Ward Architects	04.07.25
DA Modification Plan, DA-01, Revision A	Secret Gardens	28.07.25
Ground Floor, DA02, Rev A	Dalgliesh Ward Architects	21.09.22
First Floor, DA03, Rev A	Dalgliesh Ward Architects	21.09.22
Section AA & BB, DA04, Rev A	Dalgliesh Ward Architects	21.09.22
South Elevation, DA05, Rev A	Dalgliesh Ward Architects	21.09.22
West Elevation, DA06, Rev A	Dalgliesh Ward Architects	21.09.22
East Elevation, DA07, Rev A	Dalgliesh Ward Architects	21.09.22
North Elevation, DA08, Rev A	Dalgliesh Ward Architects	21.09.22
Finishes and Materials, Rev A	Dalgliesh Ward Architects	21.09.22
Landscape Plan, DA01	Secret Gardens	08.08.22

Condition 26 amended to delete Tree 11 from the following table:

a)

Tree No/ Location	Species	TPZ (m)
Tree 3	Crepe myrtle Lagerstroemia indica	2.4
Tree 4	Saucer magnolia Magnolia soulangeana	3.6
Tree 8	Crepe myrtle Lagerstroemia indica	2.4
Tree 10	Jacaranda Jacaranda mimosifolia	3.5
Tree 11	Lemon Scented Gum Corymbia citriodora	10.2

Condition 39 – deleted.

~~Demolition works within TPZ of Tree 11 Lemon Scented Gum Corymbia citriodora shall be supervised by the Project Arborist (AQF Level 5).~~

Condition 66 – Modify as follows:

Prior to the issue of an Occupation Certificate a Compliance Certificate shall be prepared by the Project Arborist demonstrating compliance with the supplied Arboricultural Report prepared by Horticultural Management Services, dated 28 August 2021 and Conditions of Consent, with the exception of any tree protection measures relating to Tree 11 Lemon Scented Gum Corymbia citriodora.

Standard Condition

GEN9

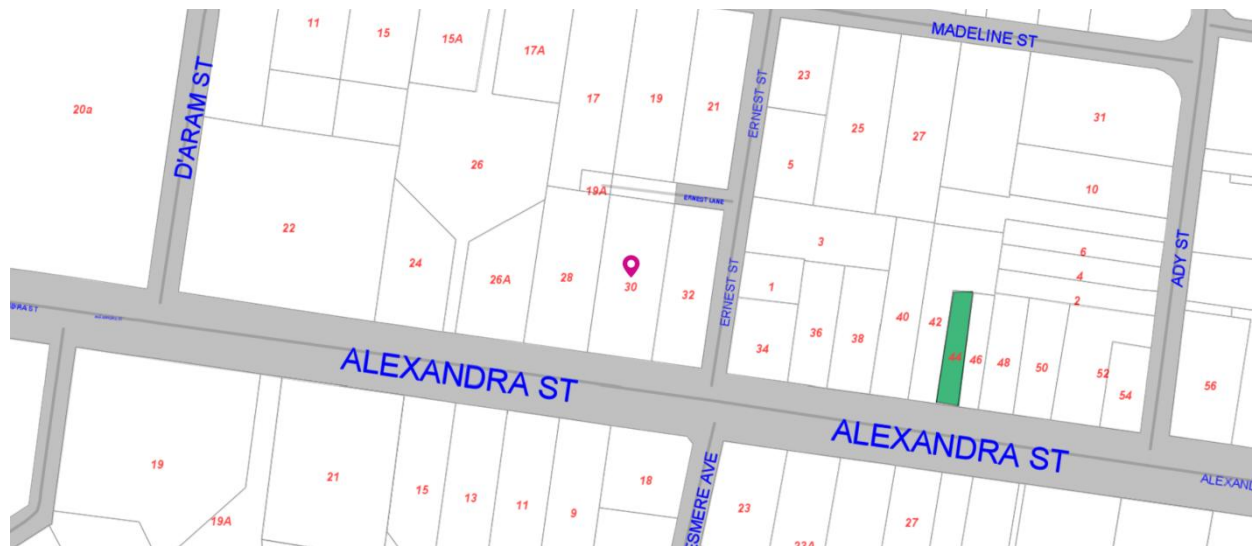
1.

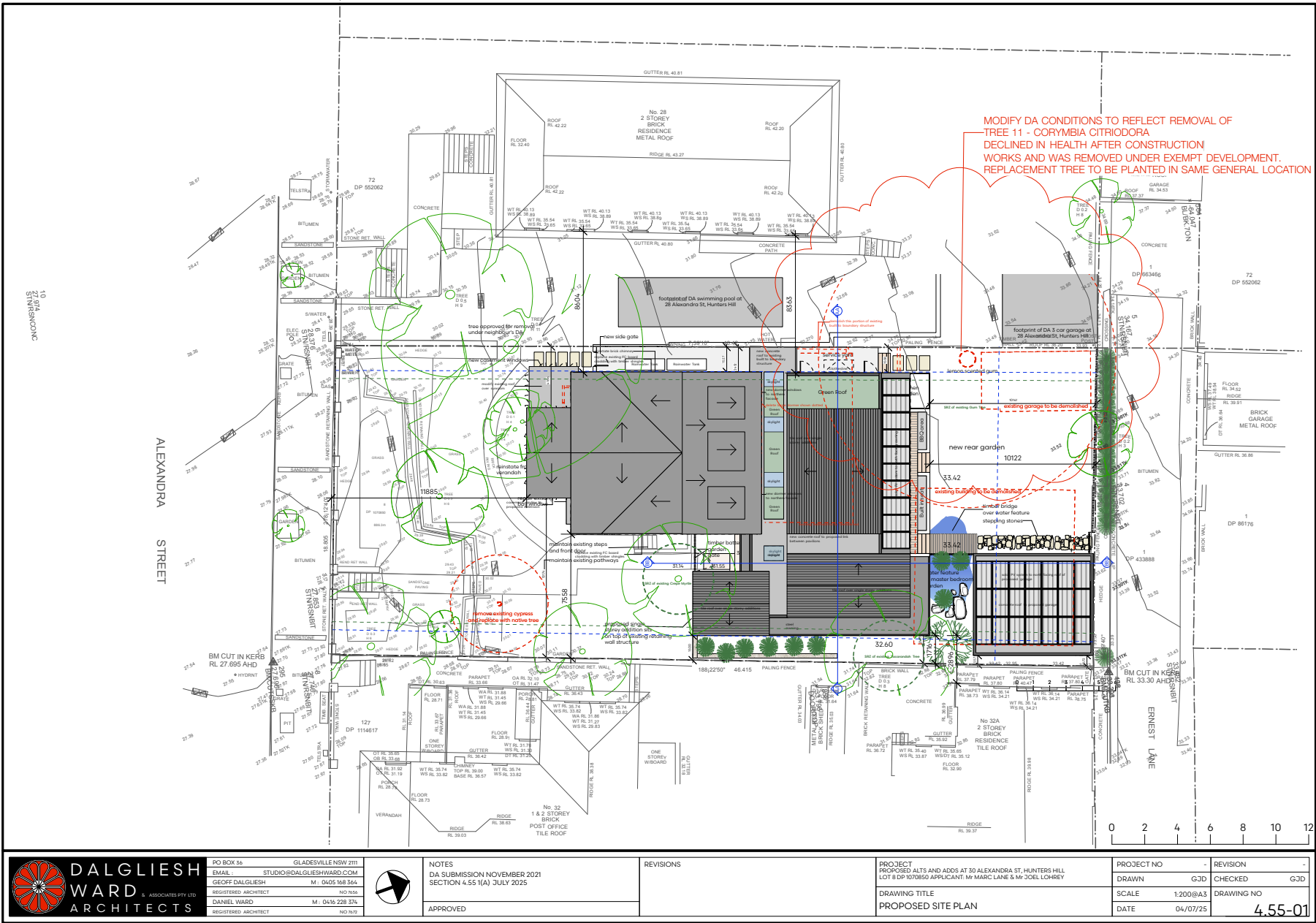
No of Trees	Species	Location	Minimum container size at purchase
1	Tristanopsis laurina (Water Gum)	As shown on Landscape Plans (prepared by Secret Gardens, dwg no DA-01, dated 28.07.2025)	75L

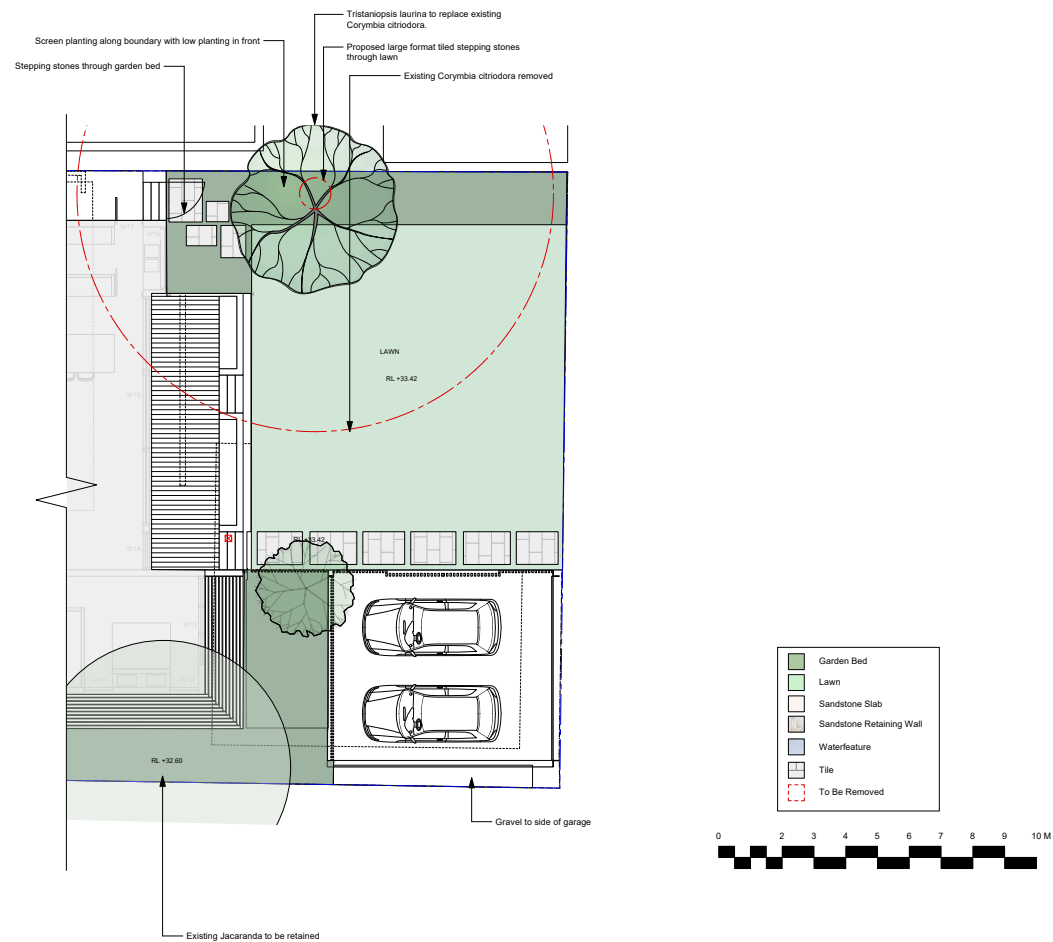
2. – 8.

ATTACHMENTS

1. Map [↓](#)
2. Site Plan [↓](#)
3. Modification Plan [↓](#)







SECRET GARDENS
LANDSCAPE DESIGN, CONSTRUCTION & MAINTENANCE | 11 ALEXANDRIA STREET, HUNTERS HILL NSW 2158 | PHONE 0214 8025 5488
COMPANIES: SECRET GARDENS PTY LTD, SECRET GARDENS PTY LTD, SECRET GARDENS PTY LTD
ALL RIGHTS RESERVED. DESIGN, CONSTRUCTION, MAINTENANCE, PLANTING, LANDSCAPE, IN ALL, RESERVES AND OTHER RIGHTS ARE RESERVED.
THIS DRAWING IS FOR DESIGN PURPOSES ONLY. FINAL DETAILS MUST BEYOND SITE CONDITIONS, RELEVANT AUTHORITIES AND APPLICABLE BUILDING STANDARDS. VERIFY ALL DIMENSIONS ON SITE AND WITH SETBACKS TO SITE SURVEY PRIOR TO ANY CONSTRUCTION.
PLEASE NOTE THAT THIS PLAN DRAWING AND EXISTENCE ARE ONLY FOR INFORMATION REPRESENTATION OF THIS DEVELOPMENT.

Rev	Amendment	Date	By
A	DA Modification Plan	28/07/25	MK

ADDRESS	30 ALEXANDRIA ST, HUNTERS HILL
SCALE	1:100
DATE	28/07/2025
DRAWN	MK

PROJECT	LANE AND LOHREY RESIDENCE
DWG. TITLE	DA MODIFICATION PLAN

DA-01	
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GENERAL DRAINAGE & WASTE MANAGEMENT NOTES:

NOTE: ACCESS TO BE USED ONLY FOR DELIVERY OF MATERIALS OR DURING EXCAVATION. ALL SEDIMENT CONTROL MEASURES ARE TO REMAIN IN PLACE WHEN ACCESS NOT IN USE

NOTE: DURING CONSTRUCTION OF DRAINAGE ALL PITS TO HAVE GEOFABRIC WRAPPING OVER GRATING UNTIL SEDIMENT LOADINGS ARE MINIMISED.

NOTE: CLOUDY WATER IS CONTAMINATED & MUST BE SETTLED & TREATED WITH GYPSUM UNTIL CLEAR, FOR QUANTITIES REFER TO EPS, 'BLUE BOOK'

NOTE: EXCAVATION OF THE SITE SHALL BE LIMITED TO THE IMMEDIATE CONSTRUCTION AREA.

NOTE: ANY TOPSOIL STRIPPED FROM THE SITE SHALL BE STOCKPILED AT THE SITE FOR RE-USE. THE STOCKPILE SHALL BE LOCATED AWAY FROM ANY STORMWATER FLOWPATH AND PROTECTED AS SHOWN ON PLAN.

NOTE: WASTE (INCLUDING SKIP BINS) AND CONSTRUCTION MATERIALS, EQUIPMENT AND SEDIMENT BARRIERS SHALL AT NO TIME BE PLACED IN PUBLIC WALKWAYS, VERGES, COUNCIL ROADS OR ROAD RESERVES UNLESS A PERMIT HAS BEEN OBTAINED FROM COUNCIL.

NOTE: ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED STOCKPILE SITE. ANY SEDIMENT SPILLED WITHIN THE PROPERTY OR ONTO ROADWAYS SHALL BE COLLECTED AND REMOVED WITH A SPADE AND DRY BROOM (WITHOUT WATER) AND DISPOSED OF AS TO PREVENT FURTHER EROSION AND POLLUTION OF WATERWAYS.

NOTE: DURING DRY WEATHER, WHERE THERE IS POTENTIAL OF DUST MOVEMENT, A LIGHT SPRAY OF WATER SHALL BE APPLIED TO THE SITE AT REGULAR INTERVALS (WITHOUT CREATING RUNOFF) TO MINIMISE AIRBORNE TRANSFER OF SEDIMENT.

NOTE: THE SUB-SURFACE COMPONENTS OF THE SITE DRAINAGE SYSTEM SHALL BE INSTALLED TO WORKING ORDER PRIOR TO CONSTRUCTION OF ANY BUILDING.

SURFACE WATER / STORMWATER DRAINAGE NOTES:

NOTE: SURFACE WATER / STORMWATER MUST BE DRAINED AND DISCHARGED TO THE STREET GUTTER OR SUITABLY DESIGNED ABSORPTION PIT, TO THE SATISFACTION OF THE CERTIFYING AUTHORITY.

NOTE: ABSORPTION PITS MUST BE LOCATED NOT LESS THAN 3M FROM ANY ADJOINING PREMISES AND THE SURFACE WATER MUST NOT BE DIRECTED OR FLOW ONTO ANY ADJOINING PREMISES OR CAUSE A NUISANCE.

NOTE: EXTERNAL PATHS AND GROUND SURFACES ARE TO BE CONSTRUCTED AT APPROPRIATE LEVELS AND TO BE GRADED AND DRAINED AWAY FROM THE BUILDING AND ADJOINING PREMISES, SO AS NOT TO RESULT IN THE ENTRY OF WATER INTO THE BUILDING, OR CAUSE A NUISANCE OR DAMAGE TO ADJOINING PREMISES.

NOTE: DURING CONSTRUCTION STAGES, SEDIMENT LADEN STORMWATER RUN-OFF SHALL BE CONTROLLED USING THE SEDIMENT CONTROL MEASURES OUTLINED IN THE MANUAL FOR MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION, PUBLISHED BY THE NSW DEPARTMENT OF HOUSING.

GROUNDWATER / SEEPAGE WATER DRAINAGE NOTES:

NOTE: ANY SUBSOIL DRAINAGE IS TO BE DISPOSED OF WITHIN THE SITE AND NOT TO BE DISCHARGED TO COUNCIL'S KERB & GUTTER AND/OR UNDERGROUND DRAINAGE SYSTEM.

NOTE: SEEPAGE WATER MUST BE DRAINED DIRECTLY INTO AN ABSORPTION PIT WITHIN THE SITE. SEEPAGE WATER MUST NOT BE DRAINED FROM THE SITE.

GENERAL NOTES: WASTE MANAGEMENT

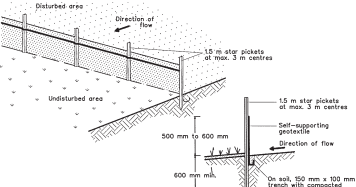
NOTE: ALL DEMOLITION MATERIALS AND WASTE MATERIALS MUST BE DISPOSED OF AT A WASTE MANAGEMENT FACILITY. SORT WASTE MATERIALS & WHERE PRACTICAL RECYCLE ON SITE TAKE TO COUNCIL RECYCLE CENTER.

NOTE: IF REQUIRED WASTE BINS LOCATED ON ROADWAY IS SUBJECT TO COUNCIL APPROVAL.

NOTE: BUILDING MATERIALS AND EQUIPMENT MUST BE STORED WHOLLY WITHIN THE WORK SITE UNLESS AN APPROVAL TO STORE THEM ELSEWHERE IS HELD

NOTE: THE WORK SITE MUST BE LEFT CLEAR OF WASTE AND DEBRIS AT THE COMPLETION OF WORKS.

GENERAL DRAINAGE & WASTE MANAGEMENT NOTES:



- Construction Notes**
- Construct sediment fence as close as possible to parallel to the contours of the site.
 - Drive 1.5 metre long star pickets into ground, 2.5 metres apart (max.).
 - Dig a 150 mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
 - Fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
 - Join sections of fabric at a support post with a 150 mm overlap.
 - Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile

SEDIMENT FENCE SD 6-8

Note: All erosion and sediment control measures to be inspected and maintained daily by site manager

Note: Minimise disturbed areas

Note: All stockpiles to be clear from drains, gutters and footpaths

Note: Drainage is to be connected to gravity stormwater system as soon as possible

Note: Maintain health and vigour of council's nature strip through out duration of works

Note: All existing plants marked for retention shall be protection for the duration of works. Remove from site all perennial weeds and rubbish before commencing landscape works.

Note: During construction of drainage, All pits to have geofabric wrapping over grating until sediment loadings are minimised.

Note: Once roofing installed all downpipes to be connected temporarily or permanently in a timely manner

Note: Cloudy water is contaminated & must be settled & treated with gypsum until clear, for quantities refer to EPA, 'Blue Book'

Note: Civil contractor & builder to ensure all trucks, wheels & arches to be washed of dust & mud to superintendents satisfaction

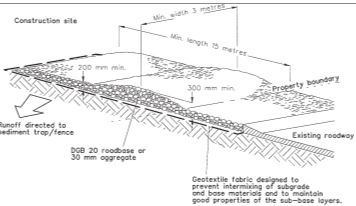
Note: Access to be used only for delivery of materials or during excavation, all sediment control measures are to remain in place when access not in use

Note: All site waste to be removed using skip bin by Orange Bins Ph: 1300 362 362

NOTE: PLANTS SHALL BE VIGOROUS, WELL ESTABLISHED, OF GOOD FORM CONSISTENT WITH SPECIES OR VARIETY, NOT SOFT OR FORCED, FREE FROM DISEASE AND INSECT PESTS, WITH LARGE HEALTHY ROOT SYSTEMS AND NO EVIDENCE OF HAVING BEEN RESTRICTED IN GROWTH OR DAMAGED. ROOT SYSTEM SHALL BE WELL BALANCED IN RELATION TO THE SIZE OF THE PLANT.

NOTE: IT IS RECOMMENDED THAT ALL PLANTS USED BE SUBJECT TO AN ESTABLISHMENT PERIOD. DURING THIS PERIOD MAINTENANCE WORK CARRIED OUT WILL INCLUDE, WATERING, MOWING, WEEDING, FERTILISING, PEST AND DISEASE CONTROL, RESEEDING, RETURNING, STAKING AND TYING, REPLANTING, CULTIVATING, PRUNING, HEDGE CLIPPING, AERATING, REINSTATEMENT OF MULCH, TOP DRESSING AND KEEPING THE SITE NEAT AND TIDY.

NOTE: THE ESTABLISHMENT PERIOD IS A CRITICAL TIME IN THE DEVELOPMENT OF A NEW LANDSCAPE. NEW PLANTINGS NEED TO BE WATERED, FERTILISED, AND PRUNED TO SHAPE UNTIL THEY HAVE BECOME HARDY ENOUGH TO SURVIVE WITHOUT HELP FROM PEOPLE. SOME PLANTS WILL ALWAYS NEED SOME EXTRA CARE TO SURVIVE.



- Construction Notes**
- Strip topsoil and level site.
 - Compact subgrade.
 - Cover area with needle-punched geotextile.
 - Construct 200 mm thick pad over geotextile using roadbase or 30 mm aggregate. Minimum length 15 metres or to building alignment. Minimum width 3 metres.
 - Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.

STABILISED SITE ACCESS SD 6-14

PLANTING NOTES

GRAPHIC ILLUSTRATION
Please note that the plant graphics are indicative sizes only and not an accurate representation at time of purchase

SITE PREPARATION
All existing plants marked for retention shall be protected for the duration of works. Remove from site all perennial weeds and rubbish before commencing landscape works.

SOILWORKS
Thoroughly cultivate the subsoil to a depth of 200mm. Supply and install to a depth of 300mm quality garden soil mix to all planting beds and 150mm turf underlay to lawn areas.

PLANTING METHOD DETAILS

- Eradicate weeds by removing by hand or spraying. Spraying must be carried out at least 2 weeks prior to any soil works or planting.
- Prior to planting bed to be rotary hoed and free from compaction.
- Loosely break up soil with a fork. Dig a hole twice the width and one and a half the depth of the pot size.
- Water plants in pots thoroughly for before planting.
- Place the plant in the hole & backfill with fresh topsoil (see specification), ensuring the top of the rootball is at the same level as the finished soil level.
- Plants are to be spaced as per planting schedule on Planting Plan.
- Fertilise all plants following planting with slow release fertiliser to manufactures guidelines. Then hand water in with 'Seasol' or similar.
- Spread with a 75mm layer of fine composted organic mulch and hand water to settle mulch.

INDICATIVE PLANT SCHEDULE						
ID	Qty	Botanical Name	Common Name	Scheduled Size	Mature Spread	Mature Height
Trees						
AcP	1	Acer palmatum	Japanese Maple	100 Ltr	6 - 10m	5 - 10m
MDo	1	Michella doltsopa	Sweet Michella	45 Ltr	3.5 - 6m	5 - 10m
Ph1	14	Podocarpus henkeli	Henkell's yellowwood	500 mm	1.2 - 2.0m	1.5 - 3m
Palms - Cycads						
Re	12	Rhapis excelsa	Lady Palm	300mm	2.0 - 3.5m	3 - 5m
Shrubs						
Am	22	Acanthus mollis	Oyster Plant	200 mm	0.6 - 0.9m	0.6 - 0.75m
An	57	Alpinia nutans	Native Cardamom	140 mm	0.5 - 1m	0.5 - 1m
Bm	44	Buxus microphylla japonica	Japanese Box	140 mm	0.5 - 0.8m	0.5 - 0.8m
Ele	36	Elaeagnus x ebbingei	Oliverster Hedge	300 mm	0.0 - 0.3m	0.0 - 0.3m
FJ	17	Fatsia japonica	Japanese Aralia	300 mm	1 - 2m	1 - 2.5m
Mp	16	Murraya paniculata	Orange Jessamine	400 mm	Maintained to match existing	Maintained to match existing
Rop	66	Raphiolepis indica 'Oriental Pearl'	Indian Hawthorn	200 mm	0.5 - 1m	0.5 - 1m
Wfs	10	Westringia fruticosa 'Smokey'	Westringia Smokey	300 mm	1m	1m
Perennials						
AcI	10	Arthropodium cirratum	Renga Lily	200 mm	0.6 - 0.9m	0.75 - 0.9m
Alp-2	11	Alpinia 'Henry's Pink'	Pink Perfection	200 mm	1-1.5m	1-1.5m
Alb-2	12	Alocasia bromeliarum	Spoon Lily	200 mm	0.6 - 0.9m	0.75 - 0.9m
Li-2	30	Ligularia reniformis	Ligularia	200 mm	0.5m	1m
P-ABF	19	Agastache 'Blue Fortune'		140 mm	0.5m	1m
P-GWB	17	Gaura lindheimeri 'Whirling Butterflies'		140 mm	0.5m	0.5 - 1m
Phc	10	Philodendron var 'Rajo Congo'	Philodendron	200mm	0.5 - 0.8m	0.5 - 0.8m
P-Vb	21	Verbena bonariensis		140 mm	1m	1m
Saj	18	Sedum 'Autumn Joy'	Autumn Joy sedum	140 mm	0.5m	0.5m
Grasses						
Ph-2	57	Poa labillardieri 'Eskdale'	Poa Eskdale	140mm	0.5m	0.5 - 1m
Ppk	14	Poa poliformis 'Kingdale'	Fine Gray Tussock	140mm	0.5m	0.5 - 1m
Msg	31	Miscanthus sinensis 'Gracillimus'	Maiden Grass	200mm	1m	1.5m
Groundcovers						
Dr	73	Dichondra repens	Kidney Weed	100 mm	0.9 - 1.2m	0.0 - 0.3m
Pin	45	Plectranthus 'Nico'	Nico Swedish Ivy	140 mm	1m	0.2 - 0.4m
Sac	19	Scaevola 'Aussie Crawl'	Fan Flower	140 mm	1m	0.5m
Sgm-2	41	Sedum 'Green Mound'	Green Mound	140mm	0.3m	0.1m
Vh	107	Viola hederacea	Native Violet	140mm	1.2 - 2.0m	0.0 - 0.3m
Succulents						
Agg	5	Agave geminiflora	Twin Flowered Agave	200mm	0.5m	0.5m
Cbb	5	Crassula 'Bluebird'	Blue Jade Plant	200 mm	1.2 - 2.0m	1.5 - 3m
Climbers						
Ferns						
Aquatic Plants						
Other						
Total:	841					

	SECRET GARDENS LANDSCAPE DESIGN, CONSTRUCTION & MAINTENANCE 17 ALBERT STREET, HUNTERS HILL NSW 2158 PHONE 02 9510 8500 FAX 02 9510 8501 COMPETITIVE TENDERS FOR CONSTRUCTION OF SECRET GARDENS PROJECTS OUR DESIGNERS ARE FOR DESIGN PURPOSES ONLY. FINAL DESIGN MUST BEAT WITH CONDITIONS. RELEVANT AUTHORITIES MUST APPROVE ALL BIDDING REQUIREMENTS. VISIT ALL CONDITIONS ON SITE AND WITHIN 24 HOURS OF SITE VISIT TO GET WITH INFORMATION. PLEASE NOTE THAT THE PLAN DRAWINGS AND SPECIFICATIONS ARE ONLY FOR INFORMATION PURPOSES AND NOT FOR CONSTRUCTION.	Rev	Amendment	Date	By	ADDRESS 30 ALEXANDRIA ST, HUNTERS HILL	PROJECT LANE AND LOHREY RESIDENCE	DA-02	
					SCALE N/A	DATE 17/08/2022	DRAWN MK		DWG. TITLE NOTES

ITEM NO	: 3.2
SUBJECT	: 1 KARRABEE AVENUE, HUNTLEYS COVE
STRATEGIC OUTCOME	: DEVELOPMENT APPLICATION, REGULATION AND MONITORING SERVICES ARE STREAMLINED, MORE ACCESSIBLE, AND USER FRIENDLY
ACTION	: DEVELOPMENT APPLICATIONS (DAS) ARE PROCESSED IN ACCORDANCE WITH SERVICE STANDARDS
REPORTING OFFICER	: PATRICK OGISI
DEVELOPMENT APPLICATION NO	20250126
PROPOSAL	THREE-STOREY SHOP-TOP HOUSING CONSISTING OF TWO (2) NEIGHBOURHOOD SHOPS AND THREE (3) RESIDENTIAL APARTMENTS; BASEMENT PARKING AND; LANDSCAPING WITH ASSOCIATED SITE WORKS.
APPLICANT	KRYSTAL NARBAY
OWNER	TRINITI CORPORATION PTY LTD
DATE LODGED	5 JUNE 2025

Ref:795875

1. SUMMARY

Issues

- i) Non-compliance with the required landscape area under Clause 4.3.7 of the Hunters Hill Development Control Plan 2013. Please note that landscape area is assessed under the Development Control Plan.
- ii) Non-compliance with the rear setback requirements under Clause 4.3.6 of the Hunters Hill Development Control Plan 2013.
- iii) 11 submissions were received.

Recommendation

The application is recommended for approval for reasons that it is acceptable having regard to:

1. is permissible under the zoning

2. complies with the relevant planning objectives contained in Hunters Hill Local Environmental Plan 2012 and Consolidated Development Control Plan 2013
3. will not have adverse effects on the amenity of adjoining properties.

2. DESCRIPTION OF PROPOSAL

The subject proposal seeks to demolish all of the existing structures and the construction of a new shop-top housing development consisting of two (2) neighbourhood shop tenancies and three (3) residential apartments with basement parking and new landscaping. Please see the summary of works below:

Demolition

All existing structures and improvements, except for the western driveway, are to be demolished.

Tree and Vegetation Removal

To accommodate the proposed works, including new landscaping, various trees and vegetation will be removed. As detailed in the submitted Arboricultural Impact Assessment, a total of sixteen (16) trees have been assessed, with thirteen (13) recommended for removal. The trees identified for removal have been acknowledged as low retention value trees. The three (3) trees to be retained and protected are “A1” trees, being important trees with no significant defects and minimal remediation care required.

Shop-top Housing

Basement & Parking

Vehicle entry to the subject proposal will be through the existing community carpark and the existing driveway on the western side of the site. This is the only part of the existing structural layout that is to be retained.

The basement level accommodates:

- *Commercial waste area;*
- *Residential waste area;*
- *Residential storage cages;*
- *Nine (9) parking spaces;*
- *Five (5) for residents;*
- *Four (4) for the commercial premises;*
- *Lift and stair access*

Ground Floor (Level 1)

- Two (2) Neighbourhood shop tenancies (80m² each) with internal amenities;
- Wrap-around accessible terrace, including ramp from the communal carpark;
- Landscaping around the perimeter.
- The communal carpark to the south has two (2) existing spaces dedicated to the lot for the former café to be utilised as part of the parking dedication for this development.

First Floor (Level 2)

- Two (2) three bedroom residential units

Second Floor (Level 3)

- One (1) three bedroom residential unit

3. DESCRIPTION OF SITE AND LOCALITY

The subject site comprises a single allotment known as 1 Karrabee Avenue, Huntleys Cove and currently contains a vacant building that was previously occupied by a food and drink premises with outdoor dining. The building has been vacant for a number of years.

The site is a regular-shaped allotment with a total area of 700.8m² and a frontage of 20.20 metres, the community carpark and driveway.

The site has a gentle slope of approximately 10% (3 metre fall over 30.43 metres) from the southern front to the northern rear boundary of the site.

Directly adjoining the site to the east and west are a number of residential flat buildings and townhouses which are characteristic of the R3 Medium Density Zone. These are generally three to four stories in height within an established area with community facilities, shown in Figure One.

The site is not identified as a heritage item nor is it within a Heritage Conservation Area.



Figure One shows the subject site. Note that it is surrounded by residential flat buildings and townhouses ranging from three to four stories

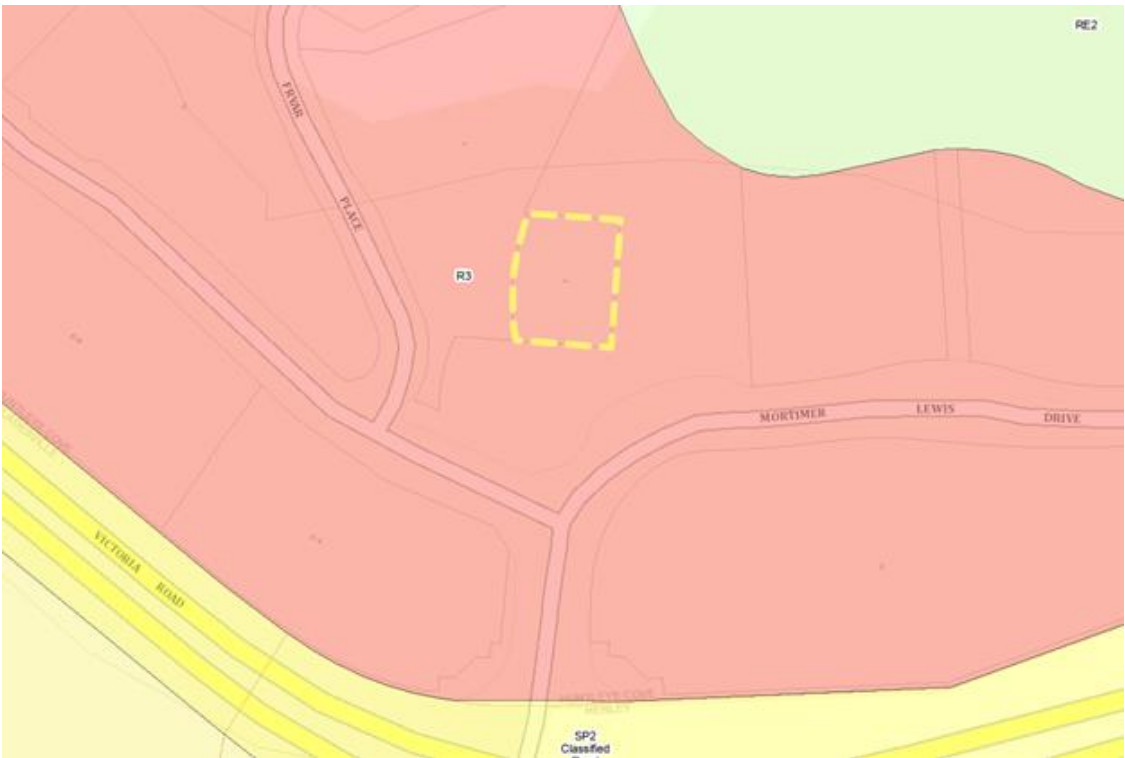


Figure Two shows the surrounding zoning. The site is totally surrounded by R3 Medium Density.

4. PROPERTY HISTORY

DA20021212 was submitted for the fitout of the existing building for a coffee lounge and convenience store. This was approved on 5 May 2003.

DA20021212-1 was lodged for an increase in patronage to 98 and an increase of trading hours to 7am to 11pm every day inclusive of Sunday. This was approved on 19 October 2009.

DA20021212-2 and DA20021212-3 were lodged for further minor amendments to this consent. These were approved on 11 April 2011 and 27 June 2012 respectively.

5. STATUTORY CONTROLS

Relevant Statutory Instruments

Environmental Planning and Assessment Act, 1979
Local Environmental Plan 2012

Zone:	R3 Medium Density Residential
Conservation Area:	No
River Front Area:	No
SEPP (Industry and Employment) 2021	Yes
SEPP (Housing) 2021	Yes
SEPP (Transport and Infrastructure) 2021	Yes
SEPP (Biodiversity and Conservation) 2021:	Yes
SEPP (Resilience and Hazards) 2021:	Yes

SEPP (Basix: Building Sustainability Index) 2004:	Yes
Development Control Plan 2013:	Yes
Listed Heritage item:	No
Contributory Building:	No
Vicinity of Heritage Item:	No

6. REFERRALS

6.1 EXTERNAL APPROVAL BODIES

Not applicable.

6.2 Health & Building

The application was referred to Council's Environmental Health and Building Surveyor. No issues were raised with the proposed development being able to comply with the National Construction Code and Building Code of Australia.

6.3 Works & Services

The application was referred to the Council's Development Engineering section, which determined that the proposed development is satisfactory in terms of stormwater drainage and access and is subject to compliance with any conditions of consent. Their comments are shown below:

Stormwater Management

1. *The site falls towards the rear boundary. Runoff generated from the site drains towards Tarban Creek but passes through a park reserve. Runoff eventually drains into the Parramatta River.*
2. *In accordance with Hunters Hill Council's Consolidated DCP2013, the site is located in ZONE 1 (ref. Figure 5.1, Catchment Management Zone, Section 5.6 Stormwater Management), which requires On-site Stormwater Detention (OSD).*
3. *The following stormwater management requirements are triggered:*
 - *Water Conservation*
 - *Control Stormwater Pollution*
 - *Extended Detention*
 - *Flood Control Detention*
4. *Design guidelines for the above are given in Hunters Hill Council's Consolidated Stormwater Management Policy.*
5. *There is a BASIX Certificate, which requires a minimum 3,000L volume of rainwater re-use to be collected from a minimum roof area of 100sqm.*
6. *A Stormwater Management Plan (SMP), prepared by Quantum Engineers, has been submitted, in support of this Application.*
7. *Regarding the SMP, the following comments/advice is provided:*

- *The minimum required BASIX Certificate rainwater harvesting volume is 3,000L. The proposed rainwater volume to be provided is 15,730L. This volume provided satisfies the minimum required by BASIX and also Council's Stormwater Management Policy.*
- *A basement holding sump and pump-out system has been provided to collect runoff from the driveway ramp-down. This is then pumped to a site pollution control system before being discharged into an existing 150mm-dia PVC pipe, which supposedly drains into Tarban Creek.*
- *The basement wall is proposed to be fully waterproofed to prevent subsurface water entering the basement. Whilst this is generally acceptable, it is considered difficult and impractical to fully waterproof basement walls. It would be recommended to provide subsoil drainage around the perimeter of the basement wall and dispose of this to the site drainage system.*
- *Generally, for this type of development, which is within Zone 1, it would require On-site Stormwater Detention (OSD). However, because the site drains into Tarban Creek, without passing through a public road, OSD may be exempt.*
- *Confirmation of the existence of the 150mm-dia PVC pipe, which is supposedly discharging directly into Tarban Creek, will be required. This can be verified by a Qualified Plumber.*
- *It is noted that the pipe would need to traverse through a public reserve (identified as RE1) before it can reach the creek. This is generally not approved.*
- *It will therefore be necessary to terminate the pipe at least 1m upstream of and within the property boundary and install an absorption/dispersion system.*

Traffic/Parking/Access

1. *There is a proposed basement car park.*
2. *The total number of proposed parking spaces in the basement is nine (9); five (5) residential parking and four (4) commercial parking. This leaves 2 parking spaces, which they have counted as the existing 2 spaces within the community title shared car park.*
3. *The external parking spaces are for one (1) visitor parking and one (1) commercial parking.*
4. *It is noted that one of the commercial parking spaces is dedicated as accessible parking space and provided in the basement.*
5. *According to the Hunters Hill Consolidated DCP, the total number of parking spaces required for this development is calculated at eleven (11).*
6. *The Traffix Report notes that the minimum aisle width is 5.8m, parking bay widths being 2.4m and bay lengths being 5.4m for class 1a.*
7. *However, the architectural basement plan does not show any dimensions. These dimensions need to be added to the plan to confirm compliance.*
8. *For this proposed development, the swept paths of the B99 vehicle is to be superimposed onto each of the parking spaces to confirm that the vehicles can enter and exit each parking space safely.*
9. *Confirm that the columns located between 3R and 4R and between shop 2 and shop 3 are at least 750mm from the edge of the parking bay. Otherwise, the parking bays will need to be widened to comply with Section 5.2 of AS/NZS 2890.1:2004 "Off Street Car Parking" Code.*
10. *There is a proposed accessible parking space to shop 1. In accordance with AS/NZS 2890.6 "Disabled Off Street Parking" Code, (ref. Section 5.3.1 AS/NZS890.1) the height*

clearance along the path to the accessible parking space must not be less than 2.3m. The 2.2m minimum proposed therefore is not compliant.

- 11. A longitudinal section through the centreline of the proposed driveway ramp from the existing driveway into the basement floor is required. The longitudinal section must include gradients, levels and dimensions and the overhead clearance height. The B99 vehicle clearance template is to be superimposed onto this longitudinal section to demonstrate compliance with AS/NZS 2890.1 in terms of satisfying the scraping provisions and overhead clearance requirements of the Code.*
- 12. The design levels of the ramp are to be such that the existing access road must not be graded into the basement.'*

A request for information was sent to the applicant and these issues were rectified and conditions of consent were recommended.

6.4 Parks & Landscape

The application was referred to the Council's Landscaping department, which determined that the proposed development is satisfactory in terms of landscape management and biodiversity. It is subject to compliance with any conditions of consent. Their comments are shown below:

'The Arboricultural Impact Assessment Report has addressed the impact of the proposed works on sixteen (16) trees. Each tree is discussed in detail below:

Trees Proposed for Removal

Tree 1 – Hymenosporum flavum

Tree 1 is described as an 8m specimen with low foliage density (30% live foliage). Given the health of Tree 1 removal and replacement are considered acceptable.

The Report identifies a 13% encroachment (2.3m²) into the Tree Protection Zone (TPZ), including an encroachment into the Structural Root Zone (SRZ). This is considered a major encroachment with the potential to compromise the tree's stability and/or overall condition.

Trees 2–5, 8, 9, and 12–16 – Viburnum odoratissimum

Tree 10 – Laurus nobilis

These trees are described as young specimens, approximately 5 metres in height, with low retention value. They are either located within the proposed building footprint or are proposed for removal due to landscaping upgrades. Given their age, condition, and limited landscape contribution, removal and replacement are considered acceptable.

Trees to Be Retained

Trees 6 and 7 – Cupaniopsis anacardioides

There is no TPZ encroachment identified for these trees. No further action is required beyond standard protection measures.

Tree 11 – Angophora costata

The Report estimates an 8% TPZ encroachment (10.7m²) from the proposed retaining walls and basement carpark entry. There is no encroachment into the SRZ. This is considered a minor and acceptable encroachment that is unlikely to significantly impact the health or stability of the tree.

Tree protection measures are to be implemented in accordance with the Arboricultural Report and AS 4970–2009 – Protection of Trees on Development Sites.'

Landscape Management

The landscape proposal is considered satisfactory.

7. ENVIRONMENTAL ASSESSMENT UNDER S4.15

The relevant matters for consideration under section 4.15 of the *Environmental Planning and Assessment Act 1979* are assessed under the following headings.

8. STATE INSTRUMENTS / LEGISLATION**8.1 State Environmental Planning Policies (SEPPs)****8.1.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021**

Council's Landscape Advisor has assessed the proposal and recommended conditions of consent to address Chapter 2 Vegetation in non-rural areas of *State Environmental Planning Policy (Biodiversity and Conservation) 2021*. No problems have arisen from the proposal.

8.1.2 State Environmental Planning Policy (Resilience and Hazards) 2021**Chapter 4 – Contamination of Land**

Chapter 4 – Remediation of Land under the provisions of State Environmental Planning Policy (Resilience and Hazards) 2021 aims to provide a Statewide planning approach for the remediation of contaminated land.

Clause 4.6(1) of the Resilience & Hazards SEPP states that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated; if the land is contaminated, it is satisfied that the land is suitable in its contaminated state; or if the land requires remediation to be made ideal for the purpose for which the development is proposed to be carried out.

The subject site has predominately been used for residential and commercial purposes for several years, with the subject proposal consistent with the residential nature of the site.

Given the minimal contamination risk, a preliminary investigation report does not need to be submitted. It is further considered that the proposed use would not be adversely affected by contamination and should be supported by the Council.

In conclusion, the proposal satisfies the requirements of Resilience & Hazards SEPP, and the proposed development is considered satisfactory.

8.1.3 State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021 aims to facilitate effective infrastructure delivery across the State. This SEPP applies to the State and, therefore, applies to the subject site. A Traffic Impact Assessment has been prepared by the applicant to accompany the application. This document considers the traffic generating impact potential of the development to be minor and not necessitating a referral to Transport for NSW. A classified road known as Victoria Road does lie nearby, but does not directly address the subject site. There are also traffic lights nearby between Mortimer Lewis Drive and Victoria Road. These roads feed into Karrabee Avenue. Clause 2.122 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 considers traffic generating development to be:

- *New premises of the relevant size or capacity*
- *An enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity*

It is satisfactorily determined that the subject proposal is consistent with the requirements of this SEPP and is not considered to be traffic generating development.

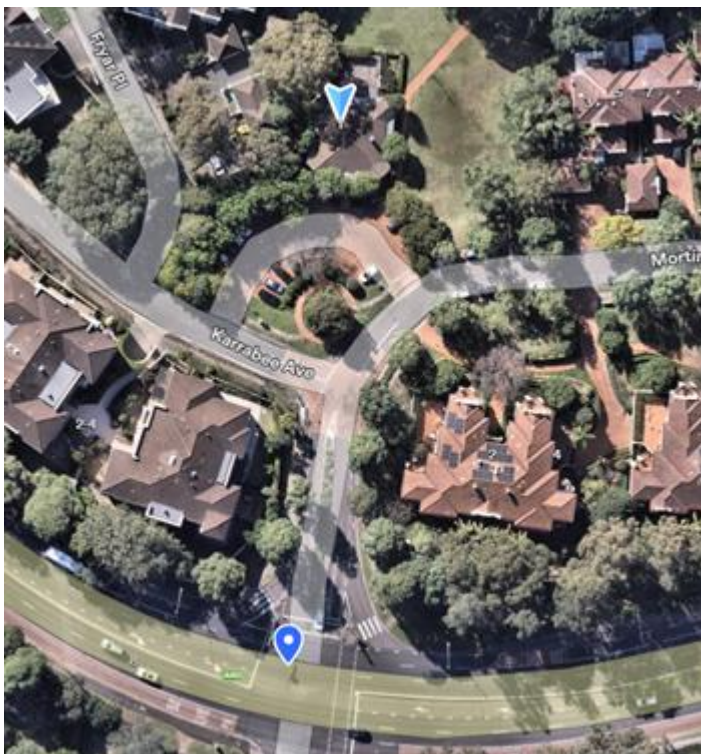


Figure Three shows the nearby arterial road and intersection. This does not directly affect the subject site.

8.1.4 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies to the proposed development. BASIX certificates have been submitted as part of the development application, and the requirements meet the targets for water, thermal, and energy commitments. In addition, all requirements as detailed within the BASIX certificate that are required to be detailed on the plans at the development application stage have been noted on the plans. It is further anticipated that a condition of development consent would also require the proposal to be constructed in accordance with the BASIX requirements.

8.2 Regional Environmental Plans (REPs) – Deemed SEPPs

Not applicable.

8.3 Other Legislation

Not applicable.

9. HUNTERS HILL LOCAL ENVIRONMENTAL PLAN 2012

The following table illustrates whether or not the proposed development complies with the relevant statutory controls of *Hunters Hill Local Environmental Plan No.2012*.

Compliance with Current Statutory Controls	Proposed	Control	Compliance
HEIGHT	10.9 metres	11 metres	Yes.
FLOOR SPACE RATIO	0.86:1	0.90:1	Yes.

It should be noted that landscaped area is a DCP concern for the purpose of shop top housing, unlike other residential developments, which have a hard limit to how much landscaping they are permitted to have under the Hunters Hill Local Environmental Plan 2012.

Clause 2.3 – Zone objectives and land use table

The subject site is zoned R3 Medium Density Residential zone under the provisions of the Hunters Hill Local Environmental Plan 2012.

The objectives of the R3 Low Density Residential zone are:

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that development is compatible with the character and heritage of the locality.*
- *To provide for levels of amenity that are reasonable for a medium density residential environment.*

It is a requirement of the Hunters Hill Local Environmental Plan 2012 that the proposed development be consistent with most of the objectives of the zone. It is considered that the proposed works for neighbourhood shops and shop top housing will provide for the housing needs of the community, while the modern design is considered consistent with the character of the area. Therefore, it is considered that the proposed development would satisfy the objectives of the zone.

Neighbourhood shops are permissible in the zone and are further defined as:

‘premises used for the purposes of selling general merchandise such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, but does not include neighbourhood supermarkets or restricted premises.’

The proposed use falls beneath this definition and can be supported.

Clause 2.7 – Demolition

The proposal involves the total demolition of the existing structures, and development consent is therefore required for these works, along with the associated conditions of consent. The driveway is the only existing element of the site that is proposed to remain.

Clause 4.3 – Height of buildings

The proposal's height is 10.9 metres in height which falls within the accepted maximum height for the subject site of 11 metres. The proposed height is compliant with Council's requirements and can be supported.

Clause 4.4 – Floor Space Ratio

The Floor Space Ratio for the site under the provisions of the Hunters Hill Local Environmental Plan 2012 is 0.9:1.

The proposed works will result in a Floor Space Ratio of 0.86:1 on the site. This is consistent with Council's requirements.

Clause 5.4 – Controls Relating to Miscellaneous Permissible Uses

The Hunters Hill Local Environmental Plan 2012 makes provisions for retail premises in residential areas. They are as follows:

*(7) **Neighbourhood shops** If development for the purposes of a neighbourhood shop is permitted under this Plan, the retail floor area must not exceed 80 square metres.*

(7AA) Neighbourhood supermarkets If development for the purposes of a neighbourhood supermarket is permitted under this Plan, the gross floor area must not exceed 1,000 square metres.

The proposal has been designed with these provisions in mind as neither retail tenancy exceeds 80m² in floor space.

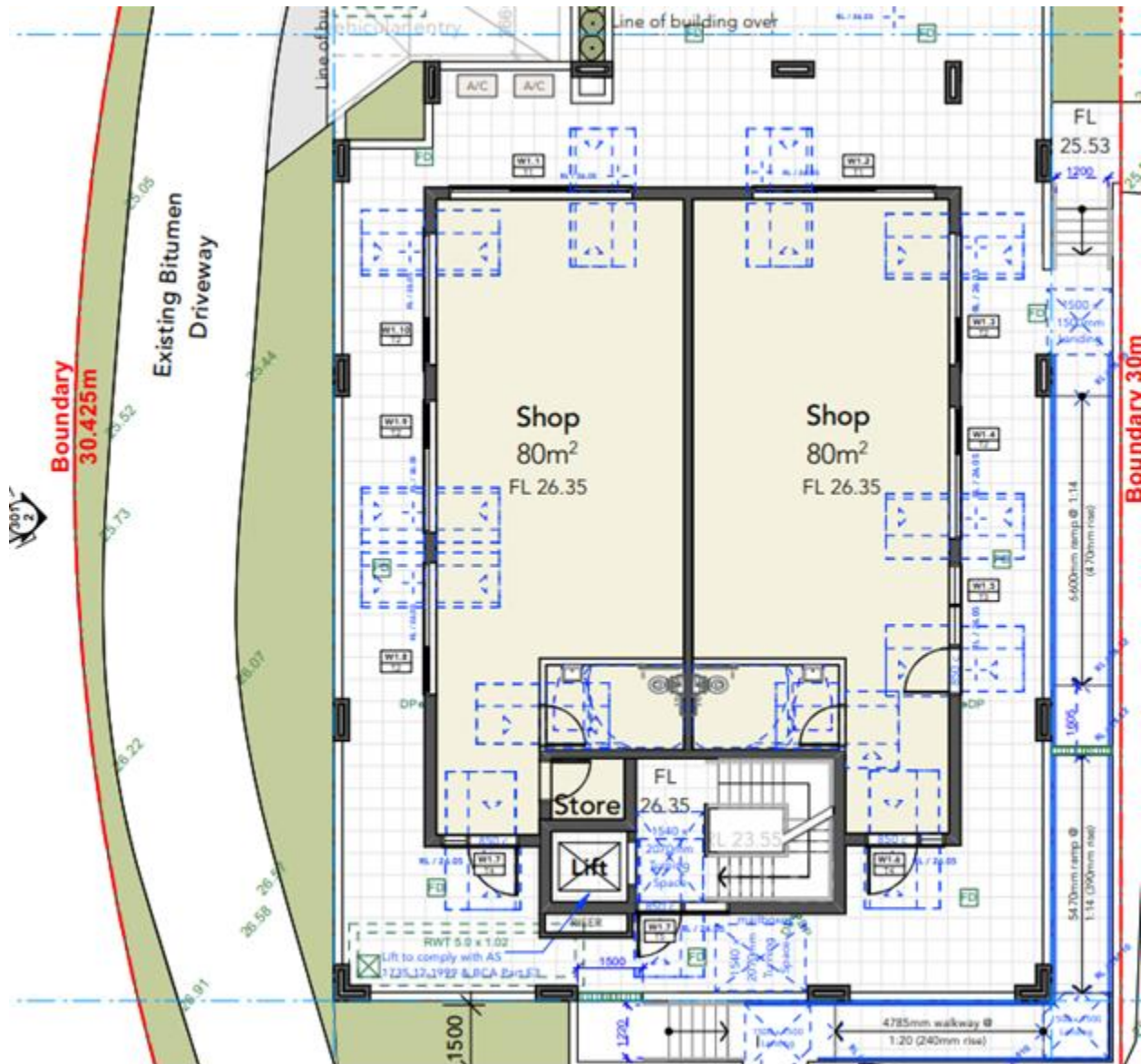


Figure Four shows the proposed retail floor space. Both tenancies are 80m².

Clause 5.10 – Heritage Conservation

The proposed works do not take place within an area that is a heritage conservation area, nor is the subject site a heritage item.

Clause 6.1 – Acid sulfate soils

The site is located within an area identified as being affected by Class 5 Acid Sulfate Soils. This means it is minimally contaminated.

As the proposed earthworks will not affect the water table, it is considered that no specific requirement will be imposed to limit the environmental impacts.

Clause 6.2 – Earthworks

The proposal involves excavation works to create a basement level. It is considered that the proposed earthworks are relatively minor and comply with the provisions of the clause. Please see engineering comments for more details.

Clause 6.3 – Stormwater management

The objective of the clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.

The proposed stormwater drainage design was reviewed by Council's Development Engineer and it was concluded that the design would meet the objectives of the clause by limiting impacts on receiving and releasing water in a storm event. Please see engineering comments for more details. A basement holding sump and pump-out system has been provided to collect runoff from the driveway ramp-down. This is then pumped to a site pollution control system. The site drains directly into the nearby Tarban Creek. Please see engineering comments for more details.

Clause 6.9 – Landscaped area for dwelling houses and secondary dwellings

The provisions of Clause 6.9 of the Hunters Hill Local Environmental Plan 2012 do not apply to this site as the landscape requirements for shop top housing are covered under the Hunters Hill Development Control Plan 2011.

'(1) The objectives of this clause are as follows—

(a) to maintain the character and identity of Hunters Hill by ensuring that dwelling houses and secondary dwellings are surrounded and separated by individual gardens,

(b) to soften the visual impacts of dwelling houses and secondary dwellings when viewed from any waterway, park or road by providing sufficient space for trees and plantings around every building,

(c) to protect and preserve native vegetation in general, and in particular, native vegetation that occurs in a riverfront area or on riparian land,

*(d) to ensure that the size and scale of **dwelling houses and secondary dwellings** are compatible with the existing character of their surrounding locality,*

(e) to minimise the discharge of stormwater from any site, whether by drainage or by overland flow.

*(2) The landscaped area of any site on which development for the purpose of a **dwelling house or a secondary dwelling** is carried out must not be less than—*

(a) for each site with a direct frontage to the Parramatta River or the Lane Cove River—60% of the site area, or

(b) for all other sites—50% of the site area.

(3) For the purposes of subclause (2), the site area is to be calculated under clause 4.5 (3) and any area that has a length or a width of less than 2 metres is not to be included in calculating the proportion of landscaped area.

(4) Despite subclause (2), the minimum landscaped area may be reduced by not more than 33% for the purpose of accommodating a pathway, a patio, a terrace or a pool (if the pool has an area of less than 40 square metres), but only if the proposed development would be consistent with the objectives of this clause.'

Shop top housing is not listed as a use under Clause 6.9 of the Hunters Hill Local Environmental Plan 2012, so the DCP comes into play.

10. DRAFT AMENDMENTS TO STATUTORY CONTROLS

No relevant draft amendments pertaining to this application.

11. HUNTERS HILL DEVELOPMENT CONTROL PLAN 2103 (DCP)

CONTROL	REQUIRED/ PERMISSIBLE	PROPOSED	COMPLIANCE
Height	11 metres	10.9 metres	Yes.
Landscaped Area	20% (140.16m ²) 2x2 minimum dimensions	10%	No.

Discussion:

The subject site currently has a landscaped area 12.8% in its existing form. The proposal seeks to diminish this landscaped area further from the DCP requirement of 20%. The applicant has sought to make up for this shortfall by including planter boxes in the development. If these were included, the site would reach 14%. Also noted in the statement, if the 2x2 metre control was ignored, the subject site would reach as high as 25.8% of the site. This cannot be considered like this. The definition of landscaped area in the Hunters Hill Local Environmental Plan 2012 is as follows:

'landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.'

This direct definition does not allow Council the delegation to consider planter boxes as part of the landscaped area. Section 4.3.7 of the Hunters Hill Development Control Plan specifically calls for 2x2 metre dimensions to landscaping.

Despite this, landscaping is not a LEP requirement for shop top housing. The Hunters Hill Development Control Plan 2013 can allow for variations to its controls if the objectives can be met. These objectives from Section 4.3.7 are as follows:

(a) Implement recommendations by any landscape master plan, urban design study or environmental enhancement plan that has been adopted by the Council.

- (b) Ensure that new developments complement existing landscape character of the surrounding locality, and that proposed landscaping reflects natural attributes of the surrounding locality.
- (c) Provide sufficient landscaping to complement proposed developments, as well as to reduce scale, bulk and mass of proposed buildings.
- (d) Create attractive residential living environments within commercial centres.
- (e) Where appropriate, to retain, regenerate and promote the planting of indigenous trees, shrubs and ground covers as integral elements of urban design quality.



Figure Five shows the proposed landscaped area on the ground floor

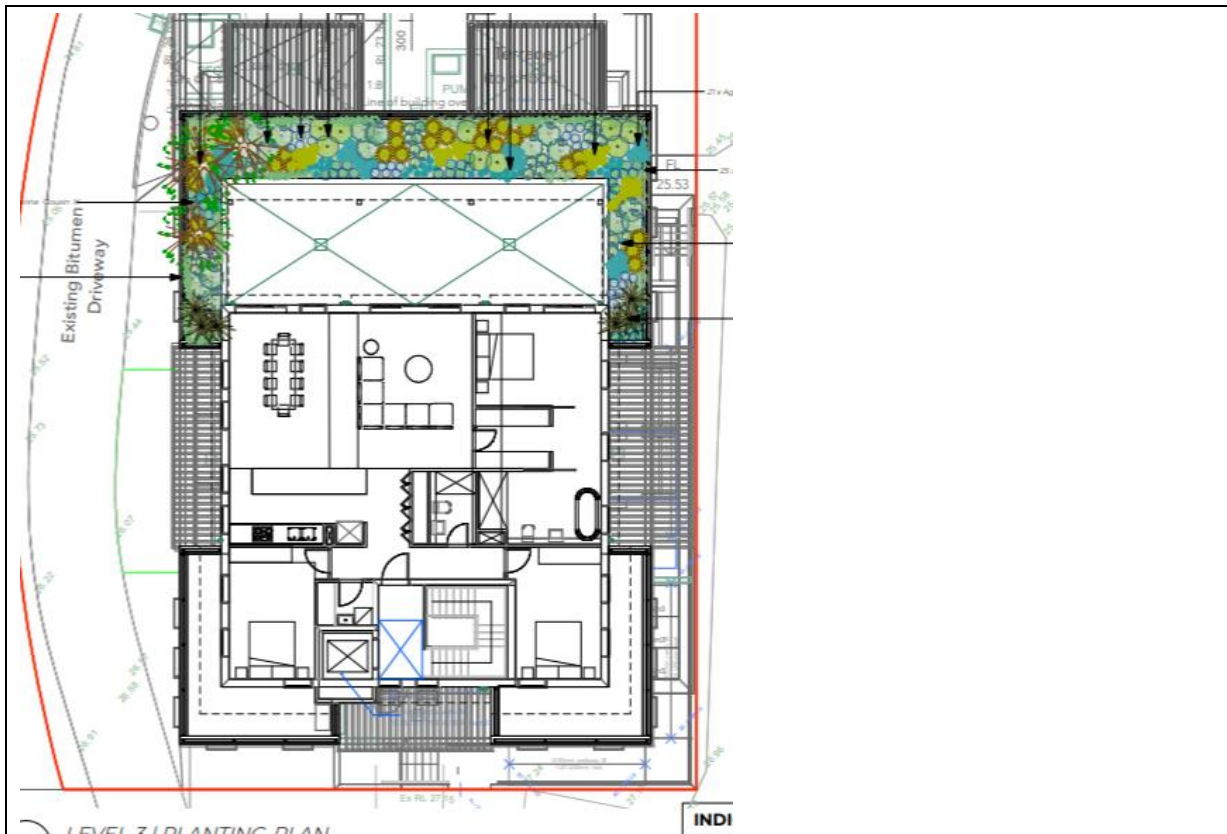


Figure Six shows the proposed planter boxes on Level 3. While not considered, these do satisfy the landscaping objectives listed above.

The proposal does not numerically comply. However, as exemplified best in the elevation plans, the external appearance of the development does provide landscape screening and can suitably satisfy the objectives of the Hunters Hill Development Control Plan 2013.

BOUNDARY SETBACKS <u>Mixed Use</u>	PROPOSED	REQUIRED	
Front	4.57 metres (third floor addressing driveway)	3.5 metres (third floor)	Yes.
Rear	4 metres	2.5 metres	No.
Southern boundary	Zero metres	1.2 metres	Yes.
Eastern boundary	Zero metres	Zero metres	Yes.

Discussion:

The Hunters Hill Development Control Plan 2013 can allow for zero setbacks to shop top housing under certain circumstances. Please this outlined below:

'For development proposals that include shop top housing next to land that is zoned or used for residential purposes:

- (i) Setbacks from side or rear boundaries should achieve reasonable separation between windows and private open spaces of dwellings on adjoining properties.*
- (ii) Side boundary setbacks should not be less than 1.5 metres and rear boundary setbacks should not be less than 4 metres provided that proposed elevations do not contain windows or open spaces which would allow cross viewing between dwellings on adjoining properties. '*

As seen in Figure One, the subject side abuts open space on all sides, with exception of the western side. This is conveniently where the setback is greatest. The zero setback is towards open space and can be supported due to its negligible impacts to the nearest property to the east, which is approximately 40 metres away.

Privacy Amenity:

The proposal at its closest point is almost 20 metres from the private open space of a neighbouring residential property. This is significantly above the separation distance required for a development of this scale. The privacy amenity of all surrounding properties will be maintained by this proposal.



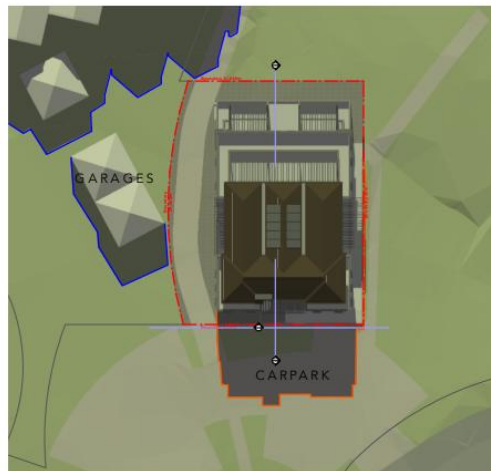
Figure Seven makes clear how separated the subject site is from the balcony areas of the neighbouring dwellings.

Solar Access:

Due to the orientation of the dwelling and the layout of the neighbouring properties, the proposed development has minimal impacts on the solar access of the neighbouring properties during the Winter Solstice, allowing for the minimum three hours of solar access to all of the neighbouring properties. The negatively affected buildings in Figure Six are garages and not covered by the solar access controls of the Hunters Hill Development Control Plan 2013. Despite being a three storey development, the impacts from overshadowing do not affect the neighbouring properties.



9am Shadows - Winter Solstice
1:500 @ A3



12pm Shadows - Winter Solstice
1:500 @ A3

Figure Eight shows the shadow diagrams for 9am and 12pm. 3pm has not been included as it has zero impact on any structures.

Part 2.2 – Planning Policy – All Development

The proposal complies with the relevant objectives, design parameters and preferred design elements under Part 2 and 3 of the Hunters Hill Development Control Plan 2013.

Provision	Comment
<i>Desired natural character and scenic quality:</i>	
<i>In general, existing site features which contribute to existing natural character or scenic quality should be conserved and enhanced, and new building forms should not visually dominate river front areas or foreshore areas which are defined by the Hunters Hill Local Environmental Plan 2012.</i>	Complies. The proposal will provide external landscape screening to the façade of the shop top housing to provide an inviting façade.
<i>Desired streetscape character:</i>	

<i>In general, proposed developments should maintain and enhance the character of existing streetscapes which contribute to the identity and history of the Hunters Hill Municipality.</i>	Complies. The proposed building will not be any different to the surrounding residential flat buildings. These developments are typical of the R3 Medium Density Zone. Please see Figure One for a visual image.
<i>In general, proposed residential developments should demonstrate reasonable compatibility with the predominant pattern of existing dwellings or buildings in the surrounding neighbourhood.</i>	Complies. The proposed building will not be any different to the surrounding residential flat buildings. These developments are typical of the R3 Medium Density Zone. Please see Figure One for a visual image.
<i>Proposed commercial developments should demonstrate reasonable compatibility with predominant patterns of existing buildings nearby.</i>	Complies. The proposed building will not be any different to the surrounding residential flat buildings. In fact, it is generally smaller in scale to those surrounding properties. These developments are typical of the R3 Medium Density Zone. Please see Figure One for a visual image. Neighbourhood shops are not commercial developments per se, but are permissible in the R3 Medium Density zone.
 Figure Nine shows the subject site from the intersection of Karrabee Avenue and Mortimer Lewis Drive. The current vacant café is almost imperceptible from the prevailing streetscape.	
Desired residential landscape character:	
<i>In general, the existing character of residential localities should be maintained and enhanced</i>	Complies. The proposed tree removal has been selective and will not alter the character of the area significantly. Only minor

<i>by providing landscaped areas around each building or paved area.</i>	vegetation removal is proposed within the frontage and at the rear of the site.
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Part 2.4 – Heritage Conservation

The subject site is not within a heritage conservation area, nor is it a heritage item.

Part 4.3 – Commercial Premises and Shop Top Housing

The proposed development complies with the existing height controls and can be supported from that viewpoint. The height objectives under Part 4.3 of the Hunters Hill Development Control Plan 2012 states that developments should:

(a) Integrate new development with the scale of surrounding development or future development that is permitted by the Hunters Hill LEP 2012. Hunters Hill Consolidated DCP 2013 Part Four Page 95

(b) Minimise visual dominance, and any undesirable impacts in relation to overshadowing or the loss of privacy.

The proposal is set back significantly from the existing streetscape and is located a significant distance away from all nearby residential land uses. It is consistent with most objectives of the Hunters Hill Development Control Plan 2013.

Although the landscaped areas do not comply with the numerical controls of the Hunters Hill Development Control Plan 2013, it is consistent with the objectives of Clause 4.3.7 and seeks to make up for this shortfall with planter boxes and tree planting. Both have been supported by Council's landscaping team. Finally, the subject site is not expected to contribute to site isolation that will stymie future development.

Residential Amenity

The proposed development has been supported by shadow diagrams that show the following:

- *Solar access to the living areas of the adjoining development will not be impacted significantly by the proposed dwelling.*
- *The additional solar access impacts on the private open space of 24 Lyndhurst Crescent will remain unchanged.*
- *No solar panels will be impacted by the proposed development.*

The proposal also complies with the BASIX provisions and will provide sufficient passive climate control measures to limit the excessive use of air conditioners or heaters.

View sharing

The proposal will not compromise view sharing. It is significantly set back from the neighbouring properties.

Part 5.3 – Car parking & Vehicle access

Vehicular access to the basement is to be provided from the existing driveway to the west of the site. Council's engineering team has determined that the gradient and traffic impacts of this basement are acceptable. Please see the quantitative controls tabulated below:

CAR PARKING RATES	REQUIRED/ PERMISSIBLE	PROPOSED	COMPLIANCE
Commercial Premises	1 space per 30m ² of floor area dedicated to commercial uses.	Four parking spaces.	Yes.
Shop top Housing	1.6 spaces per dwelling with three or more bedrooms and one visitor space per four dwellings	Five parking spaces. (Plus two existing formerly dedicated to existing café)	Yes.

Part 5.5 – Sedimentation & Erosion Control

Conditions of consent have been included in the determination to ensure appropriate measures are provided to limit impacts on surrounding development during construction. Please see engineering comments for more detail.

Part 5.6 – Stormwater Management

The development has been assessed by the Council's development engineers, and the proposed stormwater measures have been supported, subject to conditions. Please see engineer's comments for more detail.

Part 5.7 – Waste Management

A cabinet will be located within each residential unit so that a receptacle, or receptacles, may be stored or housed in a convenient and practical location within the units, for the reception of waste and recyclable material. All waste and recyclables should be appropriately bagged or wrapped prior to being deposited into the designated bin.

All waste is to be placed in the red lidded waste bins. All recyclable materials will be placed in the yellow lidded recycling bins. All FOGO material will be placed in the yellow lidded recycling bins. Waste collection will be serviced to the proposed shop top housing and commercial tenancies by Hunters Hill Council. The Waste Management plan further details how construction and demolition waste will be managed.

11.2 Other DCPs, Codes and Policies

- Hunter's Hill Council Section 7.12 Local Infrastructure Contribution Plan 2025

12. THE LIKELY IMPACTS OF THE DEVELOPMENT

The proposed development can be supported as the proposed shop top housing and commercial tenancies would provide a development that would not adversely impact the streetscape amenity of the locality. The proposed variations to the landscaped area requirements, which are under the DCP for this particular land use, are considered satisfactory as the objectives can be met, as elucidated earlier in the report.

It is therefore considered that there would not be any significant adverse impact upon the natural and built environment within the vicinity of the subject site because of the proposed development.

Social and economic impacts on the locality would be minimal as a result of the proposed development.

13. SAFETY, SECURITY AND CRIME PREVENTION

Crime Prevention Through Environmental Design (CPTED) is an initiative commonly applied to developments of this scale. These measures state that if development is appropriately designed, it is anticipated to assist in minimising the incidence of crime and contribute to perceptions of increased public safety.

Evaluation of the application with consideration of the principles which underpin CPTED (surveillance, access control, territorial reinforcement, and space management) indicates the design has given due regard to many issues.

To ensure a suitable outcome is achieved, the following additional measures would be required:

- *Internal and external lighting to Australian Standards;*
- *Installation of CCTV to the basement entry;*
- *Way finding measures within the parking level;*
- *The roller door to the basement /service entry to be closed;*
- *Pedestrian entry doors to be accessed by residents or visitors.*

The matters listed above are addressed by conditions of consent.

14. SUBMISSIONS

The proposed development was notified in accordance with the *Hunters Hill Development Control Plan 2013* for a period of thirty (30) days concluding on August 1 2025. Within the

specified time period, eleven submissions were received. These have been outlined below. Please note that some of these submissions come from people that do not live in the area:

George Brewer 2 Mortimer Lewis Drive, Huntleys Cove	
CONCERNS RAISED	COMMENT
Excavation	This application has been assessed on its merits and addressed all non-compliances as discussed within the body of this report which will be determined by the Local Planning Panel.
Boundary fencing affecting public access	The boundary fencing of the proposal is not permitted to affect public access to the adjoining public space and this will be enforced by a condition of consent.
Contaminated Soil	The subject site has Level 5 Acid Sulphate Soils present. This means that it has the minimum level of contamination.
Closure of Access Driveway	A condition of consent will be included to ensure the access driveway is unobstructed during construction.
Presence of Construction Vehicles	Council enforces conditions of consent that provides a code of conduct for construction vehicles.
Provision of Toilet Facilities	Bathrooms are clearly marked on the architectural plans for both shop tenancies.
Richard Hubbard No address, but mentions a Woollahra residence in submission	
No Visitor Carparking	The applicants have provided visitor carparking spaces, as they were required by the Hunters Hill Development Control Plan 2013. There is also parking in front of the site. The objector mentions that he regularly visits one of the neighbouring properties, so this does not have any bearing on the current proposal.
Judy Harris G01/2 Karrabee Avenue, Huntleys Cove	
Emergency access	The surrounding roads have been in place for many years. The proposal does not seek to create a new road to service itself. All buildings are designed with a provision for escape under the National Construction Code.
Ruth Lindsay No Address	
Character and Context	The subject site is within an R3 Medium Density zone. The proposal is permissible in the zone. It is within the confines of the Hunters Hill Local Environmental Plan 2012 development standards. The proposal also integrates with the

	surrounding residential flat buildings and is actually smaller than most of them. The proposal does integrate to the surrounding context well.
Mary Brewer No Address Provided	
Excessive Bulk and Scale	The subject site is within an R3 Medium Density zone. The proposal is permissible in the zone. It is within the confines of the Hunters Hill Local Environmental Plan 2012 development standards. The proposal also integrates with the surrounding residential flat buildings and is actually smaller than most of them. The proposal does integrate to the surrounding context well.
Contaminated Soil	The subject site has Level 5 Acid Sulphate Soils present. This means that it has the minimum level of contamination.
Construction Work beyond site confines	Council enforces conditions of consent that provides a code of conduct for construction vehicles. This means that they cannot under any circumstances interfere with any of the neighbouring properties, the closest of which is almost 20 metres away from the subject site.
Emergency Access	The surrounding roads have been in place for many years. The proposal does not seek to create a new road to service itself. All buildings are designed with a provision for escape under the National Construction Code.
Many more issues of non compliance with Council regulations	What these regulations are, is unclear. The report addresses any noncompliances, but these have not been mentioned by this objector.
Excavation not detailed	Full details of site excavation and perimeter fences during construction are generally provided before the issuing of a construction certificate, not a development application.
Parking	The applicant has provided nine additional car parks. This is sufficient and compliant with Council's car parking rates. These can be found in Section 5.3.3 of the Hunters Hill Development Control Plan 2013. The cases listed in this objection in relation to car parking are mostly irrelevant as they relate to different land uses such as an educational facility and a single dwelling.
Roleen Vaughan No Address	

Access of community facilities	The proposal does not affect the access to community facilities. It is 20 metres from the nearest building.
Construction Work beyond site confines	Council enforces conditions of consent that provides a code of conduct for construction vehicles. This means that they cannot under any circumstances interfere with any of the neighbouring properties, the closest of which is almost 20 metres away from the subject site.
Tim Brewer 65 Berry Street, North Sydney	
Statutory Compliance	This forms the basis of any development assessment done by a Council within New South Wales. Minor noncompliance with a control does not obviate an approval.
Amenity Impacts	The proposal is almost 20 metres away from the nearest building. It's not possible to have an amenity intrusion such as solar access or visual privacy with such a great distance.
Clause 4.6 Justification	This is only required to be addressed if there is a variation to a control from the Hunters Hill Local Environmental Plan 2012. This is not the case with this application.
Karen Noack No address, but mentions a Woollahra residence in submission	
Current Car Park Layout	The current car park in front of the subject site is not part of this proposal.
Construction Work beyond site confines	Council enforces conditions of consent that provides a code of conduct for construction vehicles. This means that they cannot under any circumstances interfere with any of the neighbouring properties, the closest of which is almost 20 metres away from the subject site.
Shops in a residential area	Neighbourhood shops are a permissible use in the R3 Medium Density Zone under the Hunters Hill Local Environmental Plan 2012. The parking requirements of the Hunters Hill Development Control Plan 2013 have also been met. It is important to meet the needs of the nearby residents, and these shops will assist with that. There is also plentiful options to use public transport, namely buses along Victoria Road. Public transport has been proven to be the best way to mitigate traffic concerns.
Ardele Blignault 3/2 Mortimer Lewis Drive, Huntleys Cove	

Inadequate Sewerage	Council's engineer has assessed the application and determined that this is not the case and the site can be adequately drained.
Permissibility	Neighbourhood shops are permissible in the R3 Medium Density Zone under the Hunters Hill Local Environmental Plan 2012. Neighbourhood shops can be defined as: <i>'premises used for the purposes of selling general merchandise such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, but does not include neighbourhood supermarkets or restricted premises.'</i> Permissibility is not an issue for this proposal. Shop top housing is also permissible within the zone. The subject site is also not within a Lower Medium Density housing area, under the State Environmental Planning Policy (Housing) 2021.
Parking	The applicant has provided nine additional car parks. This is sufficient and compliant with Council's car parking rates. These can be found in Section 5.3.3 of the Hunters Hill Development Control Plan 2013.
Contaminated Soil	The subject site has Level 5 Acid Sulphate Soils present. This means that it has the minimum level of contamination.
Access of community facilities	The proposal does not affect the access to community facilities. It is 20 metres from the nearest building.
Kerry McCrae No Address	
Permissibility	Neighbourhood shops are permissible in the R3 Medium Density Zone under the Hunters Hill Local Environmental Plan 2012. Neighbourhood shops can be defined as: <i>'premises used for the purposes of selling general merchandise such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, but does not include neighbourhood supermarkets or restricted premises.'</i> Permissibility is not an issue for this proposal. Shop top housing is also permissible within the zone. The subject site is also not within a Lower Medium Density housing area, under the State Environmental Planning Policy (Housing) 2021.

Statutory Compliance	This forms the basis of any development assessment done by a Council within New South Wales. Minor noncompliance with a control does not obviate an approval.
Acoustic Amenity	The proposal is almost 20 metres away from the nearest building. It's not possible to have an amenity intrusion with such a great distance for this use.
Shops in a residential area	Neighbourhood shops are a permissible use in the R3 Medium Density Zone under the Hunters Hill Local Environmental Plan 2012. The parking requirements of the Hunters Hill Development Control Plan 2013 have also been met. It is important to meet the needs of the nearby residents, and these shops will assist with that. There is also plentiful options to use public transport, namely buses along Victoria Road. Public transport has been proven to be the best way to mitigate traffic concerns.
Local Biodiversity	The proposal has minimal biodiversity impacts and has been assessed by Council's landscaping team.
Overdevelopment	The subject site is within an R3 Medium Density zone. The proposal is permissible in the zone. It is within the confines of the Hunters Hill Local Environmental Plan 2012 development standards. The proposal also integrates with the surrounding residential flat buildings and is actually smaller than most of them. The proposal does integrate to the surrounding context well.
Community Consultation	The Council gave 30 days for community consultation. This plenty of time to make a submission to the Council for consideration.
David Vaughan No Address	
Land Value	This is not a consideration for the assessment of this application under the Development Control Plan, Local Environmental Plan or State Environmental Planning Policy.
Windfall for Café Owner	This is baseless speculation that cannot be the basis for Council's and indeed, the panel's decision on this application.

CONCLUSION

It is considered that the proposed development can be approved subject to conditions of consent.

FINANCIAL IMPACT ASSESSMENT

There is no direct financial impact on Council's adopted budget as a result of this report.

ENVIRONMENTAL IMPACT ASSESSMENT

There is no direct environmental impact on Council arising from Council consideration of this matter.

SOCIAL IMPACT ASSESSMENT

There is no direct social impact on Council arising from Council consideration of this matter.

RISK ASSESSMENT

There are no direct or indirect risks impacting on Council arising from consideration of this matter.

RECOMMENDATION

That DA2025-0126 for the construction of a new three-storey shop-top housing consisting of two (2) neighbourhood shops and three (3) residential apartments; basement parking and landscaping with associated site works be approved subject to the following conditions:

GEN 1

Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.

Drawing Number	Drawn By	Plan Dated
Demolition Plan Dwg A-101 Revision C	Olsson Architecture	09/10/25
Basement and Level 1 Plan Dwg A-200 Revision C	Olsson Architecture	09/10/25
Level 2 and Level 3 Plan Dwg A-201 Revision B	Olsson Architecture	13/8/25
Elevation plans Dwgs A-300, A-301 Revision C	Olsson Architecture	09/10/25
Section Plans Dwgs A-400, A-401 Revision C	Olsson Architecture	09/10/25
Perspectives Dwgs A-501, A-502 Revision C	Olsson Architecture	09/10/25
Shadow Diagrams Dwgs A-600 Revision A	Olsson Architecture	13/05/25
Finishes and Materials Dwg A-700 Revision B	Olsson Architecture	09/10/25
Arboriculture Impact Assessment	Urban Arbour	07/02/25
Landscape Plan Dwgs L-01-L-06 Issue D	Melissa Wilson Landscape Architects	07/10/25
Stormwater Management Plan Dwgs D1-D12, Revision D	Quantum Engineers	03/10/25

GEN2

Construction Certificate

GEN4

Details for relocation of communications and utilities

GEN5

Section 62 - Consideration of fire safety

GEN8

Trees Approved for Removal

GEN9

Tree Planting

BCC3

Construction Site Management Plan

BCC5

Erosion and sediment control plan

BCC6 (\$11,046)

Long Service Levy

BCC7

Payment of security deposits

BCC8

Waste Management Plan – an approved document of this consent

BCC10(\$44,184)

Section 7.12 Local Infrastructure Plan 2025

BCC11

Notification of Home Building Act 1989 requirements

BCC12 (1794659M)

Fulfilment of BASIX commitments

BCC13

Sydney Water

BCC19 (Principal Certifier, 28 days)

Dilapidation report

BCC21

Shoring for Excavation

BCC26

Drainage Easement - Council

BBW1 (8am-5pm Monday to Friday and 9am-1pm Saturday)

Deliveries

BBW3

Tree protection measures

BBW5

Notice of commencement

BBW6

Sign – No entry to building site and builder's identification

BBW7

Erection of Security Fence

BBW8

Appointment of the Principal Certifier

BBW9

Toilet Facilities

BBW10

Erosion and sediment controls in place

BBW11

Geotechnical engineer required during excavation

BBW14

Payment of fees

DBW2

Discovery of relics and Aboriginal objects

DBW3 (Monday – Friday 7:00am to 6:00pm Saturdays 8:00am to 1:00pm Sundays and Public Holidays No activities permitted.)

Hours of Work

DBW4

Implementation of the site management plans

DBW5

Noise and vibration – an approved document of this consent

DBW7

Procedure for critical stage inspections

DBW9 (Principal Certifier)

Soil management

DBW11

Tree protection during work

DBW12

Waste management

DBW13

Work to be completed in accordance with the Building Code

DBW14

Copy of information on site

DBW15

Maintaining Public Footpaths and Roadways

DBW16

During excavation

DBW17

Excavation below Base of Footings

DBW19

Encroachments of building

DBW23 (Replace all references to 'On-site Stormwater Detention (OSD)' with 'Basement Sump and Mechanical Pump-out System, and Level Spreader Drain and Associated Elements')

Certification of the OSD system

DBW24

Construction of Driveway and Footpaths

DBW33

Site Supervision and Reporting

DBW34

Importation of Fill

BOC1

Completion of landscape and tree works

BOC2

Completion of public utility services

BOC3

Post-construction dilapidation report

BOC5

Release of securities

BOC6

Removal of waste upon completion

BOC7 Before the issue of an occupation certificate.

Repair of infrastructure

BOC8 (Occupation Certificate)

Works-as-executed plans and any other documentary evidence

BOC9

Final Occupation EP&A Act & Regs

BOC10

BASIX Completion Certificate

BOC16

Certificate of Civil Works – stormwater drainage

BOC17

New Condition Certificate of Civil Works – Vehicular Crossing

BOC18

Stormwater drainage

Stormwater	Quantum Engineers	Stormwater Management Plan, revision C, dated 08/08/25	D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D12
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BOC19 (Replace all references to ‘On-site Stormwater Detention (OSD)’ with ‘Basement Sump and Mechanical Pump-out System, and Level Spreader Drain and Associated Elements’)

Positive Covenant

BOC27

Final Arboricultural Compliance Report

BDC1

Asbestos removal signage

BDC2

Demolition management plan

BDC3

Disconnection of services before demolition work

BDC4

Hazardous material survey before demolition

BDC5

Notice of commencement for demolition

BDC6

Site preparation

BDC7

Payment of demolition fees

BDC8

Inspection prior to commencement of demolition works

DDW1

Handling of asbestos during demolition

DDW2

Site maintenance

CDW1

Waste disposal verification statement

CDW2

Notice of completed demolition works

CDW3

Inspection of completed demolition works

Special

Uses for commercial fitouts must be subject to additional applications and are not covered by this consent.

ATTACHMENTS

1. Map [↓](#)
2. Architectural Plans [↓](#)
3. Landscaping Plans [↓](#)
4. Stormwater Plans [↓](#)
5. Submissions [↓](#)





DEVELOPMENT APPLICATION
1 KARRABEE AVENUE HUNTLEYS COVE NSW 2111

DRAWING LIST

A001	Cover Sheet	C
A010	Project Summary	E
A011	Project Summary	B
A100	Location & Analysis Plans	A
A101	Demolition & Site Plans	C
A200	Plans - Basement & Level 1	C
A201	Plans - Levels 2 & 3	B
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A400	Sections - A & B	C
A401	Section - Street & Site	C
A501	Perspectives 1	C
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A600	Shadow Diagrams	A
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A720	Basix & Section J	A
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NOTES

REV	DATE	DESCRIPTION
A	13/5/25	Development Application
B	13/08/25	Council RFI
C	9/10/25	Council RFI

PROJECT
Karrabee Apartments

PROJECT ADDRESS
1 Karrabee Avenue
Huntleys Cove

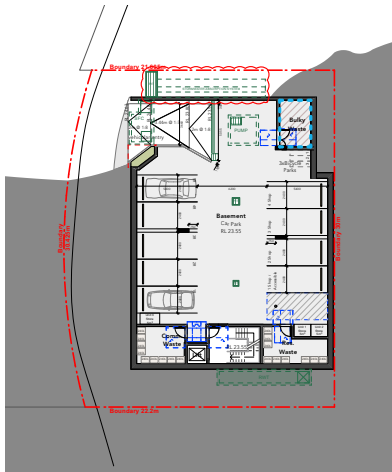
CLIENT
Neville Ayrouth



TITLE
Cover Sheet

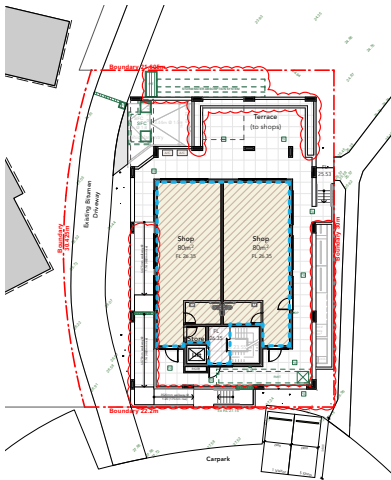
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As Shown	EF / LT	RO
PROJECT NO.	DATE	STAGE
2104	9/10/25	DA
DWG NO.	REVISION	

A-001 C

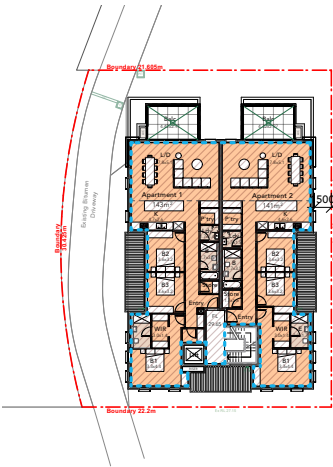


Basement - Parking
5 x residential spaces
4 x retail spaces (including 1 x accessible)
GFA = 12m²

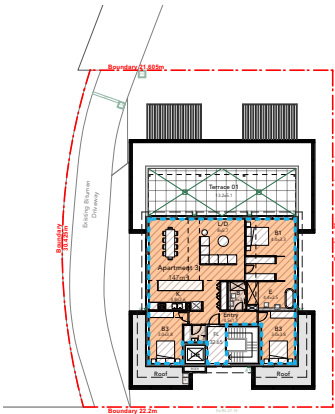
- Parking:**
- 8 Vehicle spaces in Basement
 - 5 Residential
 - 1 Visitor
 - 2 Shop spaces (Incl. 1 Accessible)
 - 2 Vehicle spaces in Adjacent Carpark
 - 3 Bicycle Parking spaces in Basement



Level 1 - Neighbourhood Shop(s)
2 x 80m² shops
GFA = 169m²



Level 2 - Residential
2 x 3 bedroom apartments
GFA = 297m²



Level 3 - Residential
1 x 3 bedroom apartments
GFA = 152m²

Proposed Yield:
3 x 3 Bed Residential Apartments
Shop 1: 80 m²
Shop 2: 80 m²

GFA Calculation:
Level B1: 12 m²
Level 01: 169 m²
Level 02: 297 m²
Level 03: 152 m²
Total: 630 m²

Proposal Details
3 Storey Shop Top Housing +
1 Basement Car Park

Site Area: 700.8m²
Total GFA: 630m²
FSR: 0.9:1
(0.9:1 - 630.72m² permitted)

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NOTES

REV	DATE	DESCRIPTION
C	29/5/25	Development Application
D	13/08/25	Council RFI
E	9/10/25	Council RFI

PROJECT
Karrabee Apartments

PROJECT ADDRESS
**1 Karrabee Avenue
Huntleys Cove**

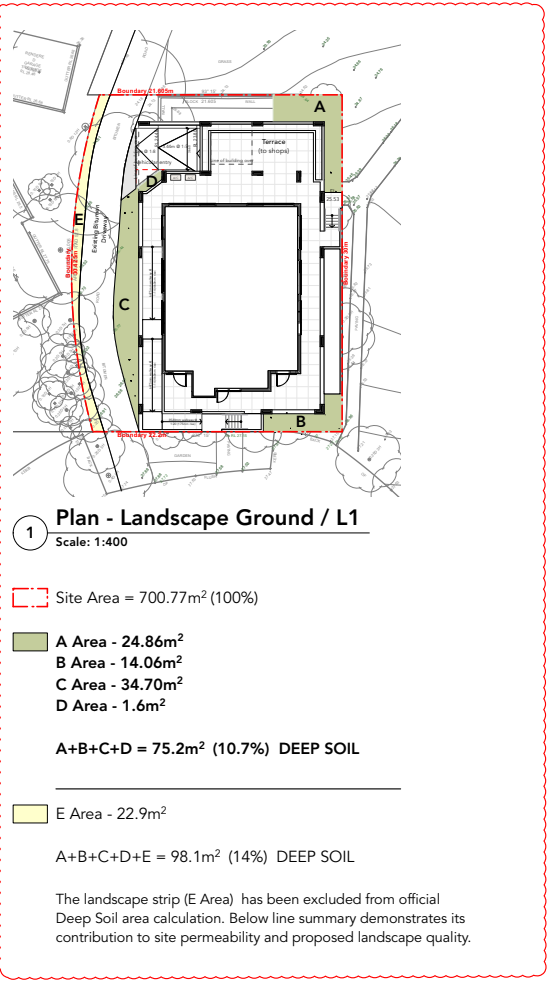
CLIENT
Neville Ayrouth

TITLE
Project Summary

SCALE	DRAWN	CHECKED BY
NTS	EF / LT	RO
PROJECT NO.	DATE	STAGE
2104	9/10/25	DA
DWG NO.	REVISION	

A-010

E



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REV	DATE	DESCRIPTION
A	13/08/25	Council RFI
B	9/10/25	Council RFI

PROJECT
Karrabee Apartments

PROJECT ADDRESS
1 Karrabee Avenue
Huntleys Cove

CLIENT
Neville Ayrouth

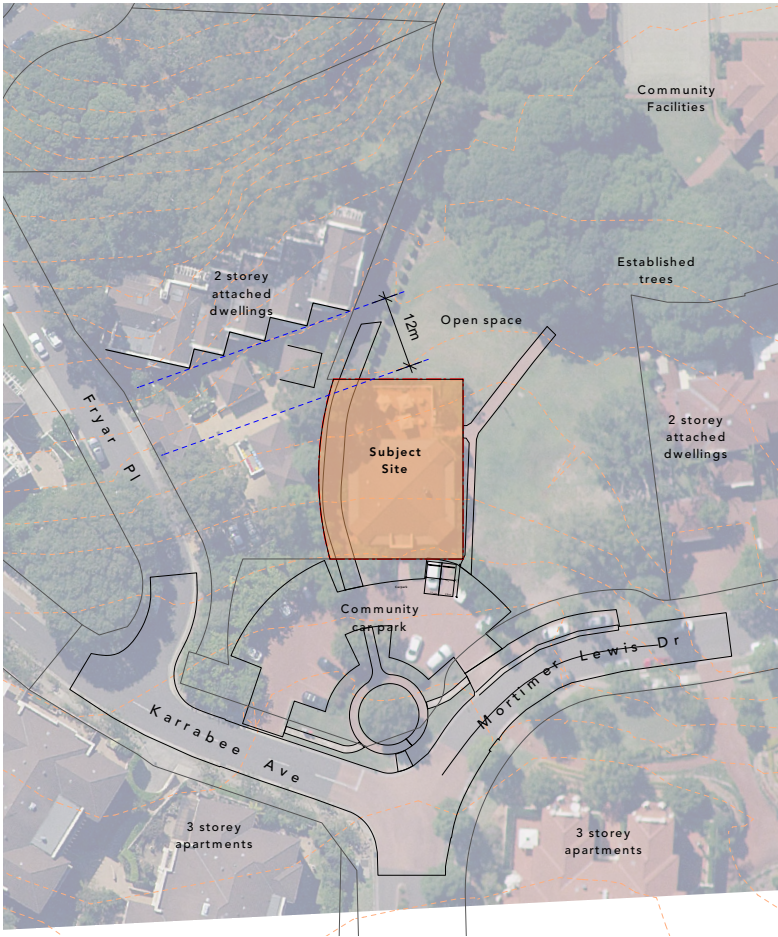


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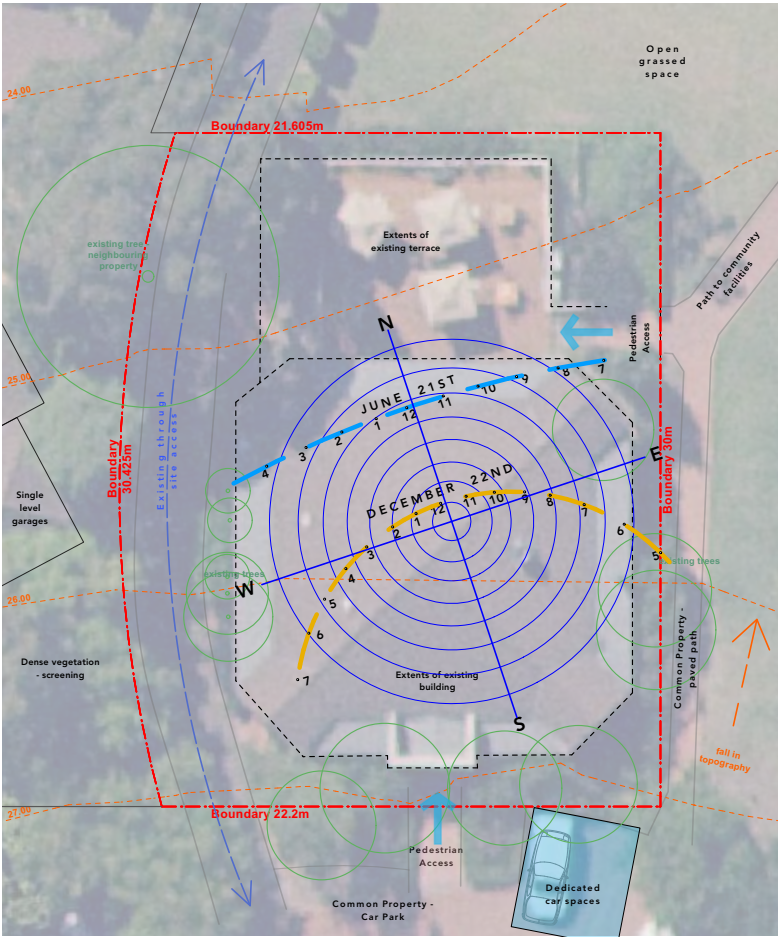
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NTS	EF / LT	RO
PROJECT NO.	DATE	STAGE
2104	9/10/25	DA
DWG NO.	REVISION	

A-011

B



1 Plan - Site Location
Scale: 1:750



2 Plan - Site Analysis
Scale: 1:200

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NOTES

REV	DATE	DESCRIPTION
A	13/5/25	Development Application

PROJECT
Karrabee Apartments

PROJECT ADDRESS
1 Karrabee Avenue
Huntleys Cove

CLIENT
Neville Ayrouth

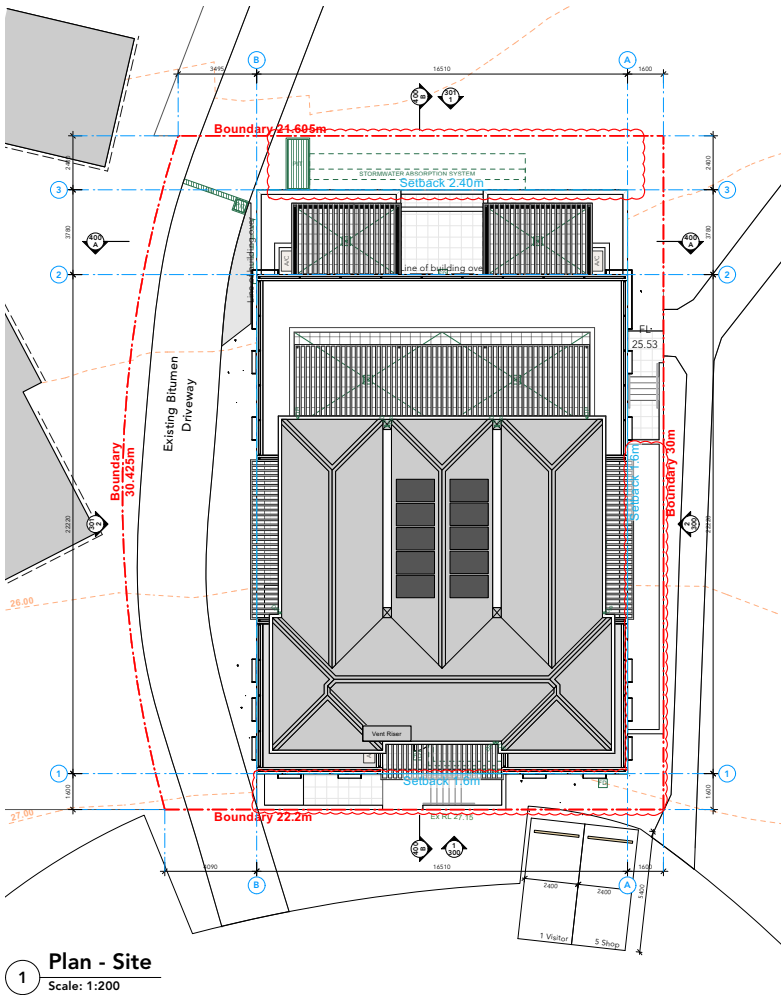
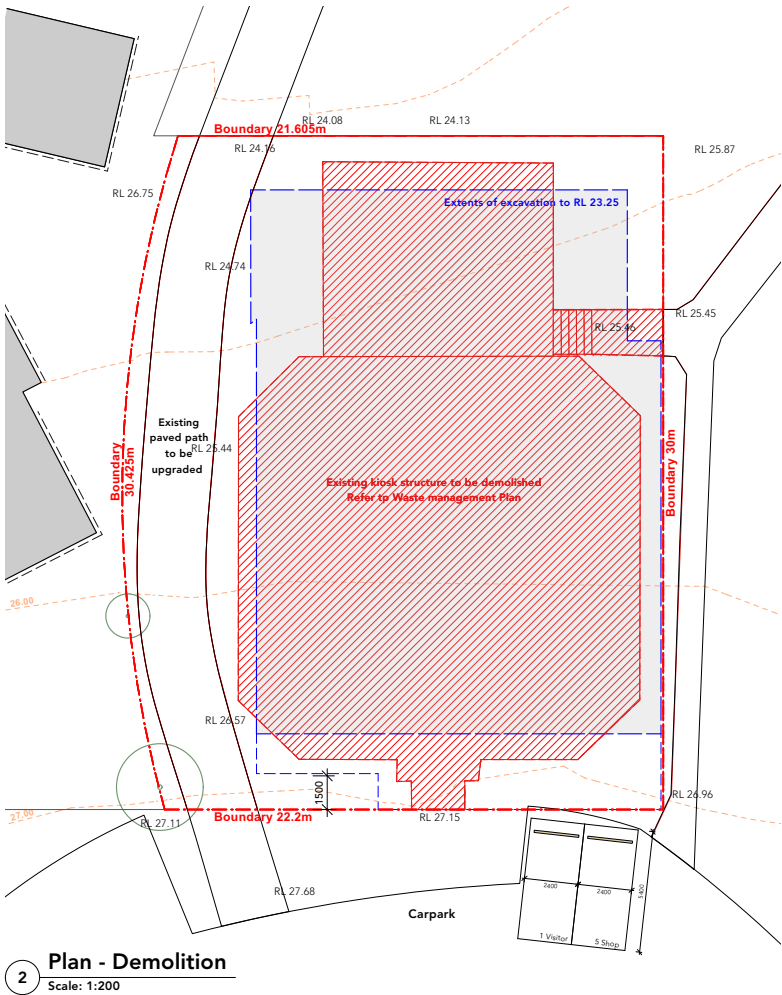
TITLE
Plan - Site Location/Analysis

SCALE	DRAWN	CHECKED BY
As Shown	EF / LT	RO
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2104	13/5/25	DA
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A-100

A





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PROJECT
Karrabee Apartments

PROJECT ADDRESS
1 Karrabee Avenue
Huntleys Cove

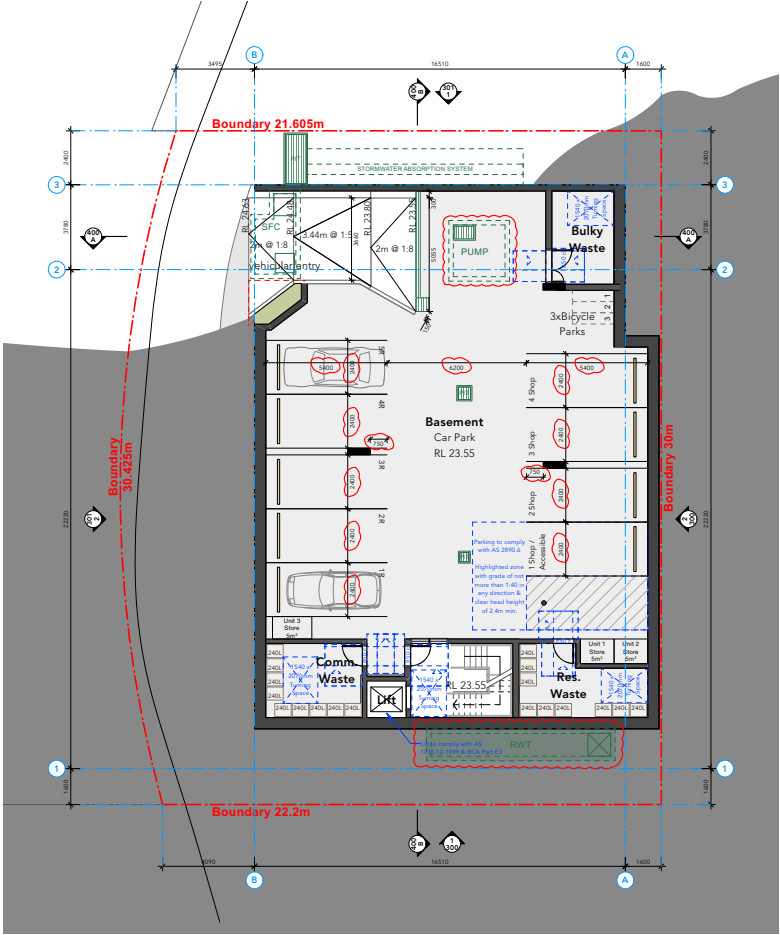
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Neville Ayrouth

TITLE
Plan - Site / Demolition

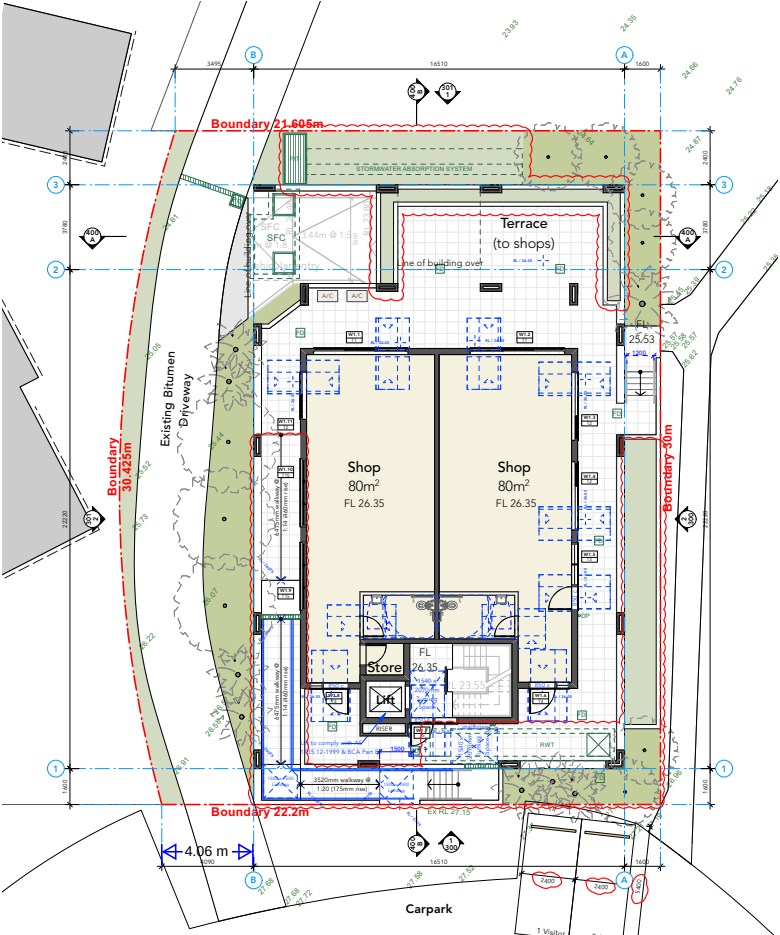
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As Shown	EF / LT	RO
PROJECT NO.	DATE	STAGE
2104	9/10/25	DA
DWG NO.	REVISION	

A-101

C



1 Plan - Basement Level
Scale: 1:200



2 Plan - Level 1 (Ground)
Scale: 1:200

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- NOTES
- Deep Soil Landscape
 - Other Landscape & Planters

REV	DATE	DESCRIPTION
A	13/5/25	Development Application
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C	9/10/25	Council RFI

PROJECT
Karrabee Apartments

PROJECT ADDRESS
1 Karrabee Avenue
Huntleys Cove

CLIENT
Neville Ayrouth

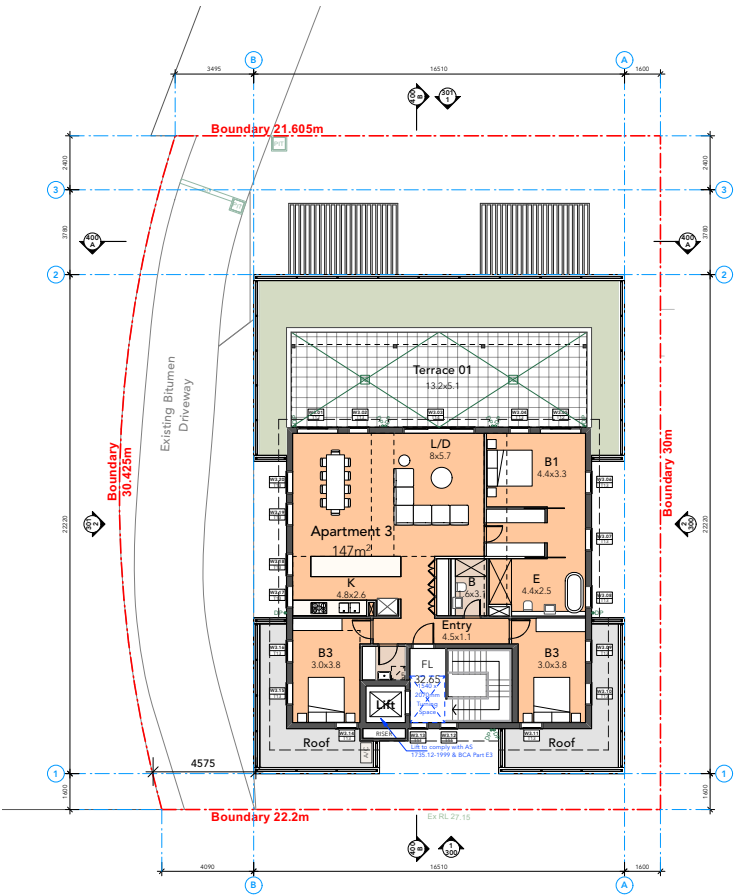
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Plan - Basement Level & Level 1

SCALE	DRAWN	CHECKED BY
As Shown	EF / LT	RO
PROJECT NO.	DATE	STAGE
2104	9/10/25	DA
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A-200 C



1 Plan - Level 2
Scale: 1:200



2 Plan - Level 3
Scale: 1:200

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NOTES

- Deep Soil Landscape
- Other Landscape & Planters

REV	DATE	DESCRIPTION
A	13/5/25	Development Application
B	13/08/25	Council RFI

PROJECT
Karrabee Apartments

PROJECT ADDRESS
1 Karrabee Avenue
Huntleys Cove

CLIENT
Neville Ayrouth

TITLE
Plan - Level 2 & Level 3

SCALE
As Shown

PROJECT NO.
2104

DWG NO.
A-201

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EF / LT

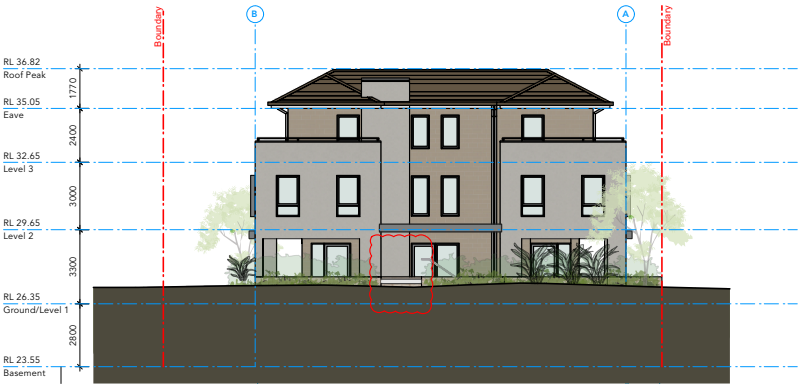
DATE
13/8/25

REVISION
B

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RO

STAGE
DA

REVISION
B



1 Elevation - South
Scale: 1:200



2 Elevation - East
Scale: 1:200

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A	13/5/25	Development Application
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C	9/10/25	Council RFI

PROJECT
Karrabee Apartments

PROJECT ADDRESS
1 Karrabee Avenue
Huntleys Cove

CLIENT
Neville Ayrouth

TITLE
Elevation - South & East

SCALE As Shown DRAWN EF / LT CHECKED BY RO

PROJECT NO. 2104 DATE 9/10/25 STAGE DA

DWG NO. A-300 REVISION C





1
Elevation - North
Scale: 1:200



2
Elevation - West
Scale: 1:200

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A	13/5/25	Development Application
B	13/08/25	Council RFI
C	9/10/25	Council RFI

PROJECT
Karrabee Apartments

PROJECT ADDRESS
1 Karrabee Avenue
Huntleys Cove

CLIENT
Neville Ayrouth

TITLE
Elevation - North & West

SCALE
As Shown

DRAWN
EF / LT

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RO

PROJECT NO.
2104

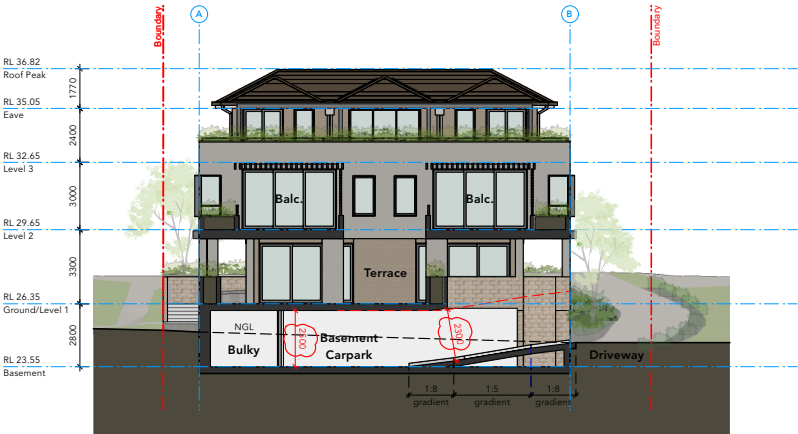
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9/10/25

STAGE
DA

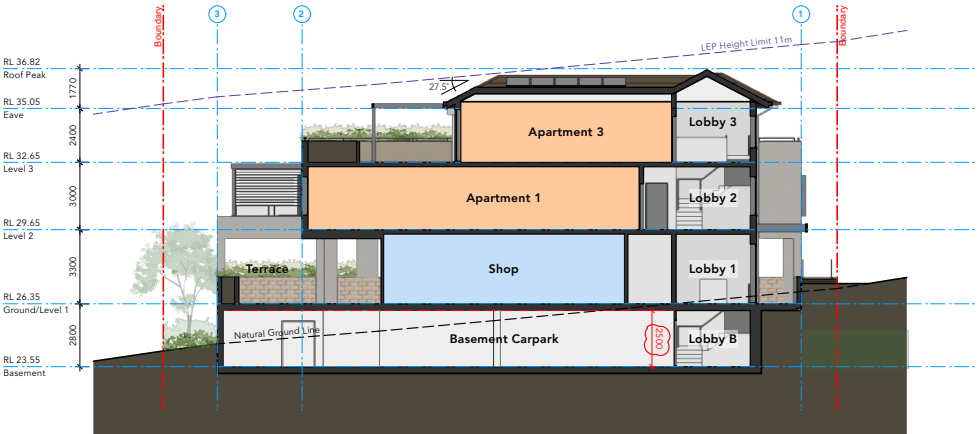
DWG NO.
A-301

REVISION
C





Section - A
Scale: 1:200



Section - B
Scale: 1:200

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C	9/10/25	Council RFI

PROJECT
Karrabee Apartments

PROJECT ADDRESS
1 Karrabee Avenue
Huntleys Cove

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TITLE
Sections - A & B

SCALE
As Shown

PROJECT NO.
2104

DWG NO.
A-400

DRAWN
EF / LT

DATE
9/10/25

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RO

STAGE
DA

REVISION
C





C



1 Perspective - North East
Scale: Not to Scale



2 Perspective - North West
Scale: Not to Scale

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NOTES

REV	DATE	DESCRIPTION
A	13/5/25	Development Application
B	13/8/25	Council RFI
C	9/10/25	Council RFI

PROJECT
Karrabee Apartments

PROJECT ADDRESS
1 Karrabee Avenue
Huntleys Cove

CLIENT
Neville Ayrouth



TITLE		
Perspectives - 1		
SCALE	DRAWN	CHECKED BY
As Shown	EF / LT	RO
PROJECT NO.	DATE	STAGE
2104	9/10/25	DA
DWG NO.	REVISION	

A-501

C



3 Perspective - South West
Scale: Not to Scale



4 Perspective - South East
Scale: Not to Scale

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REV	DATE	DESCRIPTION
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C	9/10/25	Council RFI

PROJECT
Karrabee Apartments

PROJECT ADDRESS
1 Karrabee Avenue
Huntleys Cove

CLIENT
Neville Ayrouth

TITLE Perspectives - 2					
SCALE	DRAWN	CHECKED BY			
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PROJECT NO.	DATE	STAGE			
2104	9/10/25	DA			
DWG NO.	REVISION				
A-502	C				

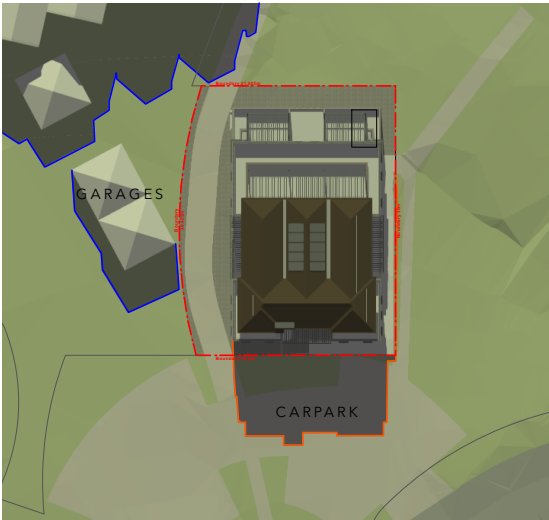
Item 3.2

Attachment 2

Page 66



9am Shadows - Winter Solstice
1:500 @ A3



12pm Shadows - Winter Solstice
1:500 @ A3



3pm Shadows - Winter Solstice
1:500 @ A3

Legend

Subject Site Boundary

Existing Shadow

Proposed Development's Shadow

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REV	DATE	DESCRIPTION
A	13/5/25	Development Application

PROJECT

Karrabee Apartments

PROJECT ADDRESS

1 Karrabee Avenue
Huntleys Cove

CLIENT

Neville Ayrouth

TITLE

Shadow Diagrams

SCALE	DRAWN	CHECKED BY
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PROJECT NO.	DATE	STAGE
2104	13/5/25	DA
DWG NO.	REVISION	
A-600	A	

Item 3.2

Attachment 2

Page 67



1. Roof
Monier - HORIZON range
Colour - ANISEED



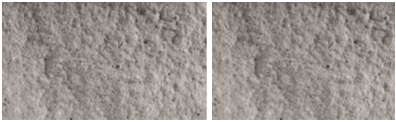
2. Metal framing/Windows
Powder coat
Dulux Colour - WOODLAND GREY



3. Painted Render
Dulux Colour - TUFT



4. Face Brick
PGH - SMOOTH range
Colour - MINERAL



5. Split Face Concrete Block
AUSTRAL - Architec Split Face
Colour - Pearl Grey

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NOTES

REV	DATE	DESCRIPTION
A	13/5/25	Development Application
B	9/10/25	Council RF1

PROJECT
Karrabee Apartments

PROJECT ADDRESS
1 Karrabee Avenue
Huntleys Cove

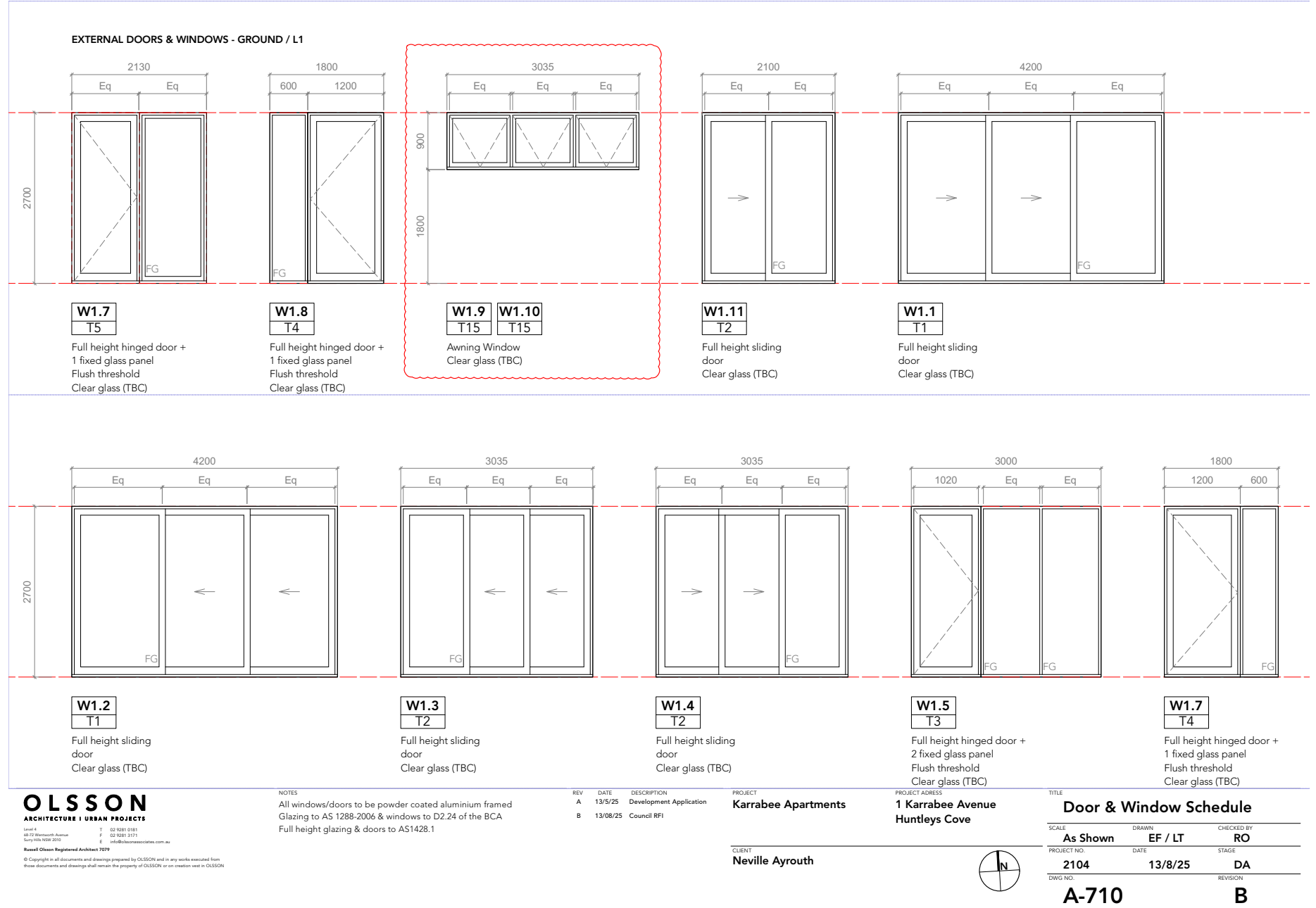
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Neville Ayrouth

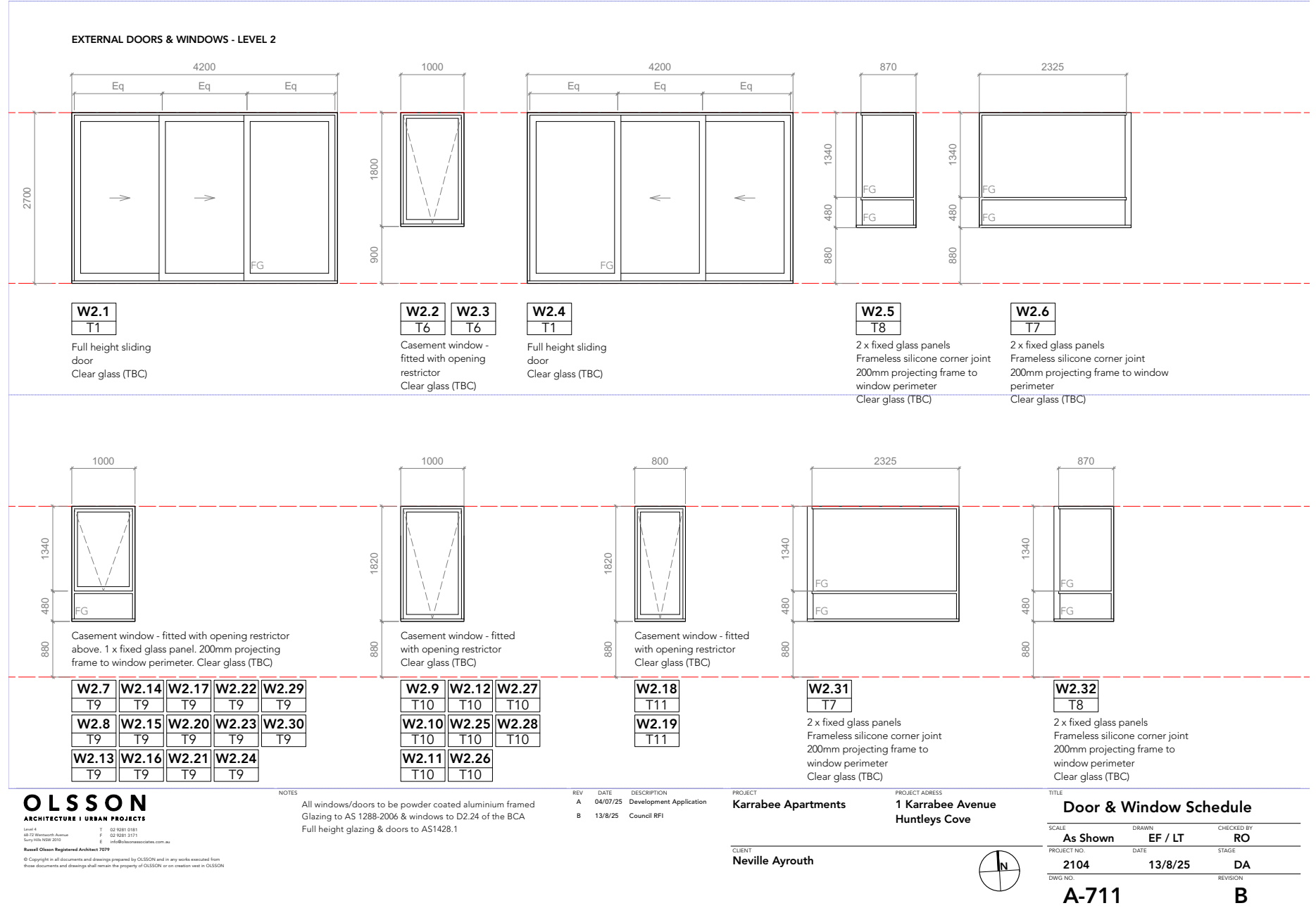
TITLE
Finishes & Materials Schedule

SCALE	DRAWN	CHECKED BY
As Shown	EF / LT	RO
PROJECT NO.	DATE	STAGE
2104	9/10/25	DA
DWG NO.	REVISION	

A-700

B





1000

1340

480

880

→

1000

1820

880

→

800

1820

880

→

2325

1340

480

880

FG

FG

870

1340

480

880

FG

FG

W2.7

T9

Casement window - fitted with opening restrictor above. 1 x fixed glass panel. 200mm projecting frame to window perimeter. Clear glass (TBC)

W2.14

T9

W2.17

T9

W2.22

T9

W2.29

T9

W2.9

T10

Casement window - fitted with opening restrictor

Clear glass (TBC)

W2.12

T10

W2.27

T10

W2.18

T11

Casement window - fitted with opening restrictor

Clear glass (TBC)

W2.19

T11

W2.31

T7

2 x fixed glass panels

Frameless silicone corner joint

200mm projecting frame to window perimeter

Clear glass (TBC)

W2.32

T8

2 x fixed glass panels

Frameless silicone corner joint

200mm projecting frame to window perimeter

Clear glass (TBC)

W2.8

T9

W2.15

T9

W2.20

T9

W2.23

T9

W2.30

T9

W2.10

T10

W2.25

T10

W2.28

T10

W2.11

T10

W2.26

T10

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NOTES

All windows/doors to be powder coated aluminium framed
Glazing to AS 1288-2006 & windows to D2.24 of the BCA
Full height glazing & doors to AS1428.1

REV

A

DATE

04/07/25

DESCRIPTION

Development Application

B

13/8/25

Council RFI

PROJECT

Karrabee Apartments

CLIENT

Neville Ayrouth

PROJECT ADDRESS

1 Karrabee Avenue
Huntleys Cove

TITLE

Door & Window Schedule

SCALE

As Shown

DRAWN

EF / LT

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PROJECT NO.

2104

DATE

13/8/25

STAGE

DA

DWG NO.

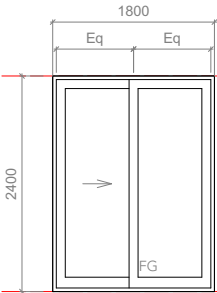
A-711

REVISION

B

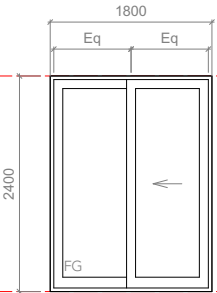
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EXTERNAL DOORS & WINDOWS - LEVEL 3



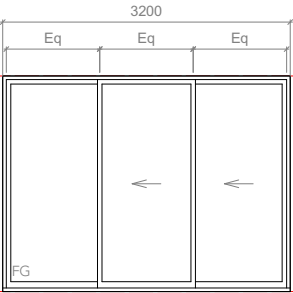
W3.01
T12

Full height sliding door
Clear glass (TBC)



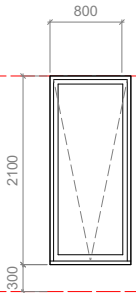
W3.05
T12

Full height sliding door
Clear glass (TBC)



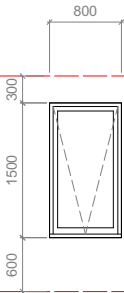
W3.03
T14

Full height sliding door
Clear glass (TBC)



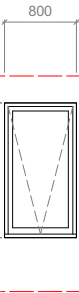
W3.02
T13

Casement window - fitted with opening restrictor
Clear glass (TBC)



W3.04
T13

Casement window - fitted with opening restrictor
Clear glass (TBC)



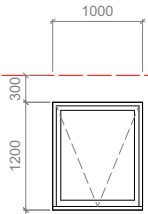
W3.12
T11

Casement window - fitted with opening restrictor
Clear glass (TBC)



W3.13
T11

Casement window - fitted with opening restrictor
Clear glass (TBC)



W3.06
T13

Casement window - fitted with opening restrictor
Clear glass (TBC) unless noted otherwise

W3.07
T13

W3.08
T13

W3.09
T13

W3.10
T13

W3.11
T13

W3.12
T13

W3.13
T13

W3.14
T13

W3.15
T13

W3.16
T13

W3.17
T13

W3.18
T13

W3.19
T13

W3.20
T13

3.08
OBSCURE

OLSSON
ARCHITECTURE | URBAN PROJECTS

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NOTES

All windows/doors to be powder coated aluminium framed
Glazing to AS 1288-2006 & windows to D2.24 of the BCA
Full height glazing & doors to AS1428.1

REV	DATE	DESCRIPTION
A	04/07/25	Development Application
B	13/8/25	Council RFI

PROJECT
Karrabee Apartments

CLIENT
Neville Ayrouth

PROJECT ADDRESS
1 Karrabee Avenue
Huntleys Cove

TITLE
Door & Window Schedule

SCALE	DRAWN	CHECKED BY
As Shown	EF / LT	RO
PROJECT NO.	DATE	STAGE
2104	13/8/25	DA
DWG NO.	REVISION	
A-712	B	



NatHERS Specs Summary:

- **Floor slabs:**
- Concrete. R1.0 floor insulation to unit areas over outside air.
- **Exterior walls:**
- Cavity brick with "Kingspan Kooltherm K8 25mm" (R1.1), or similar in brick or plasterboard cavity.
- Total wall system reaching a total R-value (R2.1).
- External walls modelled with colour finishes as per stamped plans.
- **Glazing:**
- Al. Double glazed:
 - Modelled to all glazing.
 - Type A (U-Value: 4.80, SHGC: 0.51).
 - Type B (U-Value: 4.80, SHGC: 0.59).

U-Value & SHGC are combined glass and frame figures.

* Frame and glass types are a guide only.

* U-Values specified are a minimum (lower is better).

* SHGC to be within +/- 5%.

- **Ceiling/Roof:**
- **U1 & U2:** R2.0 ceiling insulation to concrete roof/terrace/balcony above.
 - **U1 & U2:** 1 x 1400mm ceiling fan to be installed in kitchen/living areas.
 - **U3: R3.0** ceiling insulation to tiled roof (with foil under) modelled as unventilated.
 - Roof modelled with default medium colour finishes.
 - Modelled with sealed: LED downlights & wet area exhaust fans.

Please refer to NatHERS individual certificates for further details.

Schedule of Basix Commitments:

1. Commitments for Residential flat buildings - Building1

(a) Buildings

i) Materials

(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.

- Floor type:**
- suspended floor above open subfloor, frame: suspended concrete slab
- Insulation** - foil-foam composite board

- Ceiling & Roof type:**
- framed - terracotta tiles, frame: timber - H2 treated softwood
- Roof Insulation** - foil/sarking
- Ceiling Insulation** - fibreglass batts or roll

(b) Dwellings

i) Water

(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).

(e) The applicant must not install a private swimming pool or spa for the dwelling.

(g) The pool or spa must be located in this project.

(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.

Fixtures

- All showerheads - 4 star (>4.5 but <= 6L/min)
- All toilet flushing systems - 4 star
- All kitchen taps - 3 star
- All bathroom taps - 3 star
- Clothes washer & dishwashers - not specified

Alternative Water Source

Alternative water supply system - Central water tank (1) - Landscape & toilet connection(s)

ii) Energy

(b) The applicant must install each hot water system specified for the dwelling below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.

(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.

Hot water - 5 star gas instantaneous

Bathroom, Kitchen & Laundry ventilation system - individual fan, ducted to facade. Manual switch on/off

Cooling & Heating - 1 phase airconditioning - ducted / EER 3.0-3.5

Appliances & other efficiency measures

Kitchen cooktop/oven - electric cooktop & electric oven

iii) Thermal Performance

(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires toX be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.

(g) Where there is an in-slab heating or cooling system, the applicant must:

- (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
- (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.

(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.

(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.

(c) Common areas and central systems/facilities

i) Water

(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified below. In each case, the system must be sized, be configured, and be connected, as specified.

(c) No swimming pool or spa is included in this project.

Central System

Configuration - 1 central water tank - rainwater or stormwater to collect run-off from at least 100square metres of roof area in the development

Connection to allow for irrigation of 110 square metres of common landscaped area on the site

ii) Energy

(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

b) Common areas and central systems facilities

i) Water

There are no common facilities

ii) Energy

(c) The applicant must install the systems and fixtures specified in the "Central energy systems" below.

In each case, the system or fixture must be of the type, and meet the specifications, listed below.

Central Energy System - Alternative energy supply - Photovoltaic system - rated electrical output (min):4.5 peak kW

Common area ventilation system			Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Undercover car park area (No. 1)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	no
Shop Garbage Room	ventilation (supply + exhaust)	-	light-emitting diode	motion sensors	no
Resi Garbage Room	ventilation (supply + exhaust)	-	light-emitting diode	motion sensors	no
Resi lobbies	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	no
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	no
Central energy systems		Type	Specification		
Lift bank (No. 1)		gearless traction with V V V F motor	Number of levels (including basement): 2 number of levels from the bottom of the lift shaft to the top of the lift shaft: 4 lift load capacity: <1001 kg		

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NOTES

REV A DATE 13/5/25 DESCRIPTION Development Application

PROJECT Karrabee Apartments

PROJECT ADDRESS
1 Karrabee Avenue
Huntleys Cove

TITLE
BASIX & Section J

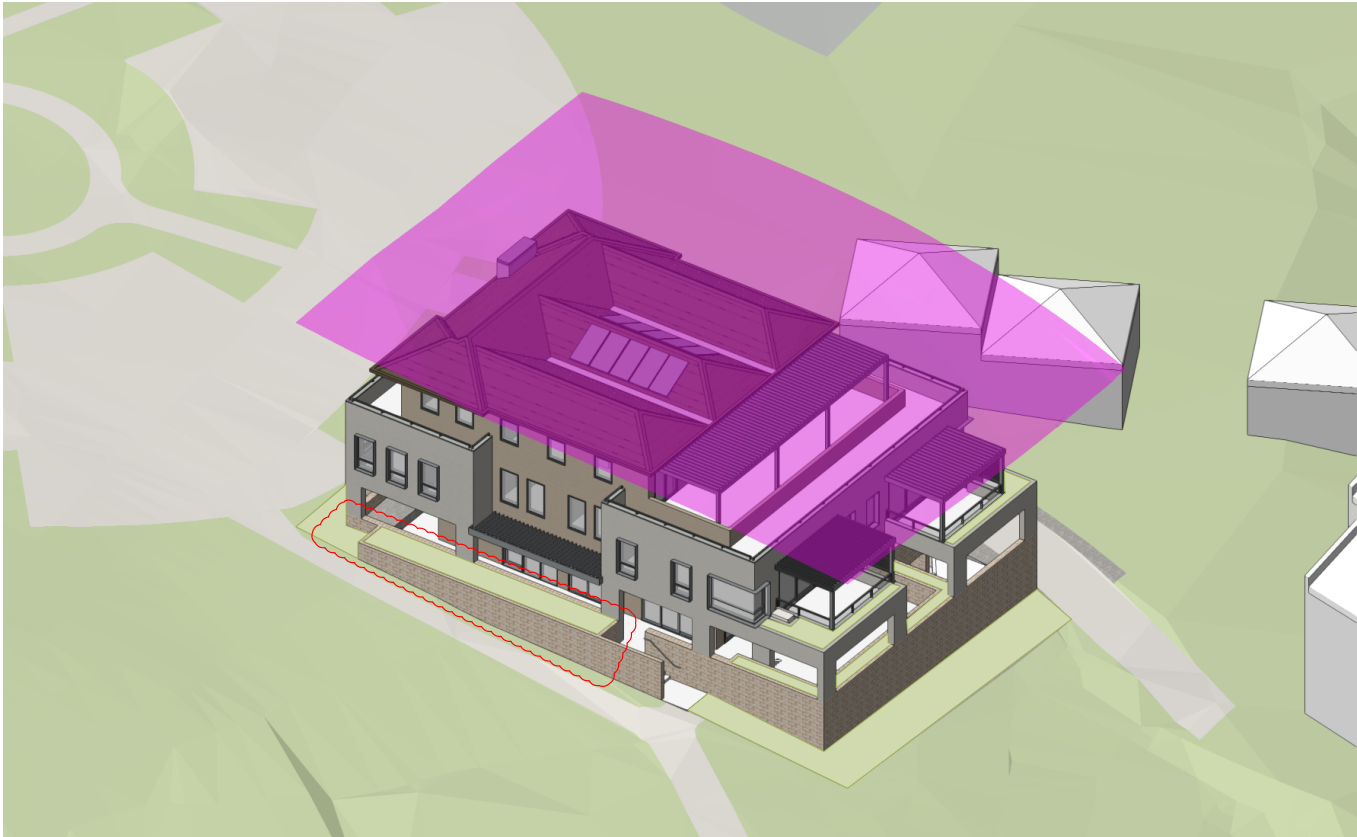
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PROJECT NO. 2104 DATE 13/5/25 STAGE DA

DWG NO. A-720 REVISION A

CLIENT
Neville Ayrouth





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NOTES

 LEP Height Limit

REV	DATE	DESCRIPTION
A	13/5/25	Development Application
B	13/8/25	Council RFI
C	9/10/25	Council RFI

PROJECT
Karrabee Apartments

PROJECT ADDRESS
1 Karrabee Avenue
Huntleys Cove

CLIENT
Neville Ayrouth

TITLE
Height Plan

SCALE	DRAWN	CHECKED BY
As Shown	EF / LT	RO
PROJECT NO.	DATE	STAGE
2104	9/10/25	DA
DWG NO.	REVISION	

A-800

C



PROJECT

1 KARRABEE AVENUE, HUNTLEYS COVE

LANDSCAPE ARCHITECTURAL DRAWING LIST

DWG NO.	SHEET NAME	SCALE	ISSUE	REV. DATE
LS00	LANDSCAPE COVER PAGE (THIS PAGE)	NTS@A3	D	07.10.25
LS01	LANDSCAPE SITE PLAN	1:200@A3	D	07.10.25
LS02	LANDSCAPE GROUND FLOOR	1:200@A3	D	07.10.25
LS02.1	LANDSCAPE LEVELS 1 + 2	1:200@A3	D	07.10.25
LS03	LANDSCAPE MOOD BOARD	NTS@A3	D	07.10.25
LS04	LANDSCAPE PLANT SPECIES	NTS@A3	D	07.10.25
LS05	LANDSCAPE NOTES	NTS@A3	D	07.10.25
LS06	LANDSCAPE TYPICAL DETAILS	AS SHOWN@A3	D	07.10.25

MWLA

PROJECT NUMBER

2506

CLIENT

NEVILLE AYROUTH

ISSUE

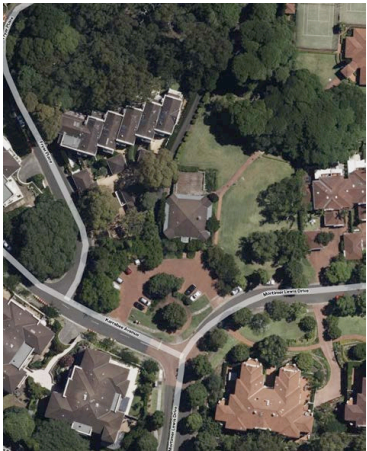
RESPONSE TO COUNCIL

DATE

07.10.25

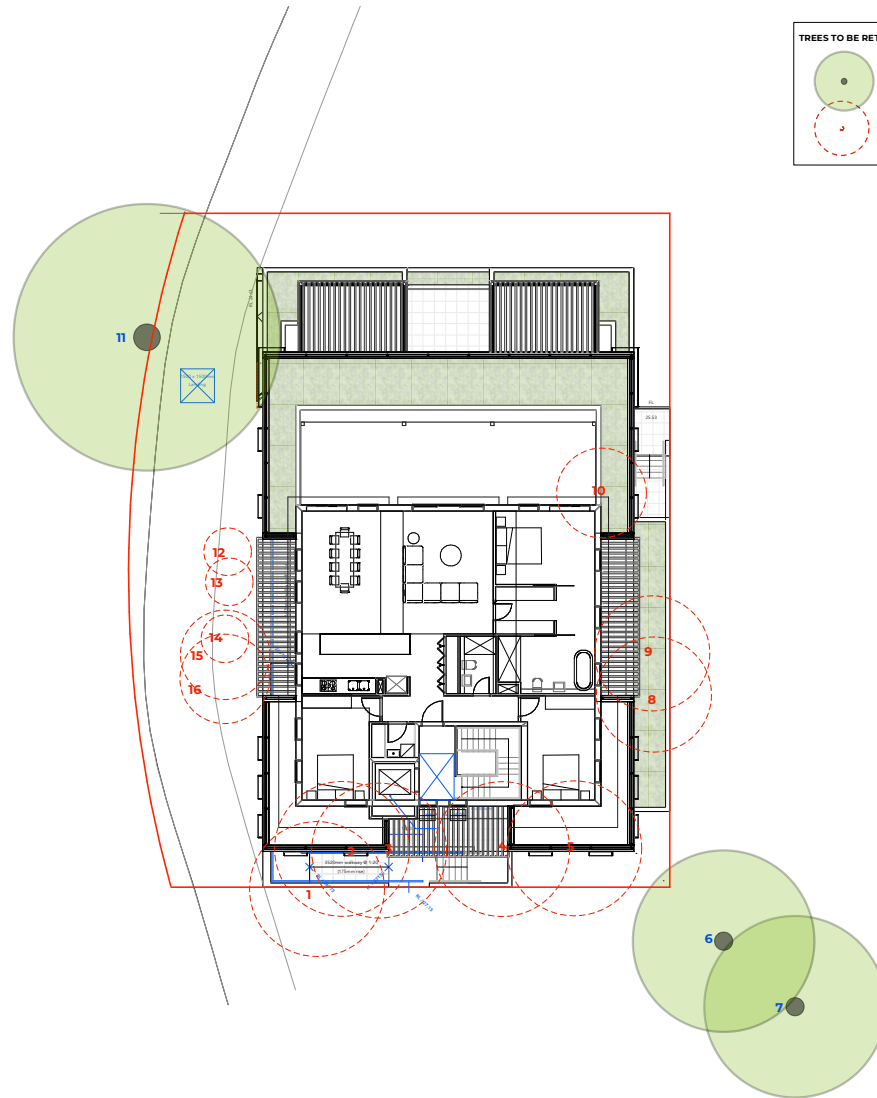
NOMINATED LANDSCAPE ARCHITECT

MELISSA WILSON



MELISSA WILSON LANDSCAPE ARCHITECTS

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TREE PROTECTION

TREE PROTECTION
Trees nominated to be retained are to be protected throughout the duration of the demolition and construction periods. All tree protection measures and enclosures are to be constructed in accordance with the guidelines of the Arboricultural Impact Assessment.

If damage does occur to a tree, the project Arborist is to attend prior to repairing damage and during repair work. If a tree is damaged and repair work is considered impractical, or is attempted and fails, give notice and obtain instructions.

REFER TO ARBORICULTURAL IMPACT ASSESSMENT REPORT
PREPARED FOR 1 KARRABEE AVENUE BY Urban Arbor Pty Ltd
Reference: 250207_1 Karrabee_AIA
Date Prepared: 7 February 2025

Sl. No.	Species	Maximum Value of TPO (Mean and SD)	Maximum Value of TPO (Mean and SD)	Maximum Concentration (mg/L)	Discussion/Conclusion	
1	<i>Aeromonas</i> faecalis	2.4	1.81	1.0	The proposed building layout will encroach into the TPO by 10% and will not be within the 100% TPO boundary. The proposed TPO encroachment will not be significant in any way.	Passive
2	<i>Microthrix</i> oblongus	2.0	1.31	1.7	Failpassive The proposed building layout will encroach into the TPO by 10% and will not be within the 100% TPO boundary. The proposed TPO encroachment will not be significant in any way.	Passive
3	<i>Microthrix</i> oblongus	2.3	2.08	1.9	Failpassive The proposed building layout will encroach into the TPO by 10% and will not be within the 100% TPO boundary. The proposed TPO encroachment will not be significant in any way.	Passive
4	<i>Microthrix</i> oblongus	2.6	2.18	2.0	Failpassive The proposed building layout will encroach into the TPO by 10% and will not be within the 100% TPO boundary. The proposed TPO encroachment will not be significant in any way.	Passive
5	<i>Microthrix</i> oblongus	2.6	2.18	1.3	Failpassive Based on the estimated volume of the flow, the leak of the proposed building layout will encroach into the TPO by 10% and will not be within the 100% TPO boundary. The proposed TPO encroachment will not be significant in any way.	Passive
6	<i>Campylobacter</i> coli	4.0	3.68	2.1	None There is no proposed TPO encroachment.	Passive and protection provision
7	<i>Campylobacter</i> coli	4.0	6.62	2.2	None There is no proposed TPO encroachment.	Passive and protection provision
8	<i>Microthrix</i> oblongus	2.8	2.42	2.8	Failpassive The proposed building layout will encroach into the TPO by 10% and will not be within the 100% TPO boundary. The proposed TPO encroachment will not be significant in any way.	Passive
9	<i>Microthrix</i> oblongus	2.6	2.18	2.0	Failpassive The proposed building layout will encroach into the TPO by 10% and will not be within the 100% TPO boundary. The proposed TPO encroachment will not be significant in any way.	Passive
10	<i>Leptospira</i> icterohaemolytic	2.3	1.62	2.3	Failpassive The proposed building layout will encroach into the TPO by 10% and will not be within the 100% TPO boundary. The proposed TPO encroachment will not be significant in any way.	Passive
11	<i>Anguilla</i> cheloid	4.0	6.13	2.8	Minor Based on the estimated volume of the flow, the proposed building layout will encroach into the TPO by 10% and will not be within the 100% TPO boundary. The proposed TPO encroachment will not be significant in any way.	Intense and protection provision
12	<i>Microthrix</i> oblongus	2.0	1.26	1.6	Failpassive The proposed building layout will encroach into the TPO by 10% and will not be within the 100% TPO boundary. The proposed TPO encroachment will not be significant in any way.	Passive
13	<i>Microthrix</i> oblongus	2.0	1.26	1.5	Failpassive Based on the estimated volume of the flow, the proposed building layout will encroach into the TPO by 10% and will not be within the 100% TPO boundary. The proposed TPO encroachment will not be significant in any way.	Passive
14	<i>Microthrix</i> oblongus	2.0	1.20	1.5	Failpassive The proposed building layout will encroach into the TPO by 10% and will not be within the 100% TPO boundary. The proposed TPO encroachment will not be significant in any way.	Passive
15	<i>Microthrix</i> oblongus	2.0	1.26	1.8	Failpassive The proposed building layout will encroach into the TPO by 10% and will not be within the 100% TPO boundary. The proposed TPO encroachment will not be significant in any way.	Passive
16	<i>Microthrix</i> oblongus	2.0	1.66	1.8	Failpassive Based on the estimated volume of the flow, the proposed building layout will encroach into the TPO by 10% and will not be within the 100% TPO boundary. The proposed TPO encroachment will not be significant in any way.	Passive



ISSUE	AMENDMENT
A	CONCEPT
B	FOR DA
C	UPD FOR DA
D	RESPONSE TO COUNCIL

DATE	SCALE: 1:200@A3
02.04.25	
08.04.25	DRAWN: MW JD
22.04.25	
07.10.25	CLIENT: NEVILLE AYROUTH
	PROJECT NUMBER: 2506

DRAWING TITLE

LANDSCAPE | SITE PLAN

PROJECT

1 KARRABEE AVENUE, HUNTELYS COVE

DWG NO.
LS01
ISSUE
D

NOTES
REFER TO DETAIL SURVEY
FOR SITE IDENTIFICATION,
BOUNDARY INFORMATION &
LEVELS.
ALL LEVELS AND
DIMENSIONS TO BE
CONFIRMED ON SITE. IF ANY
DISCREPANCIES OCCUR
PLEASE NOTIFY THE
LANDSCAPE ARCHITECT



NOT FOR
CONSTRUCTION

INDICATIVE PLANT SCHEDULE					
SPECIES	COMMON NAME	MATURE SIZE	QTY	POT SIZE	NATIVE
TREE OPTIONS					
<i>Banksia integrifolia</i>	Coastal Banksia	8m	3	75L	YES
<i>Livistona australis</i>	Cabbage Tree Palm	10-15m	8	3-5m trunk	YES
<i>Tristaniopsis 'Luscious'</i>	Luscious	6-8m	6	45L	YES
LARGE SHRUBS					
<i>Cyathea cooperi</i>	Tree Fern	2-3m	1	75L	YES
SHRUBS / GRASSES					
<i>Agave 'Blue Flame'</i>	Agave	0.4m	10	5L	
<i>Aloe 'Bush Baby Yellow'</i>	Bush Baby Yellow	0.4m	10	5L	
<i>Alpinia caerulea 'Redback'</i>	Native Ginger	1-2m	23	5L	YES
<i>Banksia 'Birthday Candles'</i>	Birthday Candles	0.5m	5	5L	YES
<i>Blechnum cartilagineum</i>	Water Fern	0.8m	25	5L	YES
<i>Dianella caerulea</i>	Blue Flax Lily	0.4m	70	150mm pot	YES
<i>Dianella 'Cassa Blue'</i>	Cassa Blue	0.4m	42	5L	YES
<i>Doodia aspera</i>	Rasp Fern	0.3m	25	150mm pot	YES
<i>Doryanthes excelsa</i>	Cymelia Lily	1.2m	6	45L	YES
<i>Grevillea buxifolia</i>	Grey Spider Flower	0.6m	11	5L	YES
<i>Libertia paniculata</i>	Native Flag	0.4m	75	150mm pot	YES
<i>Lomandra 'Lime Tuff'</i>	Lime Tuff	0.6m	61	150mm pot	YES
<i>Philotheca myoporoides</i>	Profusion	0.8m	35	5L	YES
<i>Phlebodium aureum</i>	Blue Star Fern	0.5m	30	200mm pot	
<i>Pittosporum 'Miss Muffet'</i>	Miss Muffet	0.7m	21	5L	YES
<i>Senecio serpens</i>	Blue Chalksticks	0.4m	10	5L	YES
<i>Westringia 'Blue Gem'</i>	Blue Gem	0.7m	24	5L	YES
<i>Zephyranthes excelsa</i>	Zephyry Lily	0.45m	13	5L	
GROUND COVERS					
<i>Chryscephalum apiculatum</i>	Yellow Buttons	-	19	5L	YES
<i>Goodenia ovata</i>	Hop Goodenia	-	18	150mm pot	YES
<i>Hardenbergia violacea</i>	Native Sappanilla	-	14	5L	YES
<i>Myoporum parvifolium</i>	Creeping boobialla	-	22	5L	YES



TREE OPTIONS

- Banksia integrifolia*
- Livistona australis*
- Tristaniopsis 'Luscious'*

LARGE SHRUBS

- Cyathea cooperi*

SHRUBS AND GRASSES

- Agave 'Blue Flame'*
- Aloe 'Bush Baby Yellow'*
- Alpinia caerulea 'Redback'*
- Austromyrtus tenuifolia*
- Banksia 'Birthday Candles'*
- Blechnum cartilagineum*
- Dianella caerulea*
- Dianella 'Cassa Blue'*
- Doodia aspera*
- Doryanthes excelsa*
- Grevillea buxifolia*
- Libertia paniculata*
- Lomandra glauca*
- Lomandra 'Lime Tuff'*
- Philotheca 'Profusion'*
- Phlebodium aureum*
- Pittosporum 'Miss Muffet'*
- Senecio 'Blue Chalksticks'*
- Westringia 'Blue Gem'*
- Zephyranthes excelsa*

GROUNDCOVERS + SPILLOVER

- Chryscephalum apiculatum*
- Goodenia ovata*
- Hardenbergia violacea*
- Myoporum parvifolium*

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NOMINATED LANDSCAPE ARCHITECT | MELISSA WILSON

ISSUE	AMENDMENT	DATE	SCALE: 1:200@A3
A	CONCEPT	02.04.25	DRAWN: MW JD
B	FOR DA	08.04.25	CLIENT: NEVILLE AYROUTH
C	UPD FOR DA	22.04.25	PROJECT NUMBER: 2506
D	RESPONSE TO COUNCIL	07.10.25	

DRAWING TITLE

LANDSCAPE | GROUND FLOOR + LEVEL 1

PROJECT

1 KARRABEE AVENUE, HUNTELY'S COVE

DWG NO.

LS02

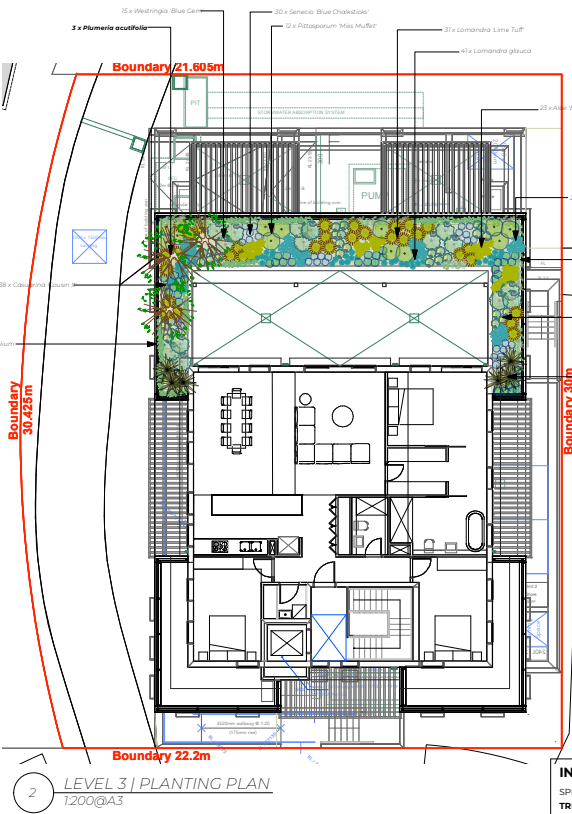
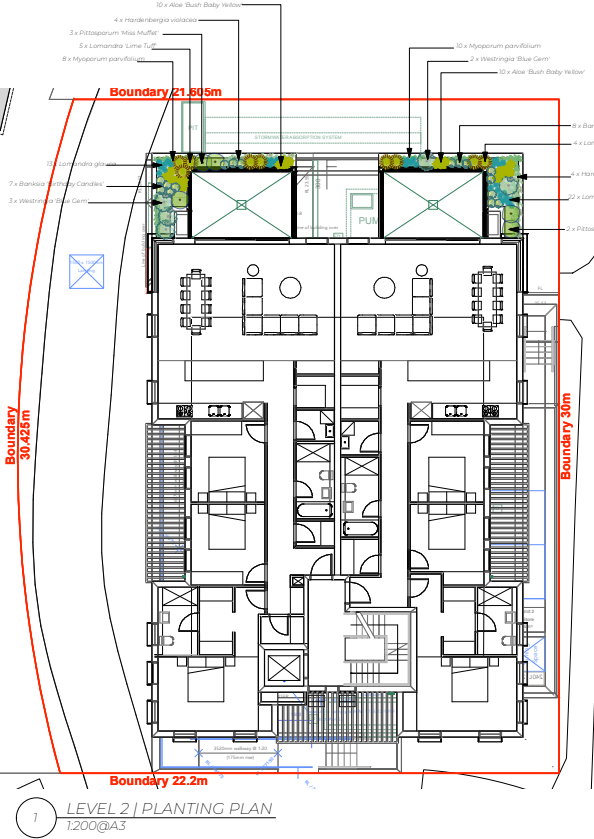
ISSUE

D

NOTES
REFER TO DETAIL SURVEY
FOR SITE IDENTIFICATION,
BOUNDARY INFORMATION &
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PLEASE NOTIFY THE
LANDSCAPE ARCHITECT



NOT FOR
CONSTRUCTION



TREES

Plumeria acutifolia

SHRUBS AND GRASSES

Aloe 'Bush Baby Yellow'

Agave 'Blue Flame'

Banksia 'Birthday Candles'

Lomandra glauca

Lomandra 'Lime Tuff'

Pittosporum 'Miss Muffet'

Senecio 'Blue Chalksticks'

Westringia 'Blue Gem'

GROUNDCOVERS + SPILLOVER

Casuarina 'Cousin It'

Myoporum parvifolium

Hardenbergia violacea

INDICATIVE PLANT SCHEDULE LEVELS 2 + 3					
SPECIES	COMMON NAME	MATURE SIZE	QTY	POT SIZE	NATIVE
TREE OPTIONS					
<i>Plumeria acutifolia</i>	Frangipani	2-3m	3	5L	
SHRUBS GRASSES					
<i>Aloe 'Bush Baby Yellow'</i>	Bush Baby Yellow	0.4m	43	5L	
<i>Agave 'Blue Flame'</i>	Agave	0.4m	21	5L	
<i>Banksia 'Birthday Candles'</i>	Birthday Candles	0.5m	44	5L	YES
<i>Doryanthes excelsa</i>	Cymea Lily	1.2m	6	45L	YES
<i>Lomandra glauca</i>	Aussie Blue Grass	0.3m	76	150mm pot	YES
<i>Lomandra 'Lime Tuff'</i>	Lime Tuff	0.6m	40	5L	YES
<i>Pittosporum 'Miss Muffet'</i>	Miss Muffet	0.7m	17	5L	YES
<i>Senecio serpens</i>	Blue Chalksticks	0.4m	30	5L	
<i>Westringia 'Blue Gem'</i>	Blue Gem	0.7m	20	5L	YES
GROUND COVERS SPILLOVER					
<i>Casuarina 'Cousin It'</i>	Cousin It	0.3m	38	5L	YES
<i>Hardenbergia violacea</i>	Native Sasparilla	-	32	5L	YES
<i>Myoporum parvifolium</i>	Creeping boobialla	-	54	5L	YES

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NOMINATED LANDSCAPE ARCHITECT | MELISSA WILSON

ISSUE	AMENDMENT
A	CONCEPT
B	FOR DA
C	UPD FOR DA
D	RESPONSE TO COUNCIL

DATE	SCALE: 1:200@A3
02.04.25	DRAWN: MW JD
08.04.25	
22.04.25	CLIENT: NEVILLE AYROUTH
07.10.25	PROJECT NUMBER: 2506

DRAWING TITLE
LANDSCAPE LEVEL 2 + 3
PROJECT
1 KARRABEE AVENUE, HUNTELYS COVE

DWG NO.

LS02.1

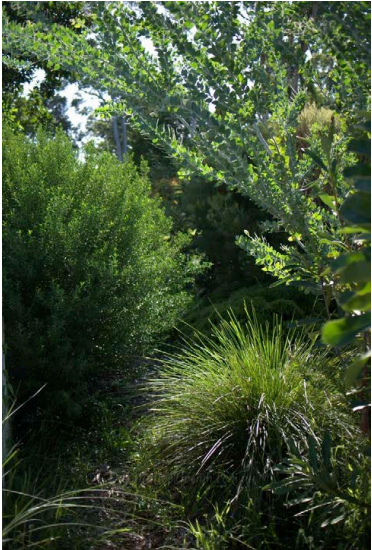
ISSUE

D

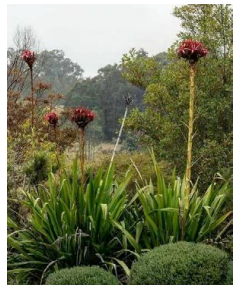
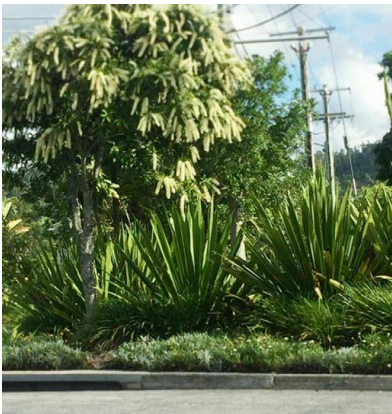
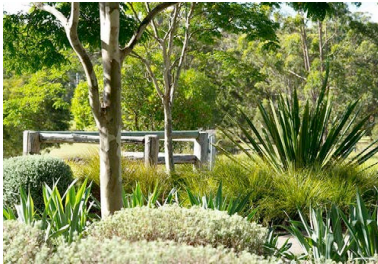
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PLEASE NOTIFY THE
LANDSCAPE ARCHITECT



NOT FOR
CONSTRUCTION



GROUND FLOOR



UPPER LEVELS



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ISSUE	AMENDMENT
A	CONCEPT
B	FOR DA
C	UPD FOR DA
D	RESPONSE TO COUNCIL

DATE
02.04.25
08.04.25
22.04.25
07.10.25

SCALE: 1:200@A3
DRAWN: MW | JD
CLIENT: NEVILLE AYROUTH
PROJECT NUMBER: 2506

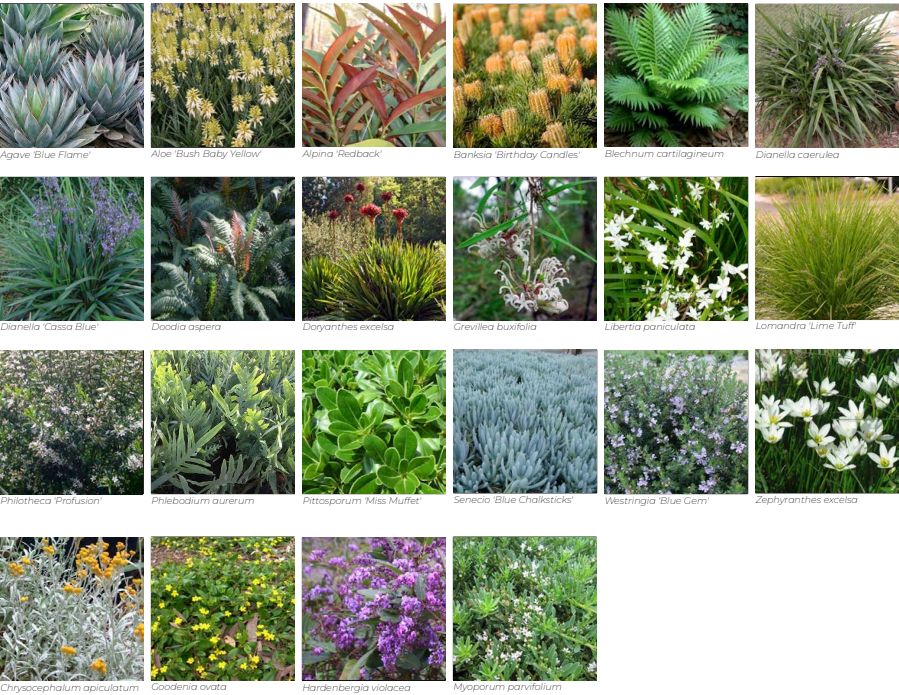
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LANDSCAPE | MOOD BOARD
PROJECT
1 KARRABEE AVENUE, HUNTELYS COVE

DWG NO.
LS03
ISSUE
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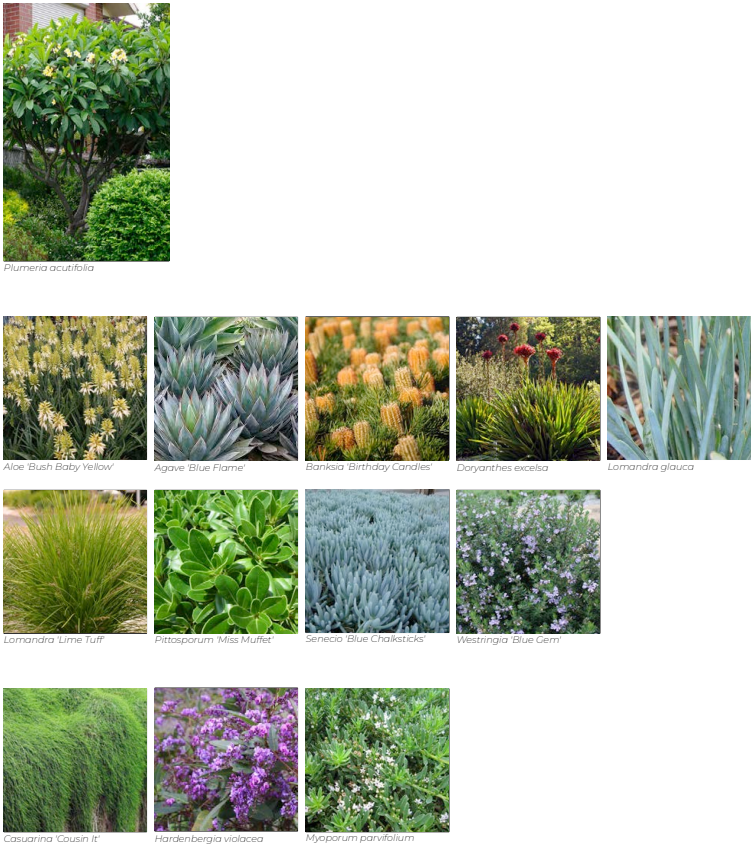
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ISSUE	AMENDMENT
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DATE	SCALE: 1:150@A3
02.04.25	DRAWN: MW
08.04.25	CLIENT: NEVILLE AYROUTH
22.04.25	PROJECT NUMBER: 2506
07.10.25	

DRAWING TITLE
LANDSCAPE PLANT SPECIES
PROJECT
1 KARRABEE AVENUE, HUNTELYS COVE

DWG NO.

LS04

ISSUE

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LANDSCAPE NOTES

ON SLAB PLANTER DRAINAGE

Location
Note that all waterproofing of slabs and location of drainage outlets is to the project engineers specification.

DRAINAGE CELL:

350mm x 350mm x 30mm drainage cell as supplied by Atlantis Water Management or approved equal. Lay according to manufacturer's instructions. Drainage cell to be fully wrapped in geotextile fabric as specified.

GEOTEXTILE FABRIC:

Geotextile as recommended appropriate by Atlantis Water Management or similar and approved. Wrapped and taped to manufacturer's instructions.
Sources/ contacts:
Atlantis Water Management
Phone: 9419 6000

SAND BLINDING LAYER:

Coarse washed river sand laid to a depth of 50mm as detailed.

MEMBRANE PROTECTION BOARD

Provide 5mm FC sheeting or similar and approved securely affixed to all vertical faces of the membrane in a manner that will not damage the integrity of the membrane. Note hold point requirements.

TOPSOIL

Source | Type:
Imported topsoil type A: Light weight planter box mix, Benedict's SmartMix No. 4. Product code RN133. As supplied by Benedict Sand and gravel or approved equivalent.
Imported topsoil type B: Light weight subsoil mix, Benedict's SmartMix No. 5. Product code BO133. As supplied by Benedict Sand and Gravel or approved equivalent.

PLANTING BEDS ON SLAB

Clean out any loose cement and other material likely to be harmful to plant growth. Install Drainage cell as specified and to manufacturers instructions. Seal edge of geotextile fabric to planter box wall. Provide membrane protection board to sides of planter and secure with liquid nails or similar method that will not damage the waterproof membrane. Note hold point requirement. Provide sand blinding layer as specified in clause 3.3. Install topsoil in 150mm layers and consolidate as specified below.

TOPSOIL CONSOLIDATION

Compact lightly and uniformly in 150mm layers. Compact topsoil mix with a single pass of a 50 kg hand drawn tennis court roller or similar means to a compacted depth of 150mm. Lightly water with a fine mist spray each layer, prior to installing the following layer. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

Finished to 30mm above design levels to allow for consolidation.
Smooth and free from stones or lumps of soil.
Graded to drain freely, without ponding, to catchment points.
Graded evenly into adjoining ground surfaces.
Ready for planting.

SETTLEMENT PERIOD

Allow the topsoil in planter boxes to settle for one week prior to planting. Top up any settlement as required to meet design levels.

Topsoil depth

Typically spread topsoil to the depths as indicated on drawings

Surplus topsoil

General: Spread surplus topsoil on designated areas on site, if any; otherwise, dispose off site.

PLANTING BEDS ON GRADE

SUBSOIL
Excavate to bring the subsoil to a minimum of 300mm below finished design levels, to allow for infilling with topsoil mix. Break up the soil to a further depth of 100mm.
Remove all building rubble, waste oil, cement and other material harmful to plant growth from planting beds prior to placement of topsoil.
Cultivate to a minimum depth of 100 mm over areas to be planted or grassed. Do not disturb services or tree roots; if necessary, cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil. Remove stones exceeding 25 mm, clods of earth exceeding 50 mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to the required design levels after cultivation.
Confirm that the planting beds are free draining, if not install sub-soil drainage lines and connect to stormwater system
Apply additives after ripping or cultivation and incorporate into the upper 100 mm layer of the subsoil.

TOPSOIL

Where possible use site topsoil and compost mixed at a rate of 4 soil:1 compost, thoroughly mixed before placement. If imported soil is required soil shall be same or similar to Benedicts Sand and Gravel *Organic Garden mix M13* for garden bed areas or *Turf Underlay* mix for turf areas
Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances so that required finished levels and contours are achieved after light compaction
Compact lightly and uniformly in 150 mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which is ready for planting.
Spread topsoil to the following typical depths:
Planting beds: 300 mm
Grass areas: 100 mm.

COMPOST

Well rotted vegetative material or animal manure, or other approved material, free from harmful chemicals, grass and weed growth, and with a neutral pH value.

PLANTING

Trees: Excavate a plant hole to twice the diameter of the root ball and at least 100mm deeper than the root ball. Break up the base of the hole to a further depth of 100mm, and loosen the compacted sides of the hole.
Shrubs/groundcovers: Excavate a hole big enough for the plant plus 100 mm all round.
Provide plants which have large healthy root systems, with no evidence of root curl, restriction or damage are vigorous, well established, free from disease and pests, of good form consistent with the species or variety, and are hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site.
Trees: Provide trees which, unless required to be multi-stemmed, have a single leading shoot.
Label at least one plant of each species or variety in a batch using a durable, readable tag.
Do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain. In other than sandy soils, suspend excavation when the soil is wet, or during frost periods.
When the hole is of the correct size, remove the plant from the container with minimum disturbance to the root ball. Ensure that the root ball is moist and place in the final position, in the hole and plumb, with the top soil level of the plant root ball level with the finished surface of the surrounding soil, or 75 mm below paving level to allow placement of mulch.
Backfill with topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that topsoil is not placed over the top of the rootball, so that the plant stem is the same height as in the container.
Thoroughly water plants before planting and immediately after planting.
In planting beds and individual plantings, place slow release fertiliser pellets around plants at the time of planting at the rate recommended by the manufacturer.

MULCH

All garden bed areas are to be mulched to 50mm depth with same or similar to *Forest Blend* as supplied by Benedict Sand and Gravel.
Provide mulch which is free of deleterious and extraneous matter such as stones, soil, weeds and sticks.
Place mulch clear of plant stems, and rake to an even surface flush with the surrounding finished levels.

IRRIGATION

Design, supply and install an automatic irrigation system that will deliver evenly, sufficient water to the trees, shrubs, groundcovers, turf and other planting on the site to maintain healthy growth continuously throughout the year.
The contractor shall be responsible for establishing the numbers and locations of emitters, spray heads, solenoid valves, filters etc required to provide a satisfactory performance of the system. Spray heads shall be directed away from seating, walls, paving, paths and steps.

Provide an automatic irrigation system with drippers/ microsprays to all garden beds. Ensure the pipework is installed in the least visible position possible. The detailed layout of all irrigation is to be approved prior to installation.
Drippers: Drippers shall deliver 2.3 litres per hour, at 400mm spacing or to base of individual plants as required and should be pressure compacted drippers.
Spray heads: To meet requirements of trees and lawn areas.
Valves: Richdel or similar approved 24 volt solenoid valves to be installed in Brookes or approved equal valve boxes. Top of box to be installed flush with finished soil level and covered with mulch layer.
Controller: Richdel or similar approved with numbers of stations required to isolate each area. Contractor is to allow for Controller in lockable metal cabinet in a location to the direction of the Architect. Power outlet for the operation of this unit to be supplied by others.
Pipework: Class HDPE pipe with pressure rating PN12.5 to be used for main lines. Copper pipework under paving and through masonry is to be installed. Drip lines will be LDPE laid on the surface of the soil under the mulch layer.
Cabling: 24 volt cabling to be enclosed in conduit in all areas. All wire must be installed in an unbroken length from the controller to the solenoid valve. All wires to be multistrand multicore and manufactured to AS 1125 and have polyethylene protective coating. All wire connectors must be waterproof. Cable to be minimum 1.0m2.
Rain sensor: A "mini click" or similar or approved device to be supplied and installed to the approval of the superintendent. This unit is to be set to turn the system off after 3mm of rain has occurred.
The irrigation contractor shall check and monitor the system performance; once per month throughout the planting establishment period.
The contractor shall provide the client with a recommended watering schedule for summer and winter that includes the dates to change the operation.

MAINTENANCE/ ESTABLISHMENT

Throughout the planting establishment period (12 weeks), carry out maintenance work including, watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, reseeding, returfing, staking and tying, replanting, cultivating, pruning, hedge clipping, aerating, reinstatement of mulch, renovating, top dressing, and keeping the site neat and tidy. Continue to replace failed, damaged or stolen plants.
Ongoing maintenance of landscape works is to be undertaken by the tendered landscape contractor engaged by the building management such that the landscape is maintained throughout the life of the building in accordance with the above requirements.



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C	UPD FOR DA	22.04.25	
D	RESPONSE TO COUNCIL	07.10.25	

DRAWING TITLE

LANDSCAPE | NOTES

PROJECT

1 KARRABEE AVENUE, HUNTELYS COVE

DWG NO.

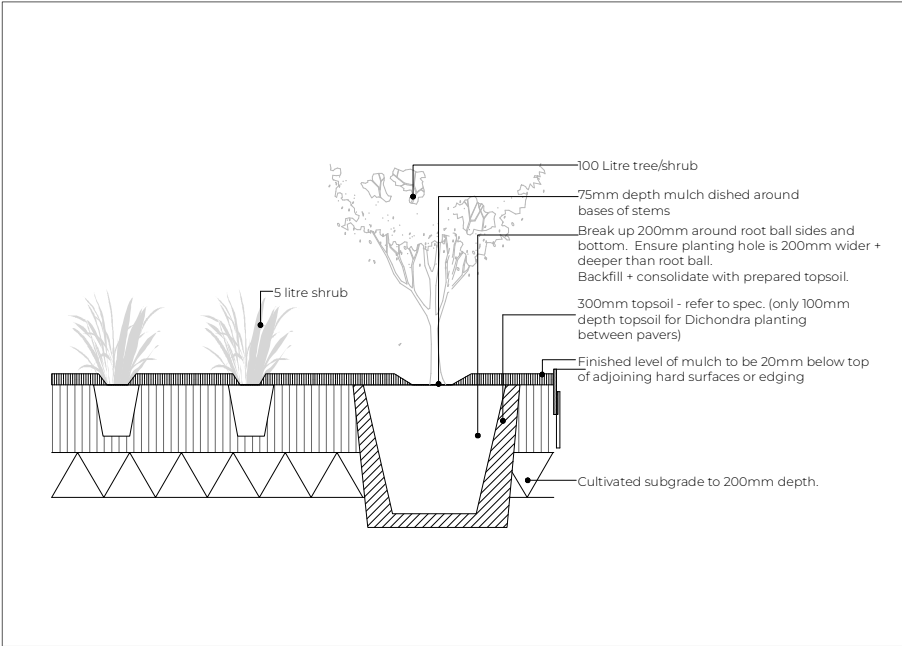
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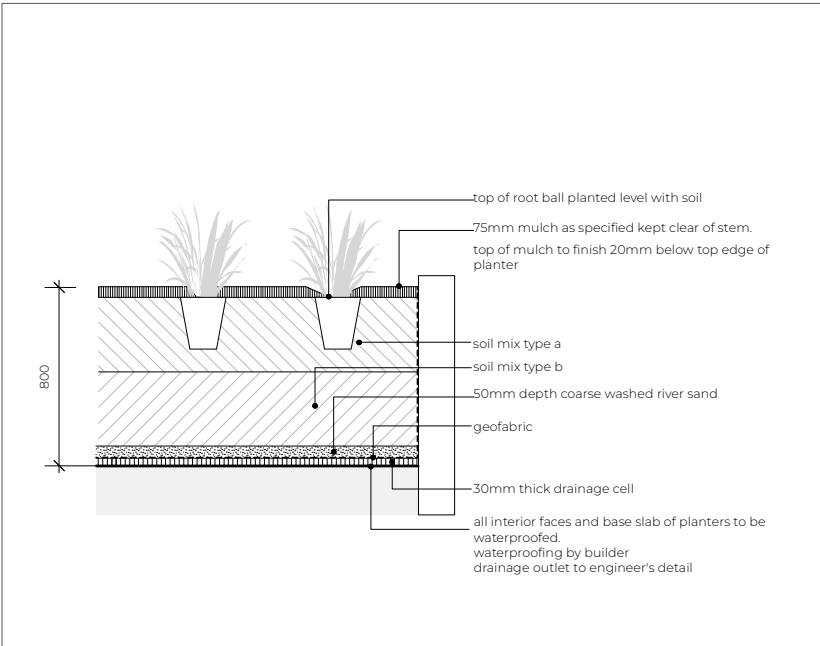
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1 MASS PLANTING ON GRADE
1:20@A3



2 MASS PLANTING ON SLAB
1:20@A3

STORMWATER MANAGEMENT PLANS

PROPOSED MIXED USE DEVELOPMENT

Lot 12, 1 KARRABEE AVENUE, HUNTLEYS COVE

NOT FOR CONSTRUCTION

DRAINAGE NOTES

PIPE SIZE:
THE MINIMUM PIPE SIZE SHALL BE:

- 90mm DIA WHERE THE LINE ONLY RECEIVES ROOFWATER RUNOFF; OR
- 100mm DIA WHERE THE LINE RECEIVES RUNOFF FROM PAVED OR UNPAVED AREAS ON THE PROPERTY

THE MINIMUM PIPE VELOCITY SHOULD BE 0.6 m/s AND A MAXIMUM PIPE VELOCITY OF 6.0 m/s DURING THE DESIGN STORM.

PIPE GRADE:
THE MINIMUM PIPE GRADE SHALL BE:

- 1.0% FOR PIPES LESS THAN 225mm DIA
- 0.5% FOR ALL LARGER PIPES

PIPES WITH A GRADIENT GREATER THAN 20% WILL REQUIRE ANCHOR BLOCKS AT THE TOP AND BOTTOM OF THE INCLINED SECTION; AND AT INTERVALS NOT EXCEEDING 3.0m

ANCHOR BLOCKS ARE DESIGNED ACCORDING TO CLAUSE 7.9 OF AS3500.3:2021

DEPTH OF COVER FOR PVC PIPES:
MINIMUM PIPE COVER SHALL BE AS FOLLOWS:

LOCATION	MINIMUM COVER
NOT SUBJECT TO VEHICLE LOADING	100mm SINGLE RESIDENTIAL 300mm ALL OTHER DEVELOPMENTS
SUBJECT TO VEHICLE LOADING UNDER A SEALED ROAD UNSEALED ROAD PAVED DRIVEWAY	450mm WHERE NOT IN A ROAD 600mm 750mm 100mm PLUS DEPTH OF CONCRETE

SEE AS2032 INSTALLATION OF UPVC PIPES FOR FURTHER INFORMATION.

CONCRETE PIPE COVER SHALL BE IN ACCORDANCE WITH AS3725-2007 LOADS ON BURIED CONCRETE PIPES, HOWEVER A MINIMUM COVER OF 450mm WILL APPLY.

WHERE INSUFFICIENT COVER IS PROVIDED, THE PIPE SHALL BE COVERED AT LEAST 50mm THICK OVERLAY AND SHALL THEN BE PAVED WITH AT LEAST:

- 150mm REINFORCED CONCRETE WHERE SUBJECT TO HEAVY VEHICLE TRAFFIC;
- 75mm THICKNESS OF BRICK OR 100mm OF CONCRETE PAVING WHERE SUBJECT TO LIGHT VEHICLE TRAFFIC; OR
- 50mm THICK BRICK OR CONCRETE PAVING WHERE NOT SUBJECT TO VEHICLE TRAFFIC.

CONNECTIONS TO STORMWATER DRAINS UNDER BUILDINGS:
SHALL BE CARRIED OUT IN ACCORDANCE WITH SECTION 6.2.8 OF AS3500.3:2021

ABOVE GROUND PIPEWORK:
SHALL BE CARRIED OUT IN ACCORDANCE WITH SECTION 6 OF AS3500.3:2021

PIT SIZES AND DESIGN:

DEPTH (mm)	MINIMUM PIT SIZE (mm)
UP TO 450mm	450 x 450
450mm TO 600mm	600 x 600
600mm TO 900mm	600 x 900
900mm TO 1500mm	900 x 900 (WITH STEP IRONS)
1500mm TO 2000mm	1200 x 1200 (WITH STEP IRONS)

ALL PIPES SHOULD BE CUT FLUSH WITH THE WALL OF THE PIT.

PITS GREATER THAN 600mm DEEP SHALL HAVE A MINIMUM ACCESS OPENING OF 600 x 600mm

THE GRATED COVERS OF PITS LARGER THAN 600 x 600mm ARE TO BE HINGED TO PREVENT THE GRATE FROM FALLING INTO THE PIT.

THE BASE OF THE DRAINAGE PITS SHOULD BE AT THE SAME LEVEL AS THE INVERT OF THE OUTLET PIPE. RAINWATER SHOULD NOT BE PERMITTED TO POND WITHIN THE STORMWATER SYSTEM

- TRENCH DRAINS:**
CONTINUOUS TRENCH DRAINS ARE TO BE OF WIDTH NOT LESS THAN 150mm AND DEPTH NOT LESS THAN 100mm. THE BARS OF THE GRATING ARE TO BE PARALLEL TO THE DIRECTION OF SURFACE FLOW.
- STEP IRONS:**
PITS BETWEEN 1.2m AND 6m ARE TO HAVE STEP IRONS IN ACCORDANCE WITH AS1657. FOR PITS GREATER THAN 6m OTHER MEANS OF ACCESS MUST BE PROVIDED.
- IN-SITU PITS:**
IN-SITU PITS ARE TO BE CONSTRUCTED ON A CONCRETE BED OF AT LEAST 150mm THICK. THE WALLS ARE TO BE DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF CLAUSE 7.5.5.1 OF AS3500.3:2021. PITS DEEPER THAN 1.8m SHALL BE CONSTRUCTED WITH REINFORCED CONCRETE.
- GRATES:**
GRATES ARE TO BE GALVANISED STEEL GRID TYPE. GRATES ARE TO BE OF HEAVY-DUTY TYPE IN AREAS WHERE THEY MAY BE SUBJECT TO VEHICLE LOADING.

CLASS	USE
A EXTRA LIGHT DUTY	AREAS INCLUDING FOOTWAYS, ACCESSIBLE ONLY TO PEDESTRIANS, PEDAL CYCLISTS AND CLOSED TO OTHER TRAFFIC
B LIGHT DUTY	AREAS INCLUDING FOOTWAYS AND LIGHT TRACTOR PATHS ACCESSIBLE TO VEHICLES (EXCLUDING COMMERCIAL VEHICLES) OR LIVESTOCK
C MEDIUM DUTY	MALLS AND AREAS OPEN TO SLOW-MOVING COMMERCIAL TRAFFIC
D HEAVY DUTY	CARRIAGEWAYS OF ROADS AND AREAS OPEN TO COMMERCIAL VEHICLES
E EXTRA HEAVY DUTY	GENERAL DOCKS AND AIRCRAFT PAVEMENTS
F EXTRA HEAVY DUTY	DOCK AND AIRCRAFT PAVEMENTS SUBJECT TO HIGH WHEEL LOADS
G EXTRA HEAVY DUTY	DOCKS AND AIRCRAFT PAVEMENTS SUBJECT TO VERY HIGH WHEEL LOADS

GENERAL NOTES

- FINAL LOCATION OF NEW DOWNPIPES TO BE DETERMINED BY BUILDER/ARCHITECT AT TIME OF CONSTRUCTION.
- THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
- ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH AS/NZS 3500.3:2021 STORMWATER DRAINAGE, BCA AND LOCAL COUNCIL POLICY/CONSENT REQUIREMENTS.
- ALL DIMENSIONS AND LEVELS TO BE VERIFIED BY BUILDER ON-SITE PRIOR TO COMMENCEMENT OF WORKS. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS NOR TO BE USED FOR SETOUT PURPOSES.
- ALL SURVEY INFORMATION AND PROPOSED BUILDING AND FINISHED SURFACE LEVELS SHOWN IN THESE DRAWINGS ARE BASED ON LEVELS OBTAINED FROM DRAWINGS BY OTHERS. THESE DRAWINGS DEPICT THE DESIGN OF SURFACE STORMWATER RUNOFF DRAINAGE SYSTEMS ONLY AND DO NOT DEPICT ROOF DRAINAGE OR SUBSOIL DRAINAGE SYSTEMS UNLESS NOTED OTHERWISE. THE DESIGN OF ROOF AND SUBSOIL DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF OTHERS.
- ALL STORMWATER DRAINAGE PIPES ARE TO BE UPVC AT MINIMUM 1% GRADE UNLESS NOTED OTHERWISE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND LEVEL ALL EXISTING SERVICES OR OTHER STRUCTURES WHICH MAY AFFECT/BE AFFECTED BY THIS DESIGN PRIOR TO COMMENCEMENT OF WORKS.
- ALL PITS WITHIN DRIVEWAYS TO BE 150mm THICK CONCRETE OR EQUAL.
- THIS PLAN IS THE PROPERTY OF QUANTUM ENGINEERS AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM QUANTUM ENGINEERS.

PLAN NOTES

- ROOF DRAINAGE NOTE:** AS 3500 ROOF DRAINAGE REQUIRES EAVES GUTTERS TO BE SIZED FOR 20 YEAR 5 MIN. STORM = 205mm/hr. FOR EAVES GUTTERS, AS 3500.3:2021 THEN HAS THE FOLLOWING REQUIREMENTS:
 - FOR TYPICAL STANDARD QUAD GUTTER WITH $A_g = 6000\text{mm}^2$ AND GUTTER SLOPE 1:500 AND STEEPER. THIS REQUIRES ONE DOWNPIPE PER 30m^2 ROOF AREA. DOWNPIPES TO BE MINIMUM 90mm DIA. OR $100 \times 50\text{mm}$ FOR GUTTERS SLOPE 1:500 AND STEEPER.
 - OVERFLOW METHOD TO FIGURE F.1 OF AS 3500.3:2021 IT IS THE RESPONSIBILITY OF THE PLUMBER AND / OR BUILDER TO COMPLY WITH THIS. THIS DRAWING SHOWS PRELIMINARY LOCATIONS / NUMBERS OF DOWNPIPES ONLY WHICH ARE TO BE VERIFIED BY BUILDER / PLUMBER
- TREE PRESERVATION:** IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PRIOR APPROVAL REQUIRED FROM COUNCIL WITH RESPECT TO POTENTIAL IMPACT ON TREES FOR ANY WORKS SHOWN ON THIS DRAWING PRIOR TO THE COMMENCEMENT OF THOSE WORKS
- ALL ROOF GUTTERS TO HAVE OVERFLOW PROVISION IN ACCORDANCE WITH AS 3500.3:2021 AND SECTIONS 3.5, 3.7.7 AND APPENDIX G OF AS 3500.3:2021
- THIS DRAWING IS NOT TO BE USED FOR SET-OUT PURPOSES - REFER TO ARCHITECTURAL DRAWINGS
- LOCATION OF SURFACE STORMWATER GRATED INLET PITS MAY BE VARIED OR NEW PITS INSTALLED AT THE CONSTRUCTION STAGE PROVIDED DESIGN INTENT OF THIS DRAWING IS MAINTAINED

SURFACE INLET PIT (WITH ENVIROPOD 200 MICRON)		LEGEND	GRADED TRENCH DRAIN
SURFACE INLET PIT (WITH ENVIROPOD 200 MICRON)			ABSORPTION TRENCH
ACCESS GRATE (WITH ENVIROPOD 200 MICRON)			PROPOSED ROOF GUTTER FALL
ACCESS GRATE (TO HED PIT)			PROPOSED DOWNPIPE SPREADER
450 SQUARE INTERVAL	450 X 450		STORMWATER PIPE 100mm DIA. MIN. UNO
GRATE LEVEL = 75.50	SL 75.50		SUBSOIL PIPE
INVERT LEVEL = RL 75.20	IL 75.20		EXISTING STORMWATER PIPE
PROPOSED DOWNPIPE 90mm DIA. PVC			INSPECTION RISER
			RAINWATER HEAD



APPROVED BY
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NER (1952208) RP(EO) (25464)
APEC Engineer Int(PE)(Aus)

CLIENT
NEVILLE AYROUTH

ARCHITECT
OLSSON ARCHITECTS

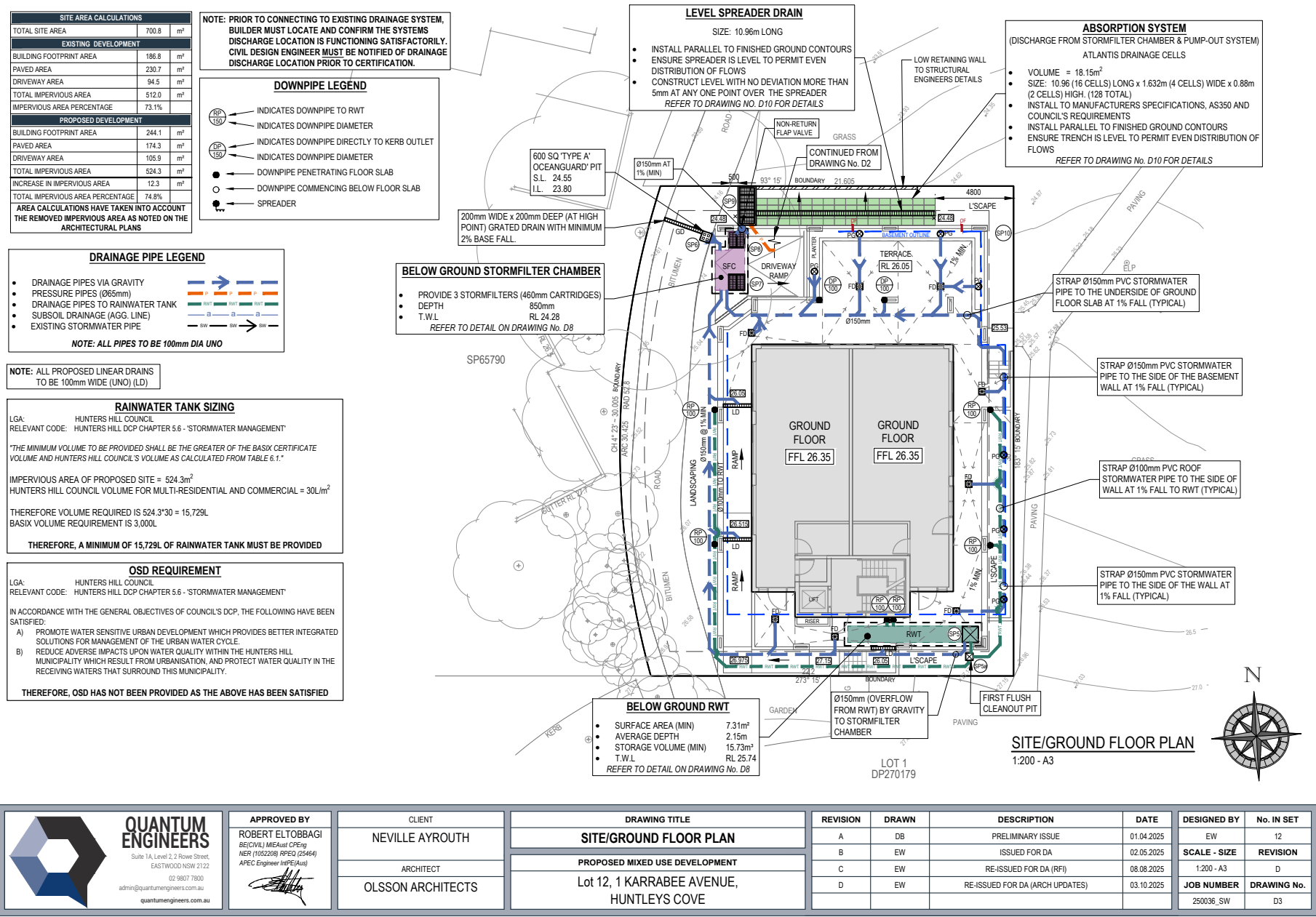
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DETAILS, NOTES & LEGEND

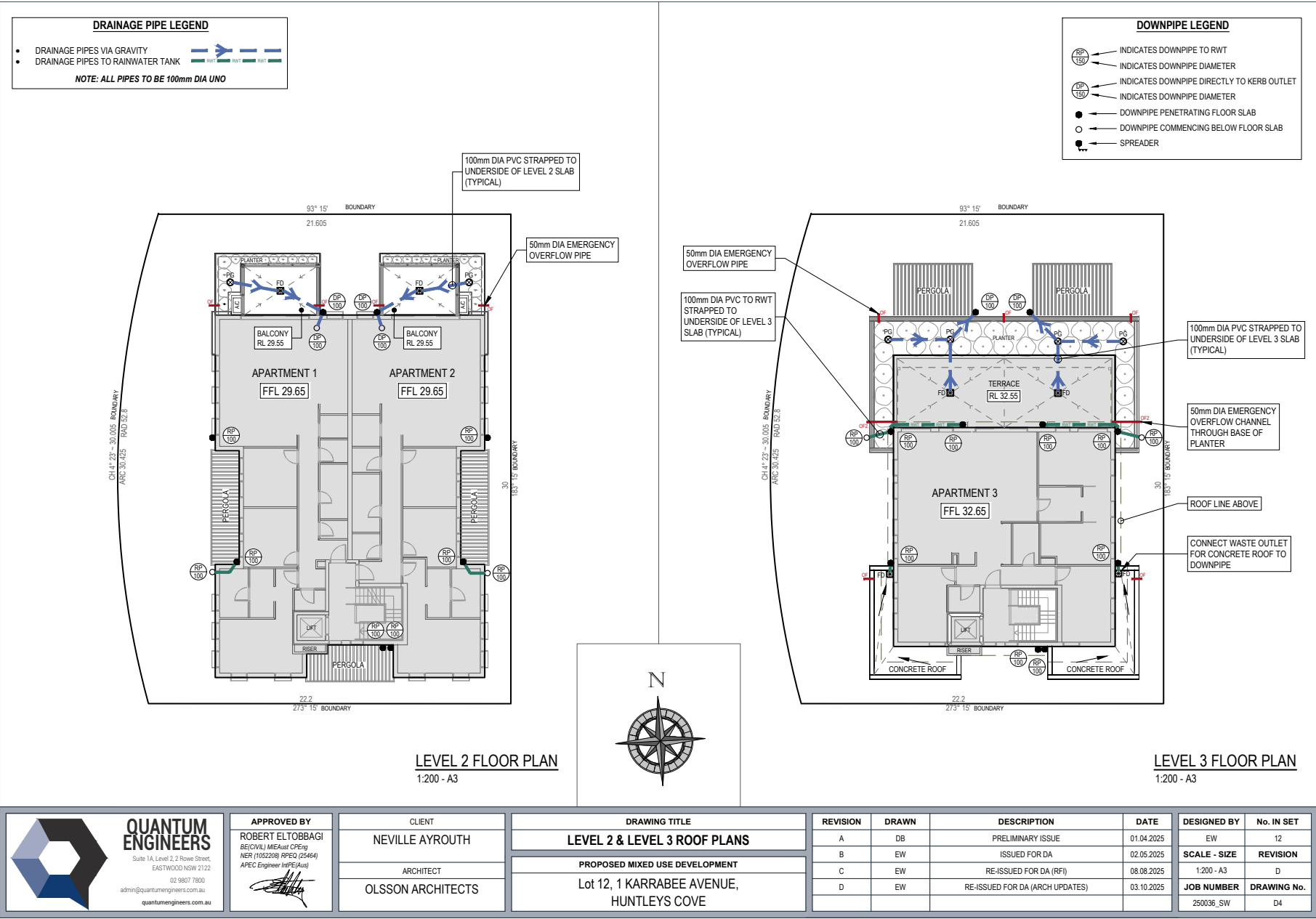
PROPOSED MIXED USE DEVELOPMENT
Lot 12, 1 KARRABEE AVENUE,
HUNTLEYS COVE

REVISION	DRAWN	DESCRIPTION	DATE
A	DB	PRELIMINARY ISSUE	01.04.2025
B	EW	ISSUED FOR DA	02.05.2025
C	EW	RE-ISSUED FOR DA (RFI)	08.08.2025
D	EW	RE-ISSUED FOR DA (ARCH UPDATES)	03.10.2025

DESIGNED BY	No. IN SET
EW	12
SCALE - SIZE	REVISION
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JOB NUMBER	DRAWING No.
250036_SW	D1







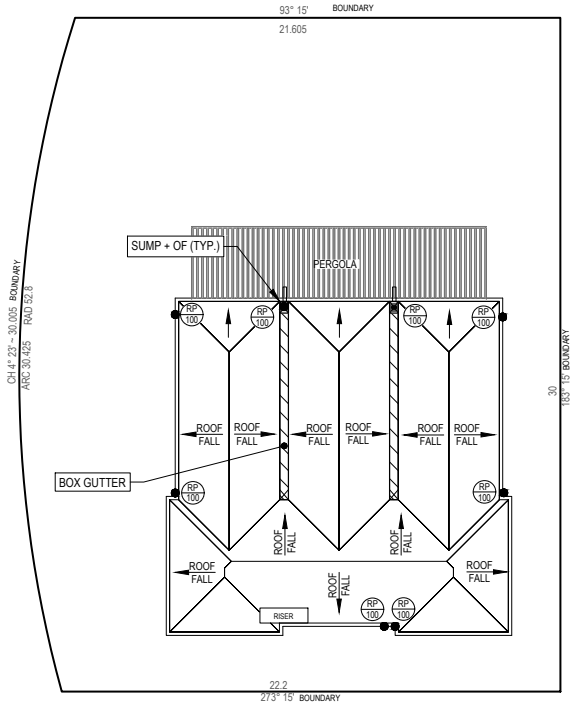
BOX GUTTER

BOX GUTTER TO BE CONSTRUCTED IN ACCORDANCE WITH AS/NZS 3500.3.2:2021, SECTION J2

- BOX GUTTER - 400mm WIDTH x 200mm DEPTH (MIN)
- SUMP - 400mm LENGTH x 400mm WIDTH x 200mm DEPTH (MIN)
- RWH OVERFLOW (OF) - 200mm WIDE x 100mm HIGH (MIN)

DOWNPIPE LEGEND

- INDICATES DOWNPIPE TO RWT
- INDICATES DOWNPIPE DIAMETER
- INDICATES DOWNPIPE DIRECTLY TO KERB OUTLET
- INDICATES DOWNPIPE DIAMETER
- DOWNPIPE PENETRATING FLOOR SLAB
- DOWNPIPE COMMENCING BELOW FLOOR SLAB
- SPREADER



ROOF PLAN
1:200 - A3



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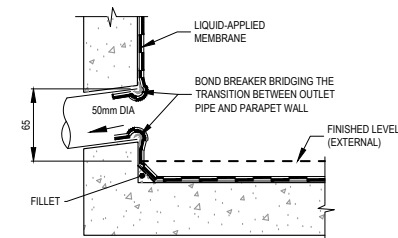
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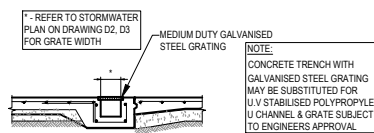
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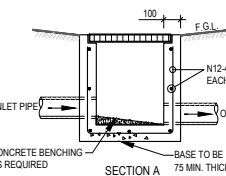
DESIGNED BY	No. IN SET
EW	12
SCALE - SIZE	REVISION
1:200 - A3	D
JOB NUMBER	DRAWING No.
250036_SW	D5



PARAPET/HOB OVERFLOW DETAIL (AS4654.2)
NTS



GRATED DRAIN
NTS

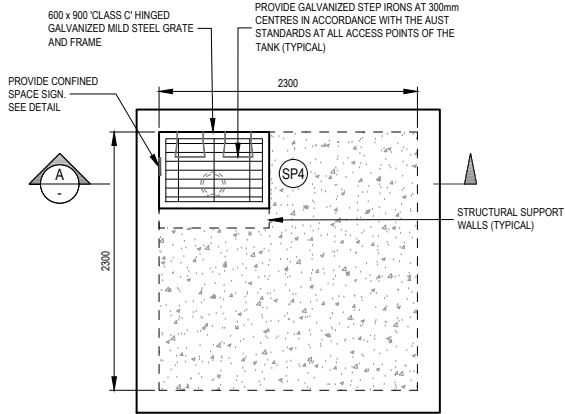


NOTE:
ALL PROPOSED SITE PITS ARE TO BE
CONSTRUCTED IN CONCRETE CAST IN SITU,
FRC OR FRC.
PLASTIC OR BRICK PITS ARE NOT ACCEPTABLE
WITHOUT CONFIRMATION FROM DESIGN
ENGINEER

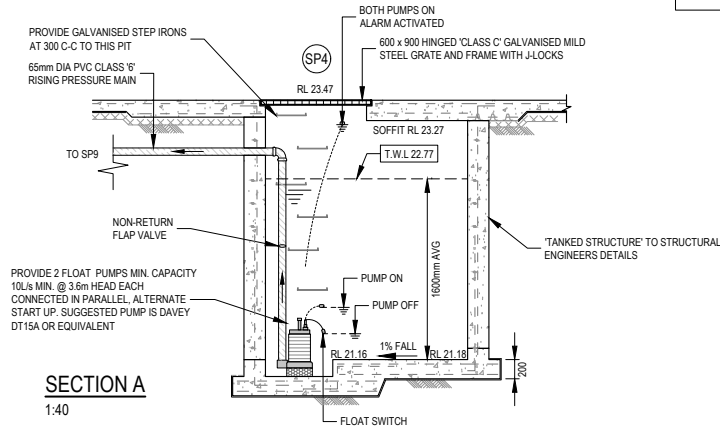
ABSORPTION SYSTEM CALCULATIONS - 'Rational Method'					
Project:	PROPOSED MIXED USE DEVELOPMENTS				
Job Number:	250036				
Location:	Lot 12, 1 KARRABEE AVENUE, HUNTLEYS COVE				
Site Details					
Site Area	700.8 m ²				
Area to Absorption Trench	454 m ²				
Normal Absorption Rate (AR _N)	0.0029 L/s/m ²		Average of 2 infiltration rate from geotechnical report		
Reduction Factor (F _R)	0.85				
Design Details					
Design Impervious Area (DA)			454 m ²		
Design Absorption Rate (AR _d)	= AR _N x F _R		0.0025 l/m ² /sec		
Base Area of Absorption Pit (BA)	(to be calculated)		12.6 m ²		
Depth of the Absorption System (d)	(to be calculated)		1.1 m ²		
Perimeter length of the Absorption System (P)	(to be calculated)		25.184 m ²		
Required Absorption System Volume Calculation for 5 year ARI Storm					
Time (min) T	Rainfall Intensity (mm/hr) I	Runoff (l/s) R = I x DA/3600	Runoff Volume (m ³) RV = R x T x 60/1000	Infiltration Vol (m ³) IV = BA x AR _d x T x 60/1000	Required Absorption System Volume (m ³) RV - IV
1	205	25.85	1.55	0.00	1.55
2	163	20.56	2.47	0.00	2.46
3	152	19.17	3.45	0.01	3.44
4	145	18.28	4.39	0.01	4.38
5	138	17.40	5.22	0.01	5.21
10	112	14.12	8.47	0.02	8.46
15	93.1	11.74	10.57	0.04	10.52
20	80.0	10.09	12.11	0.08	12.03
25	70.3	8.87	13.30	0.05	13.26
30	62.9	7.93	14.28	0.06	14.22
45	48.4	6.10	16.48	0.08	16.40
60	39.9	5.03	18.11	0.11	18.00
Maximum Required Absorption System Volume (MRASV) (m ³)					18.00
Proposed Absorption System Volume Calculation Sheet					
Total Number of Cells Provided					128
Volume Of Individual Atlantis Cells (m ³)					0.1230
Volume Of Stormwater Pit & Grated Drain (m ³)					2.408
Subtotal Proposed Absorption System Volume (m ³)					15.74
Total Proposed Absorption System Volume (TPASV) (m ³)					18.15
at be greater than MRASV					Satisfactory

ABSORPTION TRENCH CALCULATIONS

 QUANTUM ENGINEERS Suite 1A Level 2, 2 Town Street, EASTWOOD NSW 2122 02 9807 7800 admin@quantumengineers.com.au quantumengineers.com.au	APPROVED BY ROBERT ELTOBBAGI REG(CIVIL) MEASUR CPEng NEB (1052208) RPESD (25454) APEC Engineer Info@Ausa 	CLIENT NEVILLE AYROUTH ARCHITECT OLSSON ARCHITECTS	DRAWING TITLE STORMWATER DETAILS & ABSORPTION CALCULATIONS PROPOSED MIXED USE DEVELOPMENT Lot 12, 1 KARRABEE AVENUE, HUNTLEYS COVE	<table><thead><tr><th>REVISION</th><th>DRAWN</th><th>DESCRIPTION</th><th>DATE</th></tr></thead><tbody><tr><td>A</td><td>DB</td><td>PRELIMINARY ISSUE</td><td>01.04.2025</td></tr><tr><td>B</td><td>EW</td><td>ISSUED FOR DA</td><td>02.05.2025</td></tr><tr><td>C</td><td>EW</td><td>RE-ISSUED FOR DA (RFI)</td><td>08.08.2025</td></tr><tr><td>D</td><td>EW</td><td>RE-ISSUED FOR DA (ARCH UPDATES)</td><td>03.10.2025</td></tr></tbody></table>	REVISION	DRAWN	DESCRIPTION	DATE	A	DB	PRELIMINARY ISSUE	01.04.2025	B	EW	ISSUED FOR DA	02.05.2025	C	EW	RE-ISSUED FOR DA (RFI)	08.08.2025	D	EW	RE-ISSUED FOR DA (ARCH UPDATES)	03.10.2025	<table><thead><tr><th>DESIGNED BY</th><th>No. IN SET</th></tr></thead><tbody><tr><td>EW</td><td>12</td></tr><tr><td>SCALE - SIZE</td><td>REVISION</td></tr><tr><td>AS NOTED - A3</td><td>D</td></tr><tr><td>JOB NUMBER</td><td>DRAWING No.</td></tr><tr><td>250036_SW</td><td>D6</td></tr></tbody></table>	DESIGNED BY	No. IN SET	EW	12	SCALE - SIZE	REVISION	AS NOTED - A3	D	JOB NUMBER	DRAWING No.	250036_SW	D6
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PUMP-OUT STORAGE TANK PLAN
1:40



SECTION A
1:40

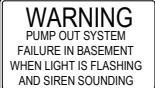
PUMP SYSTEM DESIGN				
Project:	Proposed Mixed Use Development	LOT No.	12	
Our Job No:	250036	DP No.	270179	
Location:	No.1 Karrabee Avenue, Huntleys Cove			
Storage/Discharge Calculation:				
Area draining to Pump System =		31 m ²		
Additional allowance for water seepage =		75 m ²		
Total Area designed to cater		106 m ²		
Runoff coefficient =		0.9		
Note: Rainfall duration data for Sydney				
Duration (min & hr)	Intensity 100yr AR (mm/hr)	Discharge Rate (L/sec)	Volume (m ³)	
5	236	5.91	1.77	
6	226	5.66	2.04	
7	217	5.43	2.28	
8	208	5.21	2.50	
9	199	4.98	2.69	
10	192	4.81	2.88	
11	184	4.61	3.04	
12	178	4.45	3.21	
13	171	4.28	3.34	
14	165	4.13	3.47	
15	160	4.00	3.60	
16	155	3.88	3.72	
17	150	3.75	3.83	
18	145	3.63	3.92	
20	137	3.43	4.11	
25	120	3.00	4.51	
30	107	2.68	4.82	
35	97.3	2.44	5.11	
40	89.2	2.23	5.36	
45	82.5	2.06	5.57	
50	76.8	1.92	5.77	
55	72.1	1.80	5.95	
60	68	1.70	6.13	
75	58.5	1.46	6.59	
90	51.8	1.30	7.00	
2.0	43	1.08	7.75	

PUMP-OUT STORAGE TANK
CALCULATIONS

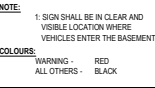
PUMP-OUT STORAGE TANK	
• SURFACE AREA	5.29m ²
• AVERAGE DEPTH	1600mm
• VOLUME (MIN)	7.75m ³
• VOLUME (PROVIDED)	8.46m ³
• T.W.L	RL 22.77

STANDARD PUMP OUT DESIGN NOTES:

- THE PUMP OUT SYSTEM SHALL BE DESIGNED TO OPERATE IN THE FOLLOWING MANNER-
- THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATELY SO AS TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE.
 - A LOW LEVEL FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THE FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS.
 - A SECOND FLOAT SHALL BE PROVIDED AT A HIGHER LEVEL, APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL. WHEREBY ONE OF THE PUMPS WILL OPERATE AND DRAIN THE TANK TO THE LEVEL OF THE LOW-LEVEL FLOAT.
 - A THIRD FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHOULD START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
 - AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.



BASEMENT PUMP-OUT
FAILURE WARNING SIGN



CONFINED SPACE DANGER SIGN

- COLOURS: "DANGER" AND BACKGROUND - WHITE
ELLIPTICAL AREA - RED
RECTANGLE CONTAINING ELLIPSE - RED
OTHER LETTERING AND BORDER - BLACK

- A) A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANKS CONFINED SPACE.
B) MINIMUM DIMENSIONS OF THE SIGN
- 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS)
- 250mm x 150mm (SMALL ENTRIES SUCH AS GRATES AND MANHOLES)
C) THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINIUM OR POLYPROPYLENE.
D) SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN.

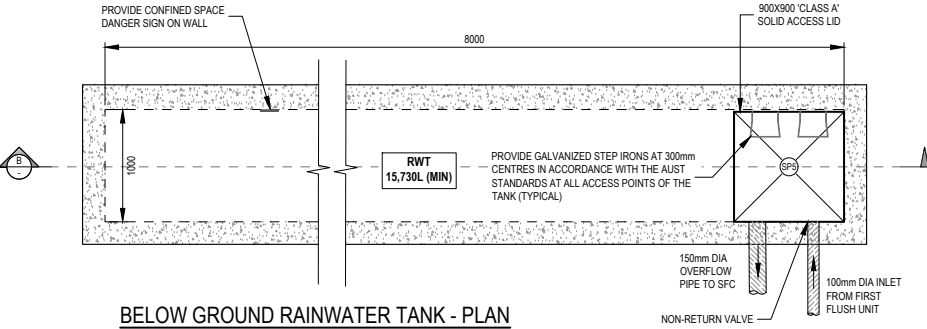


CLIENT
NEVILLE AYROUTH
ARCHITECT
OLSSON ARCHITECTS

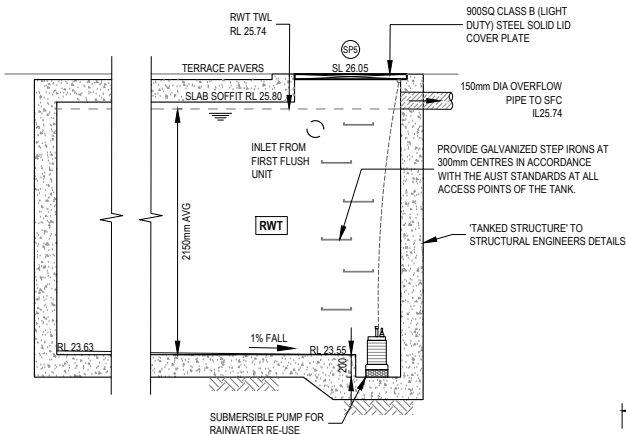
DRAWING TITLE
PUMP-OUT STORAGE TANK DETAILS & CALCS
PROPOSED MIXED USE DEVELOPMENT
Lot 12, 1 KARRABEE AVENUE,
HUNTLEYS COVE

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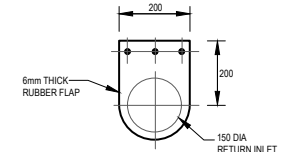


BELOW GROUND RAINWATER TANK - PLAN
1:40



SECTION B
1:40

BELOW GROUND RWT	
• SURFACE AREA (MIN)	7.31m ²
• AVERAGE DEPTH	2.15m
• STORAGE VOLUME (MIN)	15.73m ³
• T.W.L	RL 25.74



TYPICAL DETAIL - FLAP VALVE
NTS

TYPICAL WARNING SIGN
NTS

EVERY EXTERNAL SUPPLY OUTLET FROM RAINWATER RE-USE TANK TO BE LABELED WITH METALLIC WARNING SIGN



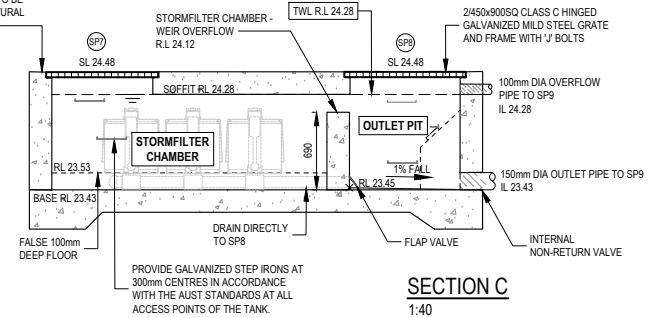
COLOURS - 'DANGER' AND BACKGROUND - WHITE
ELLIPTICAL AREA - RED
RECTANGLE CONTAINING ELLIPSE - RED
OTHER LETTERING AND BORDER - BLACK

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- B) MINIMUM DIMENSIONS OF THE SIGN - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS) - 250mm x 180mm (SMALL ENTRIES SUCH AS GRATES AND MANHOLES)
- C) THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINIUM OR POLYPROPYLENE.
- D) SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN.

BELOW GROUND STORMFILTER CHAMBER

- PROVIDE 3 STORMFILTERS (460mm CARTRIDGES)
- DEPTH 850mm
- T.W.L RL 24.28

CONCRETE STRUCTURE TO BE UNDERTAKEN BY STRUCTURAL ENGINEER. REFER TO STRUCTURAL ENGINEERS DETAILS.



SECTION C
1:40

STORMFILTER CHAMBER PLAN
1:40



APPROVED BY
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BE(CIVIL) ME(Aust) CP(Eng)
NEP (1052208) RP(EO) (25464)
APEC Engineer IntPE(Aust)

CLIENT
NEVILLE AYROUTH

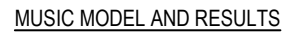
ARCHITECT
OLSSON ARCHITECTS

DRAWING TITLE
RWT & STORMFILTER CHAMBER DETAILS

PROPOSED MIXED USE DEVELOPMENT
Lot 12, 1 KARRABEE AVENUE,
HUNTLEYS COVE

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250036_SW	D8

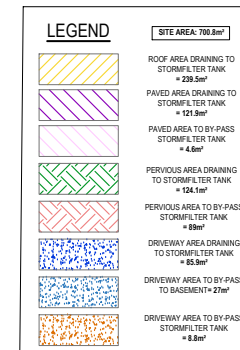
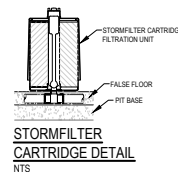
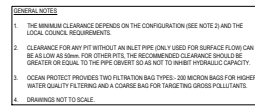


GENERAL NOTES

1. INLET AND OUTLET PIPES TO BE IN ACCORDANCE WITH APPROVED PLANS.
2. A HIGH FLOW BYPASS ARRANGEMENT OR DISAPPOSITION STRATEGY MAY BE REQUIRED TO MINIMIZE RE-SUSPENSION OF SOLIDS OR ANY SIGNIFICANT NEUTRAL FLOES ON THE CATCHMENT.
3. ALL WATER QUALITY TREATMENT DEVICES REQUIRE PERIODIC MAINTENANCE. REFER TO OPERATION AND MAINTENANCE MANUAL FOR GUIDELINES AND ACCESS REQUIREMENTS.
4. SITE SPECIFIC PRODUCTION DRAWINGS WILL BE PROVIDED ON PLACEMENT OF ORDER.
5. THE INVERT LEVEL OF THE INLET PIPE MUST BE GREATER THAN THE RL OF THE FALSE FLOOR WITHIN THE CARTRIDGE CHAMBER.
6. CONCRETE STRUCTURE AND ACCESS COVERS DESIGNED AND PROVIDED BY OTHERS. CUSTOMER TO BE COMPLYING WITH 1,500 ABOVE CARTRIDGES, CHAIR REINFORCING ACCESS COVERS AND TANK ACCESS TO BE ASSESSED BY OTHERS ON SITE.
7. THE STRUCTURE THICKNESSES SHOWN ARE FOR REPRESENTATIONAL PURPOSES.
8. DRAWINGS NOT TO SCALE.

INSTALLATION NOTES:

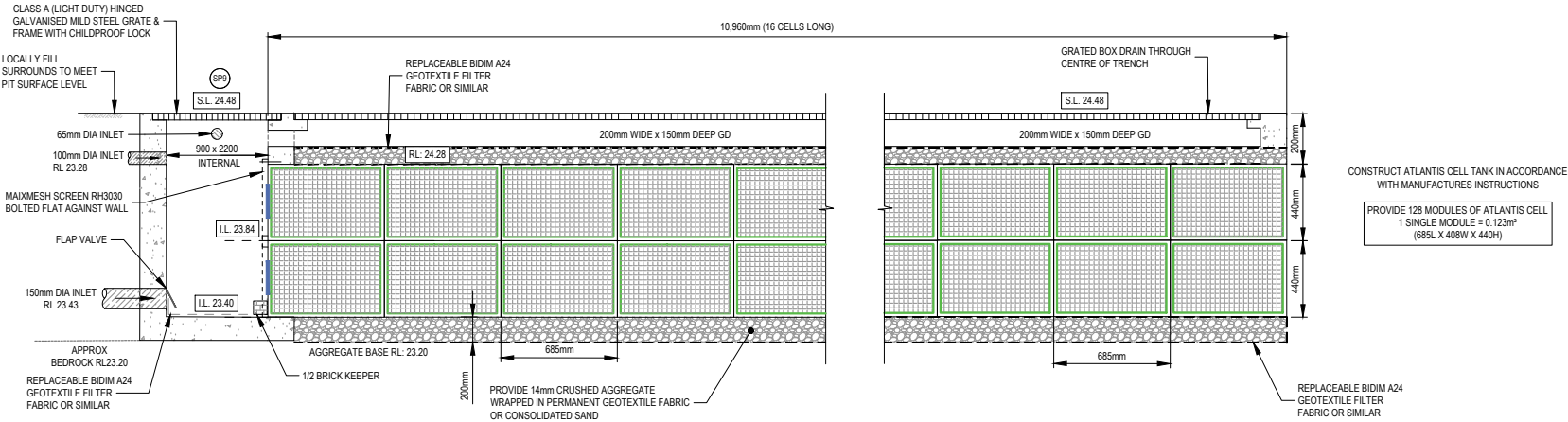
1. UNDERDRAIN AND FALSE FLOOR INSTALLED BY OCEAN PROTECT.



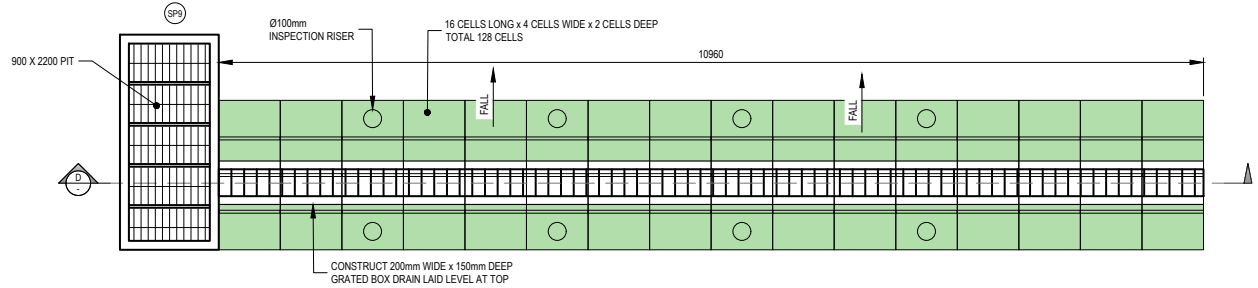
WATER QUALITY CATCHMENT PLAN

1:200 - A3

Item 3.2



SECTION 'D'
NTS



ABSORPTION TRENCH SYSTEM
NTS



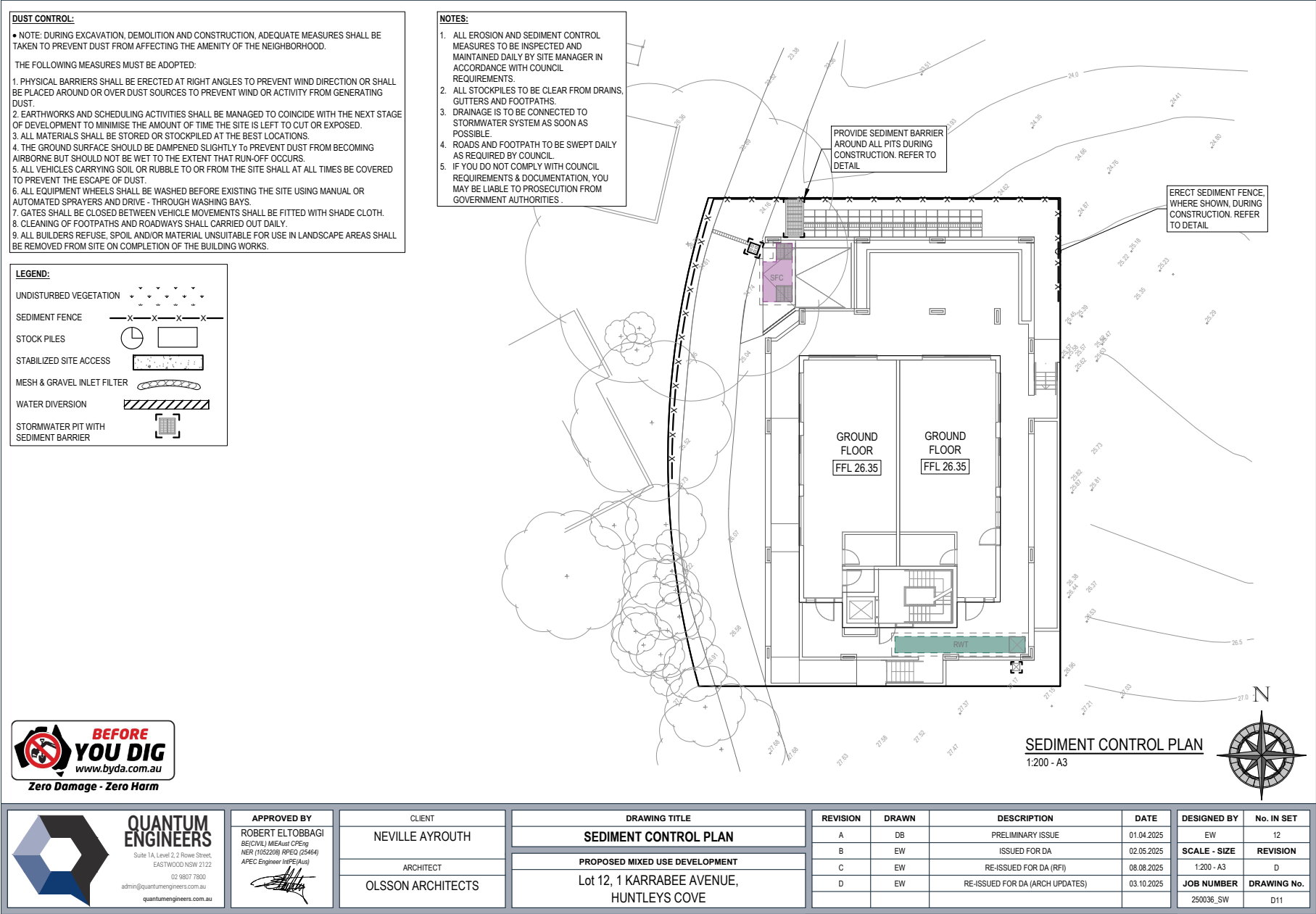
APPROVED BY
ROBERT ELTOBBAGI
BE(CIVIL) MIE(Aust) CP(Eng)
NER (1052208) RP(EO) (25464)
APEC Engineer Int(PE)(Aus)

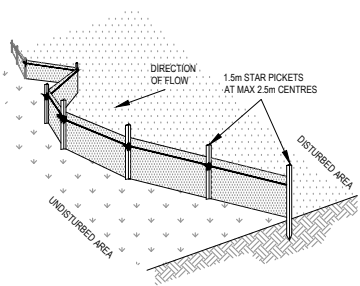
CLIENT
NEVILLE AYROUTH
ARCHITECT
OLSSON ARCHITECTS

DRAWING TITLE
ABSORPTION TRENCH SYSTEM
PROPOSED MIXED USE DEVELOPMENT
Lot 12, 1 KARRABEE AVENUE,
HUNTLEYS COVE

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250036_SW	D10

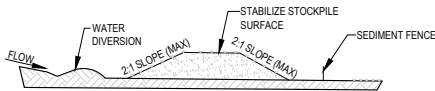




SEDIMENT FENCE DETAIL
NTS

CONSTRUCTION NOTES:

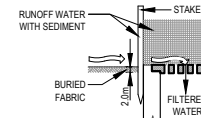
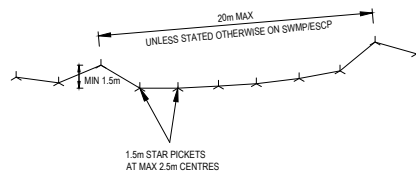
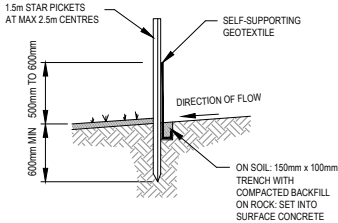
1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENTS AREA OF ANY ONE SECTION. THE CATCHMENTS AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10 YEAR EVENT.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5m LONG STAR PICKETS INTO GROUND AT 2.5m INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.



STOCKPILE
NTS

NOTE:

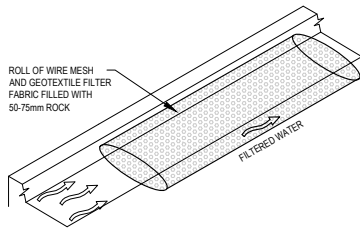
1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILIZE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS (LOW FLOW) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES 1 TO 2 METRES ON THE DOWNSLOPE.



SEDIMENT BARRIER AROUND PIT
NTS

CONSTRUCTION NOTES:

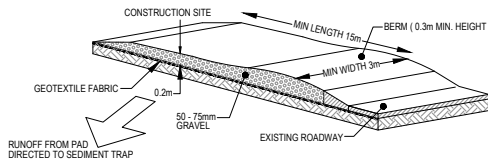
1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
2. FOLLOW STRAW FILTER AND SEDIMENT FENCE FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOTEXTILE. REDUCE THE PICKET SPACING TO 1 METRE CENTRES.
3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.



MESH AND GRAVEL FILTER
NTS

CONSTRUCTION NOTES:

1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm (w).
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm(h) x 400mm(w).
4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
5. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
6. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.



STABILIZED SITE ACCESS
NTS

CONSTRUCTION NOTES:

1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASED OR 30mm AGGREGATE.
4. ENSURE THE STRUCTURE IS AT LEAST 15m LONG OR TO BUILD ALIGNMENT AND AT LEAST 3 METRES WIDE.
5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILIZED ACCESS, CONSTRUCT A HUMP IN THE STABILIZED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.



CLIENT	NEVILLE AYROUTH
ARCHITECT	OLSSON ARCHITECTS

DRAWING TITLE	SEDIMENT DETAILS
PROPOSED MIXED USE DEVELOPMENT	Lot 12, 1 KARRABEE AVENUE, HUNTLEYS COVE

REVISION	DRAWN	DESCRIPTION	DATE
A	DB	PRELIMINARY ISSUE	01.04.2025
B	EW	ISSUED FOR DA	02.05.2025
C	EW	RE-ISSUED FOR DA (RFI)	08.08.2025
D	EW	RE-ISSUED FOR DA (ARCH UPDATES)	03.10.2025

DESIGNED BY	No. IN SET
EW	12
SCALE - SIZE	REVISION
AS NOTED - A3	D
JOB NUMBER	DRAWING No.
250036_SW	D12

Sarah Valentine

From: ~ ~ ~ ~ ~ m
Sent: Friday, 1 August 2025 8:56 AM
To: Customer Service
Subject: Development Application No. DA20250126

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To Hunters Hill Council

22 Alexander Street, Hunters Hill, 2111 NSW

Dear Sir/Madam

This DA has been many years in preparation and has been the subject of many previous non compliance issues and proposals that were not supported by HH Council or by the Huntleys Cove (HC) owners and residents. Accordingly, it is essential that the current version of the DA is properly reviewed by the affected owners and residents, and the HH Council, to ensure that these issues have been appropriately corrected.

Among the issues are a number that threaten the health and safety of the Hunter's Cove residents and their visitors particularly the elderly and the very young. These health and safety issues include:

1 • Hunters Hill regulations in relation to excavation are relevant and must be fully complied with. REFER WorkSafe Australia Code of Practice - Controlling Risks in Excavation, Clause 4.1, figures 1 to 3, ALSO Clause 6, Preventing Ground Collapse.

2 • Boundary fencing which is proposed without the mandatory setbacks, causing dangerous loss of public access to the HC recreational amenities (pool, tennis courts, gym etc) by closing down the pathway from Mortimer Lewis Drive to the DA site. REFER DA Architectural Plan Set – Drawing A-101, showing zero set back instead of the mandatory 1.5 m.

3 • Contaminated soil on or near the site will be disturbed by the proposed DA excavation with associated risk to owners and visitors.

4 • Closure during the extended construction period (12 to 18 months) of the access driveway past the café to the community amenities (pool, gym, tennis courts etc) will result in total loss of vehicular access including emergency situations involving ambulances or police. It will also severely limit the accessibility for any disabled residence to these facilities.

5 • Closure during the extended construction period (12 to 18 months) of the access driveway past the café to the Community Centre will also result in total loss of vehicular access to the Community Centre. This will have serious operational consequences for the Community Centre, which is bookable and frequently used for Community celebrations such as Anzac Day. It is also used for revenue raising via exercise classes, family celebrations and other community events. Road access to the community centre is required to allow for emergency situations involving ambulances or police.

6 • The excavation and subsequent construction can not be carried out within the existing footprint of the café site. Large construction vehicles (bulldozers, trucks, cranes etc) will be located on and around the café site causing extreme risk and hazard to local residents and visitors who need their limited access to the small carpark to be retained as well as access to the Community Centre, pool and other amenities.

7 • The proposed new shop top/apartment arrangement does not replicate toilet arrangements in all other existing Huntleys Cove apartment complexes. All other apartment buildings in Huntleys Cove have accessible toilets in the underground parking areas.

8 • The proposed new shop top arrangement does not replicate toilet arrangements in the existing café. The existing café has an available toilet for all visitors to the café. Such public toilet facilities are not provided in the new Development Application.

Previous DAs have been given Council instructions

- to look at the context of surrounding properties. This DA suggests a new complex which is completely alien to the Huntleys Cove ambience
- to review the height of the proposal
- to provide drawings showing how the proposal fits in with surrounding developments
- that a brand new structure must fully comply with all controls
- that regulations in relation to excavation are relevant and must be fully complied with
- that regulations in relation to height are relevant and must be fully complied with
- that the Statement of Environmental Effects should address the permissibility of the proposal.
- that bulk and scale of the DA was found to be excessive
- that more consultation was required – this has not been adequately done.

Because of the extent and nature of these non compliant and “non Huntleys Cove ambience” issues, it is essential for all the affected residents to make an informed decision and submission on the DA proposal and that it is compliant with all relevant Council and State regulations.

The DA has many other issues which are not supported by myself and many other owners, including removal of trees, environmental impact, landscaping of the site, car parking problems etc, etc.

Would you please provide me with a copy of any HH Council report into the DA and also when the DA is to be assessed or discussed by HH Council.

Thanks for your consideration of my objections. Let’s keep Huntleys Cove a beautiful, livable area for all the owners, visitors and ratepayers.

George Brewer
2 Mortimer Lewis Drive, Huntleys Cove

Sarah Valentine

From: Karen & Richard Noack & Hubbard
Sent: Friday, 11 July 2025 4:30 PM
To: Customer Service
Subject: RE: Development Application DA20250126

You don't often get email from karrich22@yahoo.com. [Learn why this is important](#)

Dear Hunters Hill Council

I am writing to express serious concerns regarding Development Application DA20250126 for 1 Karrabee Avenue, Huntleys Cove.

As a regular visitor to Mortimer Lewis Drive—travelling from Woollahra—I have firsthand experience of the acute parking shortage in the area.

Due to a knee replacement, I require parking within a reasonable walking distance of my friends' apartment. Victoria Road is not a viable option due to safety and traffic conditions, and the limited spaces nearby are already under significant pressure. The absence of residential or visitor parking permits for friends further compounds the issue.

Hunters Hill Council's current parking permit scheme is limited to select areas such as Woolwich (Area W1) and excludes multi-dwelling properties from eligibility. This means that residents in Huntleys Cove, including those on Mortimer Lewis Drive, are not entitled to residential or visitor permits—even when they lack off-street parking. The proposed development does not appear to address this gap, nor does it offer solutions for the increased demand 3 apartments and 2 shops will generate.

The Council's own parking guidelines acknowledge that permit schemes must not exceed the number of available on-street spaces and that developments with adequate off-street parking may be denied permits. Yet, this DA risks introducing new residents and retail traffic into an already saturated area without expanding parking infrastructure or offering permit access.

I urge Hunters Hill Council to reconsider this DA and refuse this DA until the applicant can demonstrate how parking impacts will be mitigated. This should include provisions for accessible parking, visitor access, and alignment with Council's existing parking policies.

Thank you for considering this submission.

Yours faithfully,

Richard Hubbard

Sarah Valentine

From: Admin Hunters Hill
Sent: Thursday, 10 July 2025 8:53 AM
To: Customer Service
Cc: judyharris222@gmail.com
Subject: FW: DA 20250126

Hi,

I received this message from a concerned consumer. Forwarding it for her.

Kind regards,
Liv Fredriksson

Office Administrator
Monday/Thursday/Friday (Job Share)
p. 02 8598 7051
e. lfredriksson@sydneycs.org
w.

<https://aus01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.sydneycs.org%2F&data=05%7C02%7Cinfo%40huntershill.nsw.gov.au%7C8303d515e9c546813f8e08ddb3b5cea%7C20ba8b9f81d4444ea4f42c0201133f81%7C0%7C0%7C638876983900599628%7CUnknown%7CTWFPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIslAiOiJXaW4zMlslkFOljoITWFpbcislldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=0V0ROFjdSbwKagJdNp89r%2Bz4GxyFhwBq%2FVCRIi1ioh4%3D&reserved=0>

a. 46 Gladesville Road, Hunters Hill, NSW 2110

Head Office. 1 Pottery Lane, Lane Cove, NSW 2066

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-----Original Message-----

From: Judy Harris <

Sent: Wednesday, 9 July 2025 5:01 PM
To: Admin Hunters Hill
Subject: DA 20250126

CAUTION: This email originated from outside of Sydney Community Services. Do not act on instructions, click links or open attachments unless you recognise the sender and know the content is authentic and safe.

Proposed development

I am concerned about the private road to be used by the future residents and delivery people which is right on the boundary line

1 it is a very narrow road and that being the only vehicle access to the pool, tennis court or gym, how will an ambulance access these buildings in an emergency situation .it will be a big problem . If ever there was a bushfire at the back of the above buildings a fire engine could not access the natural Bush

There is also a beautiful fully grown gum tree right on the edge of the road/ boundary line, vehicles or other residents or delivery vehicles could not possibly navigate this narrow road Thank you for consideration of the above problems to this development

From a concerned resident

Judy Harris
G01/2 Karrabee Avenue
Huntlev's Cove 2111

Sent from my iPad

Sarah Valentine

From: Ruth Lindsay [mailto:ruth.lindsay@hsc.nsw.gov.au]
Sent: Monday, 4 August 2025 7:07 PM
To: Customer Service
Subject: Objection to DA20250126

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To Hunters Hill Council

Objection to Proposed Development Application DA20250126

I wish to record my objection to DA20250126 on the grounds of concerns with the character and context of the building. The proposal does not meet the requirements of the Huntleys Cove community management statement or the Hunters Hill Council local environment plan, among other deficiencies.

Regards

Ruth Lindsay

4th August 2025

Sarah Valentine

From: mary brewer <marytbrewer@yahoo.com>
Sent: Sunday, 3 August 2025 9:10 PM
To: Customer Service
Subject: Objection to Proposed Development – 3-Storey, Top-Shop Building - Development Application DA20250126

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To Hunters Hill Council 22 Alexandra Street Hunters Hill NSW 2110

Objection to Proposed Development – 3-Storey, Top-Shop Building - Development Application DA20250126

I am writing to record my objection to DA20250126

The proposed DA appears to contain numerous issues that would seriously disadvantage all residents and visitors to Huntleys Cove. It repeats serious issues of non-compliance which have previously been queried and refused by all parties.

These issues include

- # excessive bulk, height and scale
- # disturbance of underground contaminated soil
- # Expansion of the construction work on to adjacent property
- # loss of public and emergency access to the community facilities (pool, tennis courts etc)

Plus many more issues of non-compliance with Council and State regulations.

Thanks for registering my objections,

Mary Brewer

Ph 0413663797

[Sent from Yahoo Mail for iPhone](#)

Sarah Valentine

From: macnab@optusnet.com.au
Sent: Friday, 1 August 2025 9:48 PM
To: Customer Service
Cc:
Subject: FW: DA20250126 1 Karrabee Ave, in Huntleys Cove

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[arn why this is important](#)

Objection to DA20250126 Parking Impact and Accessibility Concerns during Construction

Dear Planning Officer at Hunters Hill Council

I am writing to formally object to DA 20250126 proposed for 1 Karrabee Ave, in Huntleys Cove.

There are a number of issues in the DA including excavation that will be dangerous to the Huntleys Cove residents and visitors, severely affect parking availability for residents and visitors during construction and compromise safe access for residents and visitors to the community amenities such as the pool, tennis courts and gym.

In the case of the excavation detailed in the DA, the developer has clearly ignored regulations and expert advice regarding setbacks on the site. A boundary fence is shown on the extreme perimeter of the DA site and excavation is designed to be approximately 3 meters deep at this site boundary. This design is necessary because the developer has parking needs in the proposed new basement area which are not achievable without ignoring council and state setback and safe work regulations.

The result of the developer ignoring these rules is the creation of an excavation which is dangerous not only to the developer's builders but especially to the Huntleys Cove residents and the general public. The excavation can not be done as designed in the DA. Best practice in such an excavation is defined as keeping "all loads and barricades at least 1 meter back from the 'zone of influence' to ensure safety". (Refer Safe Work Australia

The result of all this is that the excavation 'zone of influence' will extend at least 4 meters beyond the DA site boundary fence shown on the DA plan.

REFER Excavation Work Code of Practice March 2015

Figure 2 of the shows an example of: an excavation with shoring that has been designed to carry vehicle and material loads – this may be required where there is limited space around the excavation for vehicle movement and/or material storage, and an excavation with shoring that has been designed only to carry the load of the excavated faces and the related zone of influence. Any material will add a load to the area where it is placed. It is important that materials are not placed or stacked near the edge of any excavation as this

would put persons working in the excavation at risk. For example, the placement of material near the edge of an excavation may cause a collapse of the side of the excavation. To reduce the risk of ground collapse, excavated or loose material should be stored away from the excavation. Excavated material should be placed outside the zone of influence. Alternatively, a ground support system should be designed and installed to carry the additional loads including any ground water pressures, saturated soil conditions and saturated materials.

The proposed development poses a significant and unacceptable impact on parking availability during the construction phase. Huntleys Cove is already limited in its on-street parking capacity, and this DA fails to demonstrate how construction related traffic, tradesperson vehicles, and delivery trucks will be managed without severely affecting residents' access to the area.

This issue is particularly concerning for vulnerable community members, notably parents with small children and strollers, who rely on close, safe, and predictable parking to navigate their daily routines. The absence of an accurate and comprehensive parking and traffic management plan places undue pressure on families, risks increased congestion, and compromises pedestrian safety.

Additionally, the DA does not adequately address how construction will ensure compliance with Hunters Hill's Development Control Plan (DCP) provisions regarding amenity and accessibility. A construction footprint of this scale, without mitigation measures for parking displacement, contravenes the Council's commitment to inclusive and equitable urban development.

I had a search on your website and note, that this has been required for other DA's and I request the Hunters Hill Council makes sure that this DA is consistent with relevant past decisions such as:

- **St Joseph's College Pool Redevelopment (DA 2019-1129)** In this case, Council received objections citing *insufficient traffic and parking facilities*, particularly during construction. RMS and NSW Police requested designated pick-up and drop-off zones to mitigate safety risks. This highlights Council's recognition of the need for proactive traffic and parking management during major works.
- **Hunters Hill Remediation Project (Nelson Parade).** The Construction Traffic Management Plan (CTMP) for this project included detailed provisions for haulage routes, parking impacts, and stakeholder engagement. It shows that Council expects thorough planning to avoid disruption to residential streets and protect pedestrian access.
- **Gary Saunders v Hunters Hill Council (Land and Environment Court, 2017)** While this case focused on heritage and streetscape impacts, it also emphasized the importance of *public interest and precedent*. The Court upheld Council's refusal of a DA partly due to community submissions about amenity loss and accessibility concerns.

Given these precedents, I urge Council to require a revised Construction Traffic Management Plan (CTMP) that:

- Clearly designates off-street parking for all construction vehicles

- **Preserves accessible pathways and roads around the Café site and parking for families, elderly residents, and people with mobility needs**
- **Addresses traffic flow and safety risks on surrounding streets**

The proposed development must demonstrate a commitment to inclusivity, amenity, and safety in line with the Hunters Hill Development Control Plan and Council's established standards. I trust that Council will act in the best interest of our community and ensure responsible planning outcomes.

Thank you for your time and consideration.

Mary (Maevis) Brewer

Mortimer Lewis Drive, Huntleys Cove

Sarah Valentine

From:
Sent: Monday, 28 July 2025 3:05 PM
To: Customer Service
Cc: georgebrewer999@gmail.com
Subject: FW: Hunters Hill DA

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Monday 28th July, 2025.

To Whom It May Concern

Hunters Hill Council 22 Alexandra Street Hunters Hill NSW 2110

Re: Objection to Proposed Development – 3-Storey, 2-Shop Building - Development Application DA20250126

I write as a relative of an elderly resident of Huntleys Cove and a frequent visitor to the HC community. I wish to make a formal objection to the proposed construction of a three-storey building with two commercial shops.

My concern is not only with the scale and commercial nature of this development, but more importantly with its impact on safe and inclusive access to nearby community facilities—including the tennis courts, swimming pool, and community hall. These places are cherished by older residents and visitors like myself and many others who rely on walkers, wheelchairs, or other mobility supports.

Currently there is a safe and easy pathway from Mortimer Lewis Drive. The DA proposes major excavation immediately adjacent to this pathway which will definitely impose severe restrictions on access to the facilities. The DA also proposes the non availability of the existing roadway down to the facilities for the expected 1 to 2 years of the Development works which will

- restrict the use of car access for any disabled visitors,
- Prevent access by any emergency vehicles such as ambulances or Fire Brigades in the event of any serious emergencies.

It is obvious that the proposed development will obstruct and limit pedestrian pathways and compromise the level ground currently enabling easy access to these facilities. As such, this proposal risks non-compliance with the following:

- **NSW Disability Inclusion Act 2014**, which requires councils to prepare a Disability Inclusion Action Plan (DIAP) ensuring equitable access to facilities and infrastructure.
- **Disability Discrimination Act 1992 (Commonwealth)**, which prohibits actions that result in disadvantage or exclusion of people with disabilities, including indirect obstacles to public services.

- **Environmental Planning and Assessment Act 1979**, which requires Council to consider the social impacts of developments, including accessibility for vulnerable populations.

Additionally, Hunters Hill Council's own DIAP outlines commitments to inclusive infrastructure and the removal of barriers to participation. Allowing a development that diminishes physical access contradicts these planning responsibilities.

I respectfully urge Council to uphold these legal and ethical commitments by rejecting this DA proposal to ensure unobstructed, inclusive access remains for all members of our community, especially those who have limited mobility.

Thank you for considering this objection on behalf of seniors and others whose voices are too often unheard in planning decisions.

Yours faithfully,

Roleen Vaughan

Sarah Valentine

From: Tim Brewer
Sent: Friday, 1 August 2025 8:03 PM
To: Customer Service
Subject: Objection to DA20250126 – Request for Determination Consistent with Hunters Hill Council's Strategic Planning Framework and Past Decisions

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Dear General Manager,

I write to formally object to Development Application **DA20250126** at 1 Karrabee Ave Huntleys Cove and request that Council exercise its **regulatory functions** in a manner consistent with its **statutory obligations, strategic planning instruments, and precedent decisions**.

In assessing DA20250126, I respectfully request Council to apply the following **assessment criteria**:

- **Statutory Compliance:** The proposal must demonstrate consistency with the **numerical and performance-based controls** under LEP 2012 and DCP 2013, including **Clause 4.3 (Height of Buildings)**, and **Part 3.4.3 (Setbacks)** of the DCP.
- **Amenity Impacts:** Council should consider the extent of **visual intrusion, privacy loss, and overshadowing**, in accordance with the **principles of equitable development**.
- **Public Interest Test:** As per **Clause 4.6 of the LEP**, any variation must be rigorously justified and demonstrate that strict compliance is unreasonable or unnecessary.
- **Strategic Alignment:** The proposal should support the objectives of the **Community Strategic Plan 2022–2032**, including the protection of **neighbourhood character, environmental sustainability, and liveability**.

Council's **Compliance and Enforcement Policy** and **Code of Conduct** reinforce the importance of **transparent decision-making, fair application of controls, and community engagement**. Upholding these principles in the assessment of DA20250126 will ensure consistency, integrity, and public confidence in the planning process.

Tim Brewer
Chief Financial Officer

advaraheartcare.com

Advara HeartCare
Suite 502, 65 Berry Street
North Sydney, NSW 2060



Sarah Valentine

From: karen noack
Sent: Sunday, 13 July 2025 7:33 PM
To: Customer Service
Subject: Formal Objection to DA20250126

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To/

Hunters Hill Council

22 Alexandra Street Hunters Hill NSW 2110

Objection to Development Application DA20250126

I am writing to formally object to Development Application DA20250126, based on firsthand experience of house sitting at Mortimer Lewis Drive. During my time there, I became familiar with the challenges of navigating the area as a pedestrian—particularly from the southern side of Mortimer Lewis Drive, crossing Mortimer Lewis Drive and passing through the car park near 1 Karrabee Avenue (the site of the planned development) to get to the community amenities,

This route is not simply a casual walkway; it is the **only practical pedestrian access** to community amenities including the tennis courts, swimming pool, and gym for anyone living on the southern side of Mortimer Lewis Drive. The current layout of the car park presents serious safety hazards due to **extremely poor visibility and line of sight**, especially for pedestrians trying to navigate between parked vehicles and moving traffic.

Despite this obvious risk, the DA fails to address how pedestrian access will be safely maintained during construction, nor does it propose alternate routes or protective measures for residents—particularly those who, like myself, are not familiar with the area and rely on clear, accessible paths.

Further, the proposed inclusion of two shops in an overwhelmingly residential area raises serious concerns about traffic generation, congestion, and the already limited availability of parking in the area. The parking capacity at this site is **already stretched** and introducing commercial use will exacerbate that pressure, potentially spilling into areas meant to serve residents accessing community facilities.

I urge Council to consider the following before approving the application:

- A comprehensive pedestrian safety plan, especially from Mortimer Lewis Drive to the community facilities.
- Measures to address pedestrian access during the construction phase.
- A realistic evaluation of parking impact, particularly with the proposed addition of retail spaces.

Thank you for the opportunity to comment on this proposal. I hope Council will take into account not just technical requirements, but the lived experience of residents and visitors who navigate this community daily.

Yours sincerely,

Ms Karen Noack

Woollahra NSW 2025

To: Hunters Hill Council 22 Alexandra Street Hunters Hill NSW 2110

From: Ardele BLIGNAULT

3/2 Mortimer Lewis Drive, Huntleys Cove NSW 2111

Subject: DA20250126 – 1 Karrabee Avenue, Huntleys Cove NSW 2111

OBJECTION TO PROPOSED DEVELOPMENT

I am writing to formally object to the proposed development of a three-storey, shop top housing block on the following grounds:

INADEQUATE SEWERAGE INFRASTRUCTURE



I strongly object to the proposed development in Huntleys Cove as the existing sewerage system is already at capacity and the sewerage pumping stations have a history of overflowing. These photos were taken close to and below the proposed development site.

The current infrastructure is not equipped to handle any additional load, and the consequences of ignoring this will have direct impacts on public health, environmental integrity, and community well-being.

Public Health Risks Sewer overflows pose a serious health hazard, exposing residents to harmful pathogens and increasing the risk of waterborne diseases. Overflow incidents in Huntleys Cove have already been reported, and any added strain could intensify the frequency and severity of these events.

Infrastructure Failure Our sewer system is consistently operating at and beyond its limit. Building additional units and shops without a major upgrade to existing wastewater infrastructure is reckless. It risks systemic failure, which would require significant public expenditure to rectify - costs that should not be borne by the current community.

Environmental Degradation Huntleys Cove is closely connected to natural waterways and bushland. Sewer overflows contribute to the contamination of these sensitive ecosystems, threatening aquatic life and undermining efforts to preserve biodiversity in our area.

Regulatory and Planning Oversight Council and planning authorities have a duty to ensure that developments are supported by adequate infrastructure. Approving this project without addressing the known sewerage constraints would contravene planning principles that prioritize sustainability, safety, and responsible growth.

Community Impact Beyond health and environmental concerns, recurrent sewerage issues diminish quality of life, property values, and residents' trust in development processes.

NOT COMPLIANT WITH ZONING

The DA does not satisfy several key planning controls under the **Hunters Hill Local Environmental Plan 2012 (LEP)** and the **NSW planning framework**.

Nor is it compliant with, the NSW Government's Low and Mid-Rise Housing Policy (February 2025) that overrides local LEPs in mapped areas.

1 Karrabee Avenue, Huntleys Cove is zoned **R3 Medium Density Residential**(2). While this zoning typically allows for residential flat buildings, townhouses, and sometimes shop top housing—but commercial uses like shops are generally not permitted unless specifically allowed under a site-specific provision or development consent.

The property does not fall within **800m of an E1 zone**, so it is not eligible for **shop top housing** under the new state-wide planning rules—even though it's zoned **R3 Medium Density Residential**.

The proposed development is 1.6 km from Gladesville shopping centre (twice the permissible limit) and 2.3 km from Boronia Park shopping centre.

The site is not zoned to permit *shop top housing* (typically B1 Neighbourhood Centre or B2 Local Centre). The development is not part of a broader mixed-use precinct.

There is genuine concern that the developers have used the shop top housing classification to bypass stricter controls on residential flat buildings. The two small shops do not justify this development and appear to be inconsistent with the intent of mixed-use zoning.

The DA does not meet the **parking requirements** for residential and commercial developments.

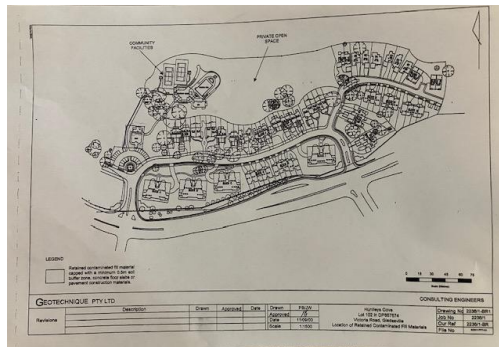
The carparking space in front of the site, has only 2 designated spaces for the site, these 2 spaces are inadequate for a development that proposes 3 apartments and 2 shops.

The development has not made adequate provision in the planned underground parking for residents or visitors or shop customers.

The DA limits the existing accessibility, restricting the access to community hall and tennis courts and gym by blocking vehicle access, which is currently regularly used to transport people in wheelchairs and with walkers to functions, meetings and activities in the community hall.

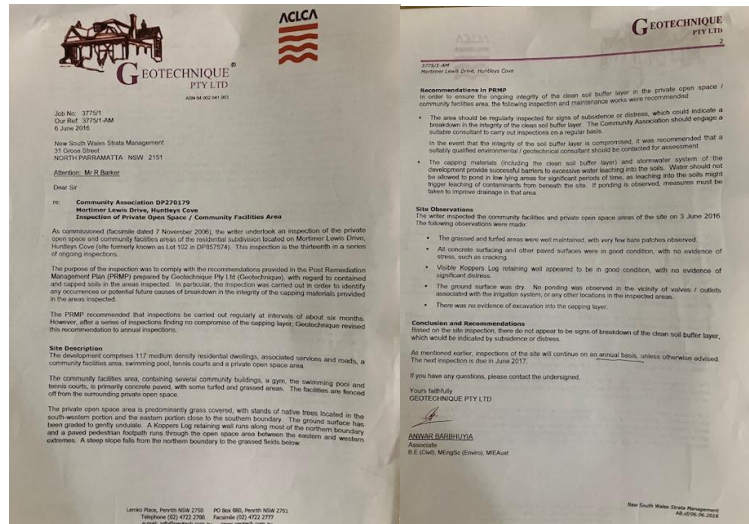
CONTAMINATED LAND

The site in question has a documented history of contamination that has been ignored in the DA.



Source: Geotechnique Pty Ltd

Regular Safety Assessments, as required have not been done. There is no evidence in the Community Association Strata Minutes, that there is an up-to-date assessment of the risk which is a formal requirement per the original remediation of the site.



The most recent inspection was done 2016.

It recommends that to ensure the ongoing integrity of the clean soil buffer layer . . . inspections should be done on an annual basis.

Public Health and Safety Risks Excavation for underground parking risks breaching the concrete cap, potentially releasing hazardous substances into the environment and posing serious health risks to workers, future residents, and the broader community.

Most concerning is page nine of the Waste Management Plan that states there will be onsite segregation of materials that may be hazardous. This does not comply with EPA requirements for contaminated land and poses real risks to the adults and children who routinely walk and play in less than a meter from the site.



The pedestrian access to the community hall, tennis courts, gym and swimming pool is contiguous with the proposed building site.

Children and adults regularly play on the grass to the right of the site.

Environmental Concerns Disturbing a remediated site may lead to the mobilisation of contaminants into surrounding soil and groundwater. This is particularly concerning given the site's proximity to Tarban Creek, the Lane Cove and Parramatta Rivers and sensitive foreshore ecosystems.

Flooding Rain water often settles on the land immediately below the site, making the ground sodden. The development will increase the area of hard surface to absorbent surfaces, increasing the risk of flood damage to the near by community hall and tennis courts. Please see the GeoTechnique report (the illustration above) states “If ponding is observed, measures must be taken to improve drainage in that area.” This has not happened and the DA does not address this requirement.



This photo days after rain fall in 2025 and shows the water-logged ground. The DA has not addressed the lack of adequate drainage or the increased flood risk to the community hall and tennis courts.

There has been no attempt in the DA to landscape in a manner to mitigate any runoff.

LANDLOCKED BLOCK – SURROUNDED BY BODY CORPORATE PROPERTY

1 Karrabee is surrounded by body corporate-managed property (such as shared driveways, gardens, or communal facilities) so presents significant practical and legal limitations for unit and shop development. One of the most critical issues is *the lack of sufficient access for construction vehicles and essential services*.

Restricted Access for Construction: Building units and shops requires access for trucks, cranes, concrete mixers, and other heavy machinery. If the land is encircled by body corporate areas with no direct legal access (such as an easement or right of way), developers cannot bring in materials or machinery without crossing shared property—potentially infringing on others' rights.

No Legal Right of Passage: Even if there appears to be a physical path, unless the land has a formal easement recorded on title, construction crews cannot lawfully use the surrounding body corporate land. The body corporate has a duty to protect its property and residents, and can refuse access.

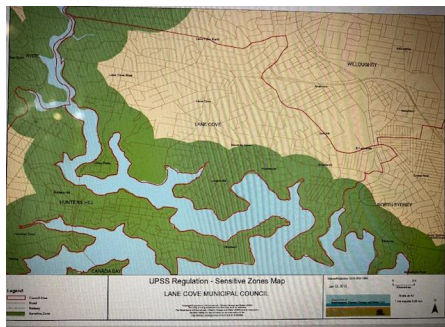
Ongoing Access Needs: Beyond construction, unit living and shops require vehicle access for residents, postal services, garbage collection, emergency vehicles, and maintenance. Without secure, permanent access over the surrounding land, it's likely that development would be deemed *unworkable and non-compliant* under planning and safety regulations.

Safety and Liability Concerns: Allowing construction trucks through common areas can pose risks to residents, cause wear and tear on shared infrastructure, and raise serious liability concerns for the body corporate.

A formal access agreement has not been secured making lawful **and practical access the site for construction functionally impossible.**

ENVIRONMENTAL IMPACT ON A DESIGNATED SENSITIVE AREA

The DA makes omits to mention the fact that Huntleys Cove is an EPA designated sensitive site and makes no provision for this, ignoring people who may be more vulnerable to environmental risks like contamination.



Sensitive sites, which include Huntleys Cove are highlighted in green, which contains both residential housing and open spaces where people picnic, garden, walk, relax and children play.

Source: EPA website.

Environmental Impact on Flora and Fauna in Huntleys Cove



Turkeys and turtle within 10 meters of development site.

Flying foxes immediately above site.

Huntleys Cove is uniquely positioned along the Parramatta River and is directly connected to Riverglade Reserve and Tarban Creek—an area rich in biodiversity and home to a variety of native and protected species. These green corridors serve as vital habitat and breeding grounds for local wildlife and are increasingly rare in urban Sydney.

Brush turkeys, for example, are a protected native species that have re-established themselves in Sydney suburbs after near extinction due to habitat loss and predation. Their elaborate mound-building and temperature-sensitive incubation process require undisturbed ground cover and organic material, which would be severely disrupted by construction and increased human activity.

Australian white ibis, rely on wetlands and grassy reserves for foraging and nesting. Similarly, **owls**, including the powerful owl—a threatened species in NSW—depend on mature trees and quiet, dark corridors for roosting and hunting. **Ducks**, particularly black ducks and chestnut teals, are frequently observed along Tarban Creek and Riverglade Reserve, where they breed and feed.

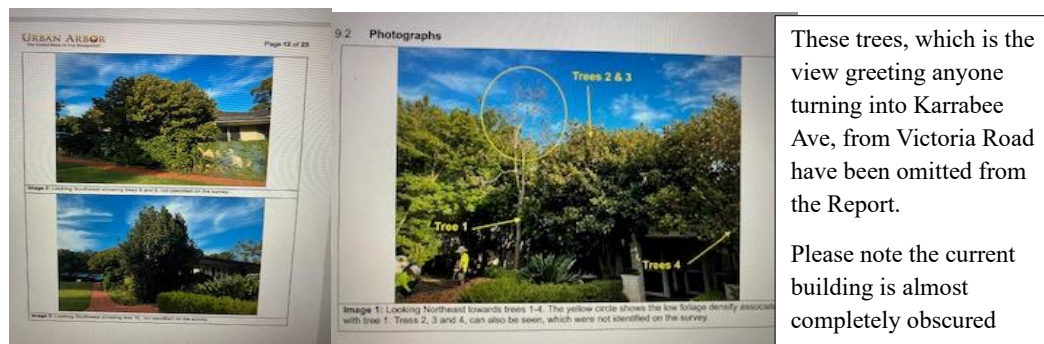
The proposed development would fragment these habitats, increase light and noise pollution, and introduce impermeable surfaces that disrupt natural water flow and reduce foraging grounds. Such changes would not only displace existing wildlife but also degrade the ecological integrity of the area.

Given the increasing importance of urban biodiversity and the role green spaces play in climate resilience and community wellbeing, I urge the planning authority to reject this proposal. Preserving Huntleys Cove's natural environment is not only a matter of ecological responsibility but also of cultural and community value.

PRESERVING OUR TREES

All trees on this site are subjected to protection under the Hunters Hill Local Environmental Plan (LEP) 2012-4 and Hunters Hill Development Control Plan (DCP) 2013 -5.

Yet a number of trees have been intentionally left out of the Aboricultural Impact Assessment Report. These trees should have been included as they currently provide privacy and shade.



The proposal to cut down 13 of the 16 trees in Huntleys Cove to make way for new unit construction will have a detrimental impact on the landscape and the local community.

The explanation given in the Aboricultural Impact Assessment Report, for the removal of most of the 13 trees is that “the tree is located in the footprint of the proposed building”. This is an inadequate justification.

Global Warming and Climate Resilience In the face of escalating climate change, tree cover is one of our most effective local tools to combat rising temperatures. Trees act as carbon sinks, absorbing CO₂ and other pollutants. Removing 13 established trees undermines decades of growth that contributes to carbon sequestration, urban cooling, and climate resilience. Once felled, these trees cannot be replaced as the footprint of the proposed unit block will cover where the trees now grow.

Shade and Urban Heat The shade provided by these trees reduces the urban heat island effect. With global temperatures on the rise, losing this shade not only makes our streets and homes hotter but increases reliance on air conditioning, escalating both energy use and residents' power bills. The trees offer protection from scorching summer heat, creating walkable, liveable streets that benefit everyone—especially children and the elderly.

Privacy and Liveability In a tightly spaced urban environment, trees are natural privacy screens. Stripping them away exposes existing homes and communal areas, eroding the quality of life for nearby residents. No architectural feature can replace the living, breathing buffer that trees provide between homes.

Habitat and Birdlife These 13 trees are not just passive plants—they are vibrant ecosystems. They provide critical habitat for native bird species and other local wildlife. Once removed, these creatures are displaced, and their presence—part of the area's charm and ecological balance—is diminished or lost entirely. Hunters Cove risks becoming another sterile development devoid of birdsong and biodiversity.

Community and Connection Trees are part of Hunters Cove's identity. They represent continuity, and connection to nature in a rapidly developing area. Retaining just three trees is a token gesture that does not adequately reflect the community's needs or values.

We must not trade long-standing natural assets for short-term development gains. Let's advocate for smarter design—one that builds with nature, not over it.

I trust my comments will of assistance to the Council.

Ardele Blignault

Mortimer Lewis Drive, Huntleys Cove

Development Application DA 250250126, 1 Karrabee Ave, Huntleys Cove 2111

To Hunters Hill Council

From: Kerry Macrae, Huntleys Cove.

I request that the Council refer this application to the independent Local Planning Panel **for refusal**, as it is not zoned for this type of development;

and

The proposal does not comply with local planning controls and the surrounding character on the Huntleys Cove neighbourhood.

1. **Non-compliance with permitted uses within R3 Zone:** The proposal includes commercial space, which many local residents have been actively led to believe will include a café. Yet restaurants or cafes and **food and drink premises are prohibited within a R3 Zone**.
2. **Non-compliance with Planning Controls:** The proposal **does not meet setbacks** as outlined in the Hunters Hill Local Environmental Plan (LEP) and the Development Control Plan (DCP) under Part 3.4.3
3. **Heritage Trees and Landscaping:** Hunters Hill is known for its heritage character. The development is near to significant trees, including the **heritage listed Moreton Bay fig trees** and conservation areas. Thirteen trees are planned to be removed, leaving only three. The neighbouring properties will lose their view of trees. These are especially relevant in a garden suburb areas like Hunters Hill, which is undergoing increasing residential density. Hunters Hill DCP requires a minimum of 40% landscaped area to be provided for this type of development. This **requirement to landscape has not been met**.
4. **Loss of Amenity:** The development will result in increased noise. The Acoustic Report states there will need to be a reduction in noise levels (7.2), yet the proposal has **not integrated adequate noise reduction strategies**, in particular to the high noise impact area of 2 Mortimer Lewis Drive.
5. **Traffic and Parking Issues:** The development is likely to increase traffic congestion or lacks adequate parking provisions. The traffic report entirely **underestimates the likely traffic impact**, by omitting to consider traffic associated with the 2 proposed shops.
6. **Environmental Concerns:** The development **threatens local biodiversity** including the powerful owl which has been sighted in the adjacent trees.
7. **Overdevelopment:** The scale and bulk of the building are considered excessive for the site or out of character with the surrounding area which is entirely residential. It is unlikely, based on previous shop keeper attempts over a number of decades, that the site can accommodate commercially viable shops as there is insufficient passing foot traffic and **inadequate parking** for cars.
8. **Inadequate Community Consultation:** I also wish to bring to your attention that there is **significant doubt** that this application was properly approved by the Community Association, as all owners have not been invited to or been given an opportunity to vote on this DA. The voting was done by 13 or less strata representatives, rather than the 400 plus owners. I feel the development was pushed through without proper engagement or transparency.

Kerry Macrae

Sarah Valentine

From:
Sent: Monday, 28 July 2025 3:14 PM
To: Customer Service
Cc:
Subject: FW: Development Application DA20250126

You don't often get email from [Learn why this is important](#)

Monday 28th July, 2025.

Dear Sir,

I'm writing to object to DA20250126 proposed for 1 Karribee Ave., Huntley's Cove.

I am a retired Valuer and worked for many years with the NSW Valuer General's Department, and I am also the elderly brother of a resident of Huntleys Cove who I frequently visit.

My concern is that the residents of Huntleys Cove, including my family members, would be severely and unfairly disadvantaged if this DA is approved.

Let's consider the facts of the history of development of Huntleys Cove. Huntleys Cove was originally part of the suburb of Gladesville and a site of part of the Gladesville Mental Hospital. When it became a separate suburb it was known as Tarban, taking its name from Tarban Creek. This was changed to Huntleys Cove in 2002 after residents voted on the issue.

Every one of the original owners of the 450 or so apartments and town houses in Huntleys Cove have paid large strata fees and other costs to fund not only their private residences but also

- the magnificent amenities including the large community pool, the tennis courts, the gymnasium and the community centre
- The beautiful grounds, gardens, lawns, hedges, fences and associated infrastructure including the walkways and private roads giving safe and secure access to all the amenities

For the last 25 years those original owners and any new owners have paid for and built a beautiful suburb. The market value of every apartment and townhouse in

Huntleys Cove is inflated because of their magnificent community facilities in which they have a shared equity calculator on their 'unit entitlement'. The Huntleys Cove grounds, lawns and many shared amenities are worth in total at least \$50 million. This is recognized and advertised in the local real estate industry as increasing the market value of each property at Huntleys Cove, in relation to properties in adjacent suburbs such as Gladesville and Lane Cove, by a conservative value of \$200,000 per property.

The DA proposes some very unreasonable and unfair conditions

- the existing cafe owner has one property which shares in these Huntleys Cove facilities
- the DA proposes that at no charge to the cafe owner he should in the future have 5 properties which share in the Huntleys Cove facilities
- this will result in a windfall profit to the cafe developer of up to \$1,000,000 (5 x \$200,000) for which he is not entitled
- It will also result in a drop in each existing owners share in the value of their Huntleys Cove strata and the value of their property

This may not be a problem which is within the HH Council jurisdiction, however it should be considered in any discussion regarding the DA. It also raises a potential precedent for other stratas at Huntleys Cove to take similar development action to increase the numbers of residences on their stratas by either extending their existing buildings or constructing new buildings on vacant strata land.

There are many other items of dispute in the current DA, including lot size, floor space ratio, building height, setbacks and parking, etc.

I trust you will consider my objections in your consideration of this DA.

Thanks,

David J Vaughan

ITEM NO	: 3.3
SUBJECT	: HUNTERS HILL HOTEL, 68 GLADESVILLE ROAD, HUNTERS HILL
STRATEGIC OUTCOME	: DEVELOPMENT APPLICATION, REGULATION AND MONITORING SERVICES ARE STREAMLINED, MORE ACCESSIBLE, AND USER FRIENDLY
ACTION	: DEVELOPMENT APPLICATIONS (DAS) ARE PROCESSED IN ACCORDANCE WITH SERVICE STANDARDS
REPORTING OFFICER	: SHAHRAM MEHDIZADGAN
DEVELOPMENT APPLICATION NO	20250166
PROPOSAL	EXTEND TRADING HOURS BY 2 HOURS AS FOLLOWS: MONDAY – SATURDAY 10:00AM – 2:00AM SUNDAY 10:00AM – 12:00 MIDNIGHT
APPLICANT	JOE VESCIO
OWNER	TIGER BAR (NSW) PTY LIMITED
DATE LODGED	23 JULY 2025

Ref:793660

INTRODUCTION

Reasons for Report

The proposal results in 30 separate individual, unique submissions, and 26 petition submissions (contains the same or substantially same text), received in response to the neighbour notification process.

REPORT

1. SUMMARY

Objectors Issues

- Noise impacts from amplified sound systems and patrons within and departing the premises
- Antisocial behaviour associated with intoxicated persons within and departing the premises
- Malicious damage to surrounding properties

- Alcohol related violence
- Litter in surrounding streets
- Noise impacts on adjoining residential units
- Parking and traffic impacts in surrounding streets
- Loitering after hotel closure and within surrounding streets
- Lack of late-night public transport

Submissions

The proposal results in 30 separate individual, unique submissions, and 26 petition submissions (contains the same or substantially same text), received in response to the neighbour notification process.

Recommendation

The application is recommended for refusal for the following reasons:

1. fails to comply with the relevant planning objectives contained in Hunters Hill Local Environmental Plan 2012 and Hunters Hill Consolidated Development Control Plan 2013
2. will have an adverse effect on the amenity of the surrounding residential properties

2. DESCRIPTION OF PROPOSAL

The proposal seeks consent to extend the trading by (2) two hours from 12 midnight to 2am Monday to Saturday, and (2) two hours on Sundays from 10pm to 12 midnight. No building works are proposed.

The general trading hours as per Liquor licence 4 June, 2025, are as follows:

Consumption on Premises:

Monday – Saturday	5:00am – 12:00 midnight
Sunday	10:00am – 10:00pm
Good Friday	12 noon – 10:00pm
Christmas Day	12 noon – 10:00pm
December 31st	Normal opening time until 2:00am on New Year's Day

Take Away Sales

Monday – Saturday	5:00am – 11:00pm
Sunday	10:00am – 10:00pm
Good Friday	Not permitted
Christmas Day	Not permitted
December 31st	Normal trading

Proposed trading hours:Consumption on Premises:

Monday – Saturday	10:00am – 2:00am
Sunday	10:00am – 12:00 midnight

Take Away Sales

No change

3. DESCRIPTION OF SITE AND LOCALITY

The subject site is known as No.64-68 Gladesville Road, Hunter's Hill, located on Lot 101, DP 1169248 while a mixed use building occupies SP 90253 and SP 85494. The Hotel is located on the north-western corner of the Gladesville Road and Joubert Street intersection. To the north of the Hotel is a two storey residential dwelling. To the west of the Hotel is a three storey mixed use building. Opposite the Hotel on Gladesville Road are commercial premises.

The access to the site and hotel facilities is from Gladesville Road. There are two points of access via driveways from both streets. Joubert Street is the secondary access as the heritage listed Hotel turns the curved corner of the two streets.

The subject site is zoned E1 Local Centre. It is contained within the Hunter's Hill Village which performs a neighbourhood shaping centre function. The site is a listed heritage item I479 under Schedule 5 of Hunter's Hill Local Environment Plan 2012 and is listed in both general and landscape conservation areas.

The site has over the years been redeveloped including the construction and sale of a residential flat building on the old hotel car park.

4. PROPERTY HISTORY

- In 2004, consent was granted to DA2003/1051 for the restoration of the existing hotel and construction of a mixed use building and associated car parking. Given the juxtaposition of the residential and Hotel uses, condition 214(a) of that consent was imposed on the applicant (then the owner before the sale of the residential properties) to require that "hours of hotel operation shall not exceed terms of the present hotel licence which provides for seven day trading between 8am and midnight."

The original application was for restoration of the existing hotel building, which consisted of the following works:

- Partial demolition of the hotel structure,
- A total of forty one (41) residential units (which includes some accessible units) over three levels on top of the ground floor shops,
- Six (6) retail shops on the ground floor,
- Three (3) basement levels of car parking totaling one hundred and sixty two (162) spaces,
- Vehicular access for the hotel patrons via Gladesville Road only and residents vehicular entrance and exit controlled via Joubert Street and Gladesville Road,

- Loading facilities incorporating a turntable provided off Gladesville Road,
- Extensions to the hotel including a ground level courtyard
- Residential accommodation on the top of the existing hotel structure
- The site landscaped

Subsequent modifications involved a reduction in units from 43 to 41, deletion of the basement supermarket and a reduced total of car parking spaces from 217 to 162 and also rationalise a number of conditions that included the deletion of condition 104 and the amendment of conditions 65(b), 141, 205(t), 216 (a), (b), (f) (ii), h (i) (ii) & (iii) and 224.

A fundamental condition of this consent which still applies to the Hotel is condition 214(a). The originally approved hours were material and essential features of the approved development without which consent would never have been granted.

Condition 214(a) states the following:

214. To ensure reasonable amenity for dwellings in proximity to the hotel premises, a Hotel Plan of Management (POM) shall be prepared (and complied with at all times) by the hotel licensee and submitted with the Construction Certificate application, incorporating the following:

- a) Hours of hotel operation shall not exceed terms of the present license which provides for seven day trading between 8am and midnight.*

The condition limiting the Hotel hours to midnight applies to and controls the hotel use.

On 20 September 2004, Council granted deferred commencement development approval to the application for the restoration of the existing hotel, construction of mixed development, townhouses and associated car parking. This consent relied on 'existing use rights' as the use of a hotel was prohibited under the zoning provisions at that time. The outright consent was subsequently issued in 2007.

The consent has been modified eight times over the years, as detailed below.

DA 2003/1051-1

In early 2011, the Land & Environment Court upheld an appeal on the deemed refusal of the first s.96 application. The conditions relating to that approval were issued in a 'consolidated consent' stemming from the original development approval of 20 September 2004. This consent had been physically commenced with some of the work having been completed.

DA 2003/1051-2

On 25 June 2012, Council approved, with altered and new conditions of consent, modifications to the development (DA 2003/1051-2) involving a reduction in units from 43 to 41, deletion of the basement supermarket and a reduced total of car parking spaces from 217 to 162.

DA 2003/1051-3

On 9 August 2012, Council approved with altered conditions of consent (DA2003/1051-3) the s.96 application to rationalise a number of conditions.

DA 2003/1051-4

On 26 November 2012, Council approved with altered conditions of consent (DA2003/1051-4) the s.96 application to further rationalise a number of conditions. The conditions of development consent that are relevant to this application are quoted as follows:

195. Detailed plans addressing items (b) to (e) below are to be approved by the RMS and to be submitted to Council within three (3) months from the issue of the Construction Certificate. The plans must include details of the following works with construction timeframe as follows:

(a) The signalised access from Gladesville Road. These works are to be completed prior to the issue of the Construction Certificate for major excavation and building works and for commencement of works on site, with the exception of excavation works for the Joubert Street vehicular ramp beneath the Hotel Courtyard as referred to in condition No.65(b).

(i) The provision of a pedestrian management plan to provide for safe pedestrian movements with particular regard of school children during school peak hours.

Bonds for items (b) to (e) below have been lodged to ensure completion occurs prior to Occupation Certificate.

(b) Indented bus bay

(c) Rationalisation of the left turn slip lane onto the on-load ramp to Burns Bay Road

(d) Pedestrian crossing, island and median strip

(e) Pedestrian footway along the northern side of Gladesville Road linking Joubert Street (north) to the new left turn slip lane onto the on-load ramp to Burns Bay Road.

*197. A monetary contribution of \$150,000 shall be paid to Hunters Hill Council prior to the release of Construction Certificate as a bond against the acceptable completion of the landscaping works of the **redundant areas** of the Burns Bay Road reserve. This bond will be refunded upon completion of the works to Council satisfaction.*

DA 2003/1051-5

On 12 June 2013, Council refused (DA 2003/1051-5) s4.55 for amendment to condition No.200, regarding re-entry exit times during demolition and the amalgamation of 3 small rooms to become a function room.

DA 2003/1051-6

On 1 December 2013, Council approved (DA 2003/1051-6) s4.55 for amendments to external finishes new disabled access, and amend approved access wall.

DA 2003/1051-7

On 8 December 2014, Council refused (DA2003/1051-7) s4.55 for deletion of condition No.197 of the consolidated conditions of consent for reason that the bus bay cannot be constructed

and the associated bond be released by Council. This modification was subject of Land and Environment Court proceedings for deletion of conditions

DA 2003/1051-8

On 1 October 2020, Council approved (DA2003/1051-8) s4.55 for installation of an ATM to an existing opening on the Gladesville Road Façade.

- Development Application 2013/1120 was withdrawn for extension to hours of operation to The Hunters Hill Hotel Monday to Friday 10am to 4am, Saturday 8am to 4am, Sunday 8am to 12am
- Development Application 2014/1200 was refused for outdoor seating for 11 tables and 44 chairs
- Development Application 2016/1103 was refused for expansion of Hunters Hill Hotel for construction of parents retreat and kids play area
- Development Application 2016/1114, applicant appealed to the Land and Environment Court against Council's deemed refusal for Hunters Hill Hotel extending of the trading hours between the hours of:
 - Monday to Saturday, between the hours of 8am and to 2am the following day;
 - Sunday, between 10am and 12 midnight;
 - Good Friday and Christmas Day, between noon and 10pm, and
 - New Year's Eve between 5am and 2am the following day.

The hearing continued and concluded before Commissioner Morris on 22 May 2017.

Further acoustic measurements were taken by the Applicant and produced in a report. At the hearing, evidence was given by the acoustic experts engaged by Council and the Applicant in relation to proposed acoustic treatments and how noise impacts could be managed if the application to extend trading hours was approved.

Submissions were made by Council and the Applicant in relation to the management of the Hotel if a Plan of Management and conditions of consent with more constraints were implemented as a result of approval of the parents' retreat or extension to trading hours. Licensing Sergeant Barnard and Senior Constable Perigo attended the hearing and addressed conditions that could be included to enforce noise limits at the Hotel.

Council made submissions to the incompatibility of a late night trading venue surrounded by low density residential development and the inability of the Hotel to manage patron behaviour once patrons leave the Hotel.

On 16 June 2017, the Court dismissed the appeal, the Orders of the Court are:

In Matter No. 257480/2016:

4. *The appeal is dismissed.*

5. *Development Application DA2016/1114 for use of the Hunters Hill Hotel between the hours of midnight to 2am the following day, Monday to Saturday is refused consent.*

- Development Application No.2024/0159 was approved for alterations and additions to the hotel, primarily for internal alterations and additions and alterations to the modern northern extension of the hotel. Additions included retractable roofing to a roof terrace. The alterations are to the ground and 1st floor levels of the northern extension to the hotel. The alterations are to increase the overall seating capacity of the bistro, beer garden and terrace/lounge above. This approved work to the hotel is currently under construction.

5. STATUTORY CONTROLS

Relevant Statutory Instruments

Environmental Planning and Assessment Act, 1979

Local Environmental Plan 2012

Zone:	E1 Local Centre
Conservation Area:	Yes
River Front Area:	No
Development Control Plan 2013:	Yes
Listed Heritage item:	Yes
Contributory Building:	No
Vicinity of Heritage Item:	Yes

6. POLICY CONTROLS

Consolidated Development Control Plan 2013

7. REFERRALS

7.1 EXTERNAL APPROVAL BODIES

The subject application was referred to Gladesville Police Station, Licensing Sargent who provided the following comments:

Police concerns regarding this application are primarily focused on the potential negative social impacts on the local community and the overall unsuitability of the site for extended trading hours.

The extended hours of operation proposed by the hotel are as follows.

- *Monday to Saturday, between the hours of 10am and 2am the following day;*
- *Sunday, between 10am and midnight;*

Location

The premises are located within the Ryde Police Area Command.

The premises are subject to a full hotel licence with standard trading hours from 5 am to 12 am Monday to Saturday and 10 am to 10 pm on Sunday.

The premise is in the immediate vicinity of a residential area. The hotel is situated at 64 Gladesville Road, Hunters Hill, which is on the corner of Gladesville Road and Joubert Street (West). The near vicinity consists of residential unit blocks and residential homes. The adjoining property immediately next to the proposed site is a mixed commercial and residential building. On the opposite side of Gladesville Road, to the hotel, there are several commercial premises. There is also a main arterial road, Burns Bay Road which is in the near vicinity of the Hotel.

In 2010 Development Application was approved by Hunters Hill Council to allow this multi-level residential apartment block beside the Hunters Hill Hotel, which includes retail stores and underground car parking. At the time the application was approved, and residents purchased these properties the Hunters Hill Hotel was restricted to standard trading hours.

Historical Information

The Hunters Hill Hotel was granted a Hotel Licence on 27 June 1960.

The approved hours of operation for the hotel are 5am – Midnight Monday to Saturday. 10am – 10pm Sundays.

In 2016 Development Application was made to Hunters Hill council to increase the hours of operation. This matter was heard in the Land & Environment court 20-21 April and 22 May 2017. The application was subsequently refused.

The Hunters Hill Hotel was purchased by Gallagher Hotels in 2017.

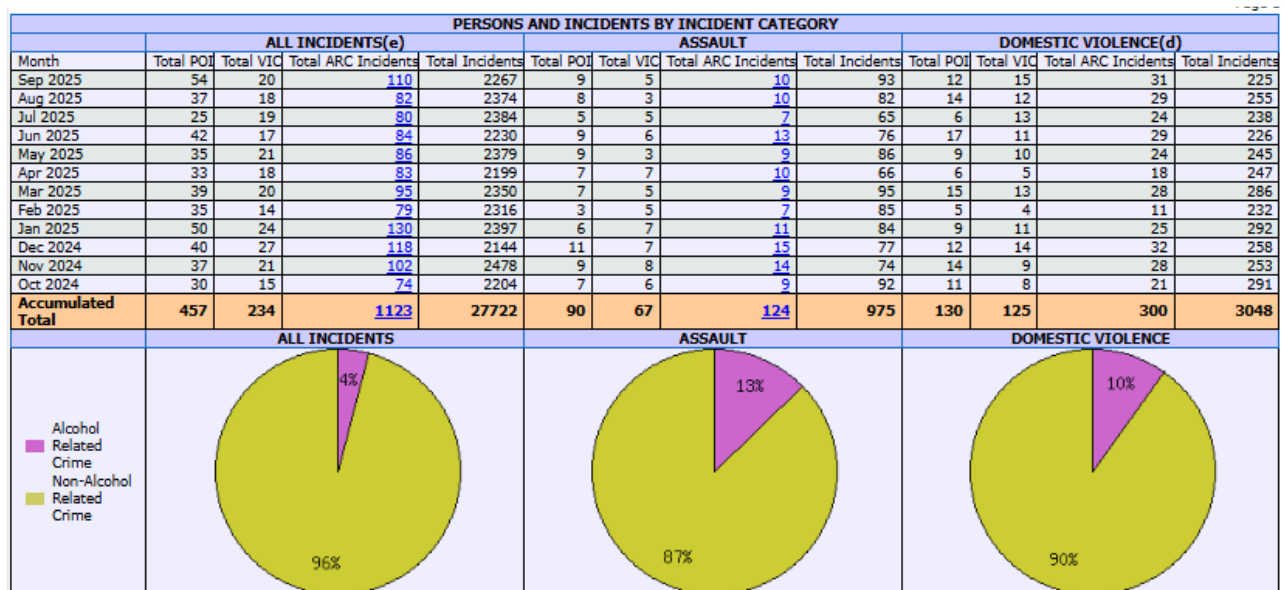
Since the purchase of the Hunters Hill Hotel by Gallagher Hotels in 2017 the following incidents have been recorded on the NSW Computer Operational Policing System (COPS) as being linked to the Hunters Hill Hotel. The details are provided below.

Incident	Number of Incidents
Powers - Person Search	23
Traffic	19
Powers - Move On	16
Assault	10
Domestic Violence Episode	6
Intoxicated Person	5
Mental Health Act	5
Drug Detection	4
Major Traffic Crash	4
Occurrence Only	3
Powers - Vehicle Search	2
Street Offence	1
Attempt Suicide/Self Harm	1
Malicious Damage	1
Resist/Hinder/Assault Officer	1
Sexual Offence - Indecent Assault	1
Grand Total	102

Crime Data

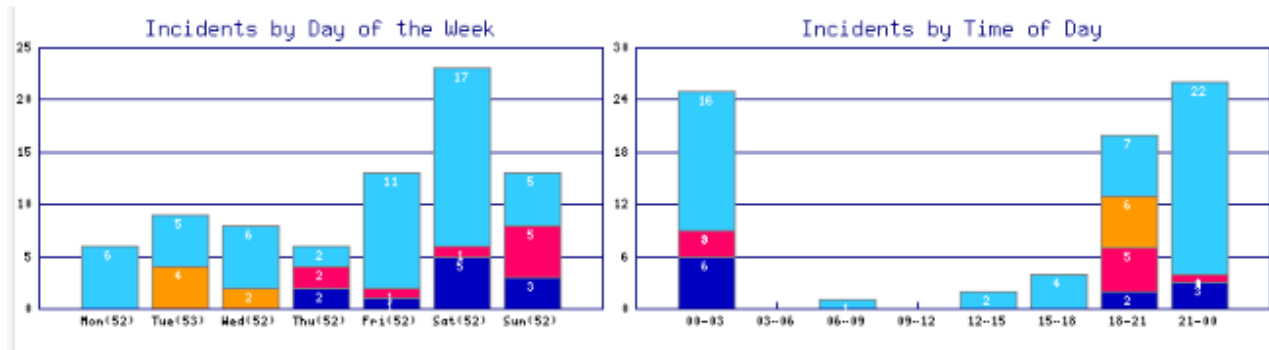
The Alcohol Related Crime Information Exchange (ARCIE) highlights the involvement of alcohol in specific crime types.

Data from the 1 October 2024 until 30 September 2025 shows 13% of all Assaults, and 10% of all Domestic Violence were alcohol related.



Additionally, most alcohol related incidents occur between 9pm and 3 am, which is known as the peak period for alcohol related crime. This time coincides with the extended hours sought in this application. See below graph.

Alcohol Related Crime Incidents
Ryde PAC Licensed Premises October 2024 to September 2025



Transport

The closest railway station to the premises, Wollstonecraft Railway Station is situated 3.5km's from the premises. Followed by the St Leonards Railway Station, which is a total distance of 3.96km's from the premises. The walking distance from the premises would be substantially longer.

There is no bus interchange in the near vicinity of the premises and there is no night rider bus that travels in proximity to the premises. There is a bus stop outside of the hotel on Gladesville Road.

A check of bus services and recent timetables dated 12 October 2025 indicate the following bus services operate within the suburb of Hunters Hill. The services are route 506, 536 and 538. On Monday to Friday these services do not operate after midnight.

On Saturday night there is one bus that stops in the vicinity of the hotel after midnight. This is route 506 which travels Gladesville Road stopping in the vicinity of the hotel at 00.28am travelling towards Sydney City.

Due to the lack of public transport options during the proposed late-night trading hours, it is anticipated that the amenity of surrounding residential properties will be adversely affected. These impacts may include increased vehicle traffic, the noise associated with car doors opening and closing, patrons departing the venue, groups gathering while waiting for ride-share services or taxis, and individuals migrating to the hotel after attending other licensed premises.

Plan of Management

Police have identified the following issues with the submitted Plan of Management (POM): There are minor errors or concerns with the PoM that police can address with the applicant directly prior to any development consent being granted. These include instructions for security and checking of patron identification, spelling errors and administration errors.

However, it must be noted that a comprehensive PoM can only address behaviours within the hotel and the immediate vicinity. The PoM cannot control the adverse impacts to the local community outside of the immediate vicinity.

Residents' concerns

Police are aware council have received objections to this application however, details of such objections are unknown.

Statement of Environmental Effects (SEE)

The Statement of Environmental Effects (SEE) claims that the proposed extension of trading hours will support the long-term needs of the business, benefit the local community, and respond to market trends within the hospitality industry. However, police have not been provided with any supporting evidence demonstrating a genuine community need for extended trading. Furthermore, the application lacks operational detail regarding how the hotel will function during the extended hours—for example, whether the bistro will remain open during this period, or is it anticipate entertainment will be provide in the extended trade period.

The introduction section of the SEE asserts that the premises have operated in a well-managed and neighbourly manner without substantiated amenity impacts since the takeover by Gallagher Hotels in 2017. While police acknowledge that noise complaints have decreased since the change in ownership, it is inaccurate to claim that there have been no amenity impacts. Several incidents referenced in section 2.5 of this report clearly demonstrate that amenity issues have occurred and continue to affect the surrounding community. Amenity concerns cannot be eliminated entirely by good management practices and are only expected to increase with extended trading hours and more availability to alcohol.

Acoustic Assessment

The Acoustic Assessment prepared by Acoustic Logic is not dated. However, page two makes reference to document revision dates in the year 2025.

Section 4.2.3 of the Acoustic Assessment states unattended noise monitoring was conducted from Friday 9 December to Monday 19 December 2022. There is no indication as to patron numbers within the hotel or specific types of entertainment or events during this monitoring. This monitoring was conducted almost three years ago. Since December 2022 the hotel has undergone major renovations.

Section 4.3.1 states attended noise measurements were conducted outside the Hunters Hills Hotel on Friday 9 December between 3pm and 4pm. There is no indication as to any entertainment provided within the hotel at this time or patron numbers.

Comment

Police object to this application in its current form due to the following reasons.

It will result in negative social impacts; It will increase the level of alcohol related crime, street offences, anti-social behaviour and violence within the Ryde PAC as areas where extended trading hours exist coincides with high alcohol related crime.

The site is unsuitable for this development;

The premises is in a residential area, known as the Hunters Hill Village. The premises site is bound by residential homes and small businesses. No other business in the vicinity of the hotel is permitted to trade past midnight.

There is a distinct lack of late-night public transport around the premises.

Accordingly, considering the above mentioned comments the proposal is recommended for refusal. A copy of the Police report is attached to this report.

7.2 Health & Building

Not applicable.

7.3 Heritage

As stated within the body of the report, the property is a heritage item and in a conservation area under *Hunters Hill Local Environmental Plan 2012*. The proposal was referred to Council's Heritage Advisor who provided the following comments:

Heritage status of site/Significance: *Listed heritage item No. 1479, Hunters Hill LEP 2012. The site is also part of the C1 The Peninsula HCA.*

The original portion of the hotel was built 1938-1940 to a design by renowned Sydney architect Sydney Ancher (b 25 Feb 1904 – d 8 Dec 1979) while working in partnership with architect Reg Prevost (as Prevost & Ancher).

The Statement of Significance for the hotel is:

The Hotel Hunters Hill is of local historical significance as an architect designed hotel built 1938-1940 on a site which has had hotel use since the 1880s.

The Hotel Hunters Hill is of local aesthetic significance as it demonstrates the adoption of the Moderne style (aka Inter War Functionalist style) in hotel architecture during the latter part of the 1930s. There is a strong probability that the Hunters Hill Hotel was designed by Sydney Ancher, a renowned architect and partner of Reginald A Prevost, who was a leading exponent of the Moderne style in the Sydney metropolitan and country areas of NSW at the time. While the hotel has been the subject of numerous alterations and adaptations, it retains its overall form and shape, and is relatively intact externally. The hotel has added aesthetic significance for its prominent corner site.

The Hotel Hunters Hill Hotel is of local research significance as it is built on the site of the Fig Tree Hotel which operated from the 1880s – late 1930s. There is some potential for archaeological remains of the Fig Tree Hotel to be present on the site.

The materials and construction techniques employed in the construction of the Hotel Hunters Hill are of a type and nature that is well represented in other hotel buildings of that style and period. The Hotel Hunters Hill is one of a number of hotels that can be described as "Interwar Moderne" (e.g. Australian Hotel, Broadway; Marlborough Hotel, Newtown; Civic Hotel, Pitt St,

Sydney; North Annandale Hotel, Annandale; Bridge Hotel, Rozelle etc.) and is representative of the style rather than rare.

Physical description: The original Ancher designed hotel was constructed 1938-1940. The interior, for which original plans and some photos remain, has been altered, with the original bar removed and new fit outs installed. The northern extension was constructed 1990s-2002.

The hotel is located on a prominent corner site at the intersection of Gladesville Road and Joubert Street, Hunters Hill. The original hotel building is a 2 storey brick Inter-war Functionalist style hotel building which curves around the corner site and also has a curved awning with a pressed metal patterned ceiling wrapping around the ground floor level. The hotel brickwork is a blend of buff and dark reddish brown brickwork. The roof is concealed by a parapet. The northern end of the original building features a tower with a porthole window, with a corner window to the 1st level below. The ground floor level features original black, cream and green tiling below the awning level, and original glazed timber framed doors with fanlights above within recessed entry porches. The 1st floor level features a projecting bay window at the southern end facing Gladesville Road, buff and reddish brown brickwork, timber framed double hung windows below a flat projecting masonry awning, curving around the corner, and a recessed corner balcony with two columns.

Heritage Comment: DA2024/0159 was approved for alterations and additions to the hotel, primarily for internal alterations and additions and alterations to the modern northern extension of the hotel. Additions included retractable roofing to a roof terrace. The alterations are to the ground and 1st floor levels of the northern extension to the hotel. The alterations are to increase the overall seating capacity of the bistro, beer garden and terrace/lounge above. This approved work to the hotel is currently under construction.

It is considered that any increase to trading hours does not impact on the heritage fabric of the hotel, provided responsible service of liquor rules are followed. However, there is potential noise impact on residents of the residential flat building adjacent to the hotel, particularly from windows and from the roof terrace. The Hotel Liquor Plan of Management lodged with the application suggests that after 10pm all windows on the Deck terrace will be closed Monday to Thursday, and at midnight on Friday and Saturday (the plan doesn't mention Sunday). The plan also refers to limiting noise levels

Recommendation:

It is recommended that appropriate condition/s of consent should be imposed to limit noise in particular in relation to the hotel roof deck area use after 10pm on all days.

Following the recommendation of this report, as a consequence no conditions are to be imposed.

7.4 Works & Services

Not applicable.

7.5 Parks & Landscape

Not applicable.

8. ENVIRONMENTAL ASSESSMENT UNDER S.4.15

The relevant matters for consideration under section 4.15 of the *Environmental Planning and Assessment Act 1979* are assessed under the following headings.

9. STATE INSTRUMENTS / LEGISLATION

9.1 State Environmental Planning Policies (SEPPs)

Not applicable.

9.2 Regional Environmental Plans (REPs) – Deemed SEPPs

Not applicable.

9.3 Other Legislation

Not Applicable.

10. HUNTERS HILL LOCAL ENVIRONMENTAL PLAN 2012

10.1 Aims and Objectives of Hunters Hill Local Environmental Plan 2012 and Zone

The proposal is permissible with consent under Zone E1 Local Centre, however, the proposal does not satisfy the aims and objectives of *Hunters Hill Local Environmental Plan 2012*, in particular Clause 1.2 (2) (a), as follows:

1.2 Aims of Plan

(1) This Plan aims to make local environmental planning provisions for land in Hunters Hill in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.

(2) The particular aims of this Plan are as follows—

(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

(a) to maintain and enhance the character and identity of established neighbourhoods in Hunters Hill by regulating the use and development of land,

(b) to maintain and enhance biodiversity values by conserving natural features and scenic qualities that distinguish the municipality,

(c) to conserve Aboriginal heritage and European heritage that influence the character and identity of the municipality,

(d) to accommodate a range of housing that will maintain the garden suburb character of the municipality, while responding to the needs of a growing population and changing demographics,

- (e) to consolidate housing growth in locations that are well-serviced by shops, transport and community services,*
- (f) to provide for employment and a variety of businesses that service residents of the municipality and surrounding areas,*
- (g) to maintain a network of open spaces that conserve natural and scenic qualities, as well as providing a variety of active and passive recreation opportunities for residents of the municipality and surrounding areas,*
- (h) to accommodate a range of community and educational infrastructure for residents of the municipality and surrounding areas,*
- (i) to promote high standards of urban and architectural design quality.*

The extension of Hotel trading hours to create a late opening hotel in the Hunter's Hill Village, where it would be in close proximity to residential properties and as a consequence when considering the existing residential interface this would create an inherent land use conflict with the long term potential for the continuation of the current land uses, which is antipathetic to the original basis upon which development consent was granted.

In 2004, consent was granted to DA2003/1051 for the restoration of the existing hotel and construction of a mixed use building and associated car parking. Given the juxtaposition of the residential and Hotel uses, condition 214(a) of that consent was imposed on the applicant (then the owner before the sale of the residential properties) to require that "*hours of hotel operation shall not exceed terms of the present hotel licence which provides for seven day trading between 8am and midnight.*"

The applicant obtained development consent to redevelop the Hotel, carpark, bottle shop and access to build a mixed use development which included residential dwellings as well as carrying out completed works on the Hotel. A fundamental condition of this consent which still applies to the Hotel is condition 214(a). The originally approved hours were material and essential features of the approved development without which consent would never have been granted.

Condition 214(a) states the following:

214. To ensure reasonable amenity for dwellings in proximity to the hotel premises, a Hotel Plan of Management (POM) shall be prepared (and complied with at all times) by the hotel licensee and submitted with the Construction Certificate application, incorporating the following:

- b) Hours of hotel operation shall not exceed terms of the present license which provides for seven day trading between 8am and midnight.*

The condition limiting the Hotel hours to midnight applies to and controls the hotel use.

The applicant should be bound by the original condition imposed in achieving the residential development on the Hotel site. Having taken the benefit of the consent for residential units, the applicant should accept the burden of the consent.

The applicant should be bound by the original condition imposed, as a fundamental matter of public interest, and the overall orderly and economic use of the land.

10.13 Other Special Clauses / Development Standards

Not Applicable.

11. DRAFT AMENDMENTS TO STATUTORY CONTROLS

No relevant draft amendments pertaining to this application.

12. DEVELOPMENT CONTROL PLANS (DCPS)

The extension of trading hours will give rise to impacts on the amenity of adjoining and surrounding residential premises in terms of noise and activity of patrons between 12 midnight and 2am 6 days per week.

The increase in hours fails to satisfy the objective of E1 Local Centre Zone use that seeks compatible land uses, in particular Clause 1.2 (2) (a) the aims and objectives of *Hunters Hill Local Environmental Plan 2012*.

The increase of hours and late night activity fails to satisfy the objectives and controls that apply to Hunters Hill Village, Village Core Precinct that seek to protect the amenity of adjoining residential neighbourhoods, in particular Part 4.5.2(a)(f) and 4.5.3(b)(v) of the Hunters Hill Consolidated Development Control Plan 2013. The objectives of Part 4.5 Hunters Hill Village of DCP 2013, state that:

Part 4.5 Hunters Hill Village

This chapter applies to all properties that are located along Gladesville and Ryde Roads at Hunters Hill which are zoned E1 Local Centre under the Hunters Hill Local Environmental Plan 2012 (LEP 2012). Collectively, these properties are known as the Hunters Hill Village. Part 4.5.2 objectives of this chapter state that:

General objectives for development that is covered by this chapter are:

(a) Ensure that future development respects and enhances the environmental character and amenity of the Hunters Hill Village.

(b) Promote high standards of architecture, landscaping and urban design.

(c) Improve commercial and retail functions of the Hunters Hill Village while recognising that its role is secondary to the Gladesville Village Centre.

(d) Encourage additional residential development as a component of mixed developments within the commercial core precinct of this Village.

(e) Ensure that environmental heritage is conserved.

(f) Protect the amenity of residential neighbourhoods which surround the Hunters Hill Village.

Part 4.5.3 objectives of this chapter state that:

(b) The following character controls apply to the village core precinct:

- (i) *Emphasise this precinct as the primary focus of the Hunters Hill Village.*
- (ii) *Encourage a mix of residential accommodation above commercial and retail uses at street level.*
- (iii) *Respect heritage values and positive architectural characteristics of the Village.*
- (iv) *Respect the scale and form of existing buildings.*
- (v) ***Protect the amenity of adjoining residential neighbourhoods.***
- (vi) *Improve winter-time solar access to ground floor areas while ensuring summer-time shade.*
- (vii) *Ensure high levels of street-amenity by encouraging active uses at street level, and by improvements to the public domain.*
- (viii) *Provide additional landscaping along streets.*
- (ix) *Promote shared use of Howard Place by vehicles and pedestrians.*

The extended hours means that the Hotel is likely to attract patrons relocating from other venues that close at earlier times with associated arrivals and departures and amenity impacts.

There is a greater likelihood of intoxicated persons during the later time periods, increasing the probability of noise and antisocial behaviour in the immediate and surrounding area.

Increased vehicular noise, car door slamming and patron discussions from basement and Joubert Street and surrounds during quieter periods of the early morning, particularly on weekdays between midnight and 2am, will give rise to sleep disturbance.

It is acknowledged that a Plan of Management, an Acoustic report and a Statement of Environmental Effects have been submitted in support of the application, however these reports have only provided assessment to address behaviours within the hotel and the immediate vicinity. These reports and management recommendations cannot control the adverse impacts to the local community outside of the immediate vicinity.

There is a lack of public transport, there are no trains, only buses that do operate within Hunters Hill, from Monday to Friday, but do not operate after 12am. On Saturdays, buses in close proximity of the Hotel do not operate after approximately 12.30am.

Due to the lack of public transport options during the proposed late-night trading hours of 12am and 2am, it is anticipated that the amenity of surrounding residential properties will be adversely affected.

These impacts may include increased vehicle traffic, the noise associated with car doors opening and closing, patrons departing the venue, groups gathering while waiting for ride-share services or taxis, and individuals migrating to the hotel after attending other licensed premises. Antisocial behaviour would increase in the immediate and residential surrounding areas with extended trading hours and the extended availability to alcohol.

Heritage Conservation Areas

Refer to Part 7.3 of this report.

12.2 Other DCPs, Codes and Policies

Not applicable.

13. THE LIKELY IMPACTS OF THE DEVELOPMENT

The extension of trading hours will give rise to impacts on the amenity of adjoining and surrounding residential premises in terms of noise and activity of patrons between 12 midnight and 2am 6 days per week. Further impacts of this proposal are also discussed in detail within the body of this report.

14. SUBMISSIONS

The proposed development was notified in accordance with Council's *Consolidated Development Control Plan 2013* for a period of fourteen (14) days commencing on the 25 July 2025. The proposal results in 30 separate individual, unique submissions and 26 petition submissions (contains the same or substantially same text), received in response to the neighbour notification process. It should be noted that two (2) of these submissions are in support of the proposal. A copy of the submissions is attached to this report.

The proposal will unreasonably impact upon the amenity of adjoining and surrounding residents and the broader community of Hunters Hill. A significant number of objections have been received in relation to the proposed extension of hours.

Multiple submissions raised concerns in relation to:

- Noise from amplified sound systems and patrons within and departing the premises
- Antisocial behaviour associated with intoxicated persons within and departing the premises
- Malicious damage to surrounding properties
- Alcohol related violence
- Litter in surrounding streets
- Noise impacts on adjoining residential units
- Parking and traffic impacts in surrounding streets
- Loitering after hotel closure and within surrounding streets
- Lack of late night public transport

As already discussed within the body of this report, it is considered that the extension of trading hours will give rise to impacts on the amenity of adjoining and surrounding residential premises in terms of noise and activity of patrons between 12 midnight and 2am 6 days per week.

Accordingly, Council concurs with majority of the concerns raised by the objectors.

CONCLUSION

It should be noted that a similar application was lodged with Council in 2016, being Development Application No.2016/1114, which the applicant appealed to the Land and Environment Court against Council's deemed refusal for Hunters Hill Hotel extending of the trading hours between the hours of:

- Monday to Saturday, between the hours of 8am and to 2am the following day;
- Sunday, between 10am and 12 midnight;
- Good Friday and Christmas Day, between noon and 10pm, and
- New Year's Eve between 5am and 2am the following day.

Submissions were made by Council and the Applicant in relation to the management of the Hotel if a Plan of Management and conditions of consent with more constraints were implemented as a result of approval of the parents' retreat or extension to trading hours. Licensing Sergeant Barnard and Senior Constable Perigo attended the hearing and addressed conditions that could be included to enforce noise limits at the Hotel.

On 16 June 2017, the Court dismissed the appeal, the Orders of the Court are:

In Matter No. 257480/2016:

4. *The appeal is dismissed.*
5. *Development Application DA2016/1114 for use of the Hunters Hill Hotel between the hours of midnight to 2am the following day, Monday to Saturday is refused consent.*

Section 79C of the EP&AA Act sets out those relevant matters a consent authority is to take into consideration in determining a development application. Firstly, the provisions of any environmental planning instrument, in this case, the LEP with regard having to be had to the objectives of the E1 zone.

Having regard to those objectives the proposed extended trading hours would not satisfy these objectives. That is because there is an objective to provide a mixture of compatible land uses. The hotel is an existing business in the Hunters Hill Village, it currently closes at midnight. The submissions provided by the objectors and the Police to the application demonstrates that the Hotel is currently adversely impacting on the amenity of adjacent land uses.

Whilst the applicant is proposing to improve the acoustic impacts of the hotel and introduce improved management practices and security, it is considered that a use that extends the potential impacts from midnight to 2am is an incompatible land use. The enjoyment of adjacent residential land uses is likely to be adversely impacted despite the measures proposed by the applicant, in particular after patrons leave the hotel but also by people arriving at the hotel late at night which would not occur with the midnight closure.

When considering the lack of public transport after midnight and whilst this fact may necessitate patrons walking/cycling to the hotel, that is likely to result in adverse amenity impacts to nearby residents which is out of the control of the hotel management. Also, in this case it is not appropriate to maximise levels of pedestrian and business activity along street frontages late at night.

The evidence is clear that there are no premises within close proximity of the site that trade beyond midnight. That, along with the lack of good public transport options, is an important consideration in this case. To be compatible with other land uses in the Hunters Hill Village, a use would have to have similar trading hours or no external amenity impacts. A proposal that changes the character of the village by introducing late night trading would not be compatible as it would not exist in harmony with those other uses.

The DCP is another consideration and the objectives and character controls for the Hunters Hill Village anticipate development that respects, enhances and protects the amenity of residential areas. It is considered that the extended trading hours would not ensure the amenity of the area is enhanced but rather it is likely to be adversely affected. In the circumstances of a locality that has no late night trading, the hotel being the last premises to close, the extended hours would not achieve the objectives of the DCP. The fact that the DCP is silent on trading hours and whether the area is or is not identified as an area where late night trading is appropriate does not imply that extended trading would be acceptable. The objectives and character controls are clear. In the circumstances of the case and based on the evidence, the extended hours would not respect, enhance or protect the amenity of residential areas in the vicinity of the site.

The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality are also considered likely to be adverse impacts to the built environment and adverse social impacts on the locality that are beyond the control of the hotel management.

The attraction of persons to the village late at night is currently not occurring and the proposed extended hours will change the focus of the centre from one that contains uses that close from 10pm to midnight to one that provides for later trading. That is a significant change and not one anticipated under the planning controls. Therefore, it is considered that the site is not suited for the extended trading hours as proposed and, having regard to the submissions received, is not in the public interest.

FINANCIAL IMPACT ASSESSMENT

There is no direct financial impact on Council's adopted budget as a result of this report.

ENVIRONMENTAL IMPACT ASSESSMENT

There is no direct environmental impact on Council arising from Council consideration of this matter.

SOCIAL IMPACT ASSESSMENT

There is no direct social impact on Council arising from Council consideration of this matter.

RISK ASSESSMENT

There are no direct or indirect risks impacting on Council arising from consideration of this matter.

RECOMMENDATION

That pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979, that Development Application No.2025/0166 for extension of trading hours at the Hunters Hill Hotel, No.64-68 Gladesville Road, Hunters Hill, be refused for the following reasons:

1. The proposal does not satisfy the provisions of Section 4.15 of the Environmental Planning & Assessment Act 1979, particularly in relation to clauses (1)(a)(i), (iii), (b)(c)(d) and (e) for general matters of consideration of development applications.
2. This proposal would not satisfy the fundamental condition of the DA2003/1051 consent which applies to the Hotel, condition 214(a). The originally approved hours were material and essential features of the approved development without which consent would never have been granted, to limit the hours of the Hotel to 12 midnight. The original applicant to DA2003/1051 obtained development consent in 2004 to redevelop the Hotel, carpark, bottle shop and access to build a mixed use development which included residential dwellings as well as carrying out completed works on the Hotel.

The applicant should be bound by the original condition imposed in achieving the residential development on the Hotel site. Having taken the benefit of the consent for residential units, the applicant should accept the burden of the consent. The applicant should be bound by the original condition imposed, as a fundamental matter of public interest, and the overall orderly and economic use of the land.

The proposed extended trading hours for the Hotel, would fail to satisfy the original fundamental conditions of consent and matters of public interest.

3. The proposal is not satisfactory due to a lack of public transport, there are no trains, only buses that do operate within Hunters Hill, from Monday to Friday, but do not operate after 12am. On Saturdays, buses in close proximity of the Hotel do not operate after 12.30am. Due to the lack of public transport options during the proposed late-night trading hours of 12am and 2am, it is anticipated that the amenity of surrounding residential properties will be adversely affected. These impacts may include increased vehicle traffic, the noise associated with car doors opening and closing, patrons departing the venue, groups gathering while waiting for ride-share services or taxis, and individuals migrating to the hotel after attending other licensed premises.

Antisocial behaviour is expected to increase in the immediate and residential surrounding area with extended trading hours and more availability to alcohol.

4. The proposed Plan of Management, Acoustic report and Statement of Environmental Effects are not satisfactory due to these reports only providing assessment and controls to address behaviours within the hotel and the immediate vicinity. These reports and management plans cannot control the adverse impacts to the local community outside of the immediate vicinity.

The proposal is considered to be unsatisfactory, due to the incompatibility of a late night trading venue surrounded by low density residential development and the inability of the Hotel to manage patron behaviour once patrons leave the Hotel.

5. The proposed extended trading hours fail to satisfy the objective of E1 Local Centre Zone use that seeks compatible land uses, in particular Clause 1.2 (2) (a) the aims and objectives of *Hunters Hill Local Environmental Plan 2012*.
6. The proposed increase of hours and late night activity fails to satisfy the objectives and controls that apply to Hunters Hill Village, Village Core Precinct that seek to protect the amenity of adjoining residential neighbourhoods, in particular Part 4.5.2(a)(f) and 4.5.3(b)(v) of the Hunters Hill Consolidated Development Control Plan 2013.
7. The subject application was considered unsatisfactory by the Gladesville Police – licencing supervisor and raised part of the following issues *“Police concerns regarding this application are primarily focused on the potential negative social impacts on the local community and the overall unsuitability of the site for extended trading hours.”*
8. The proposal would create an undesirable precedent undermining Council’s planning objectives.
9. The proposal would not be in the public interest.

ATTACHMENTS

1. Liquor Plan of Management [↓](#)
2. Submissions [↓](#)
3. Map of submissions [↓](#)



HHH Liquor Plan of Management- updated 1st of June 2024

Contents

1. Introduction
2. Responsible service of alcohol
3. Signs of intoxication
4. Harm minimization measures, Responsible liquor promotions,
5. Procedures to manage minors
6. Security Staff & Neighborhood Management
7. Refusing entry and asking patrons to leave
8. The Deck Terrace & function windows (outdoor area) and close down procedures
9. Crime scene preservation
10. Expectations and duties of staff
11. Closed-Circuit Television (CCTV)
12. Drugs and Drink Spiking
13. License Conditions
14. Attachments: Intoxication guidelines, prevention of intoxication

1. INTRODUCTION

The purpose of this Liquor Plan of Management is to establish performance criteria for the aspects of food and beverage services of The Hunters hill Hotel with regards to relevant matters attached to the Liquor Licence, the Liquor Act 2007 and any regulation under that legislation.

Management and any employee involved with the sale or supply of alcohol will be made familiar with this plan as apart of their employee induction

This plan must be available on site at all times and produced for inspection upon request of by Police or other regulatory parties. The plan is kept in our compliance box for Police, ILGR & other bodies associated with Liquor Legislation.

All staff made familiar with this plan are to sign a register stating they have been made familiar with this plan and its guidelines. That register is to be kept with this plan.

The Hunters Hill Hotel trading hours are as follows;
10am – 2am Monday to Saturday & 10am to 10pm on Sundays

2. RESPONSIBLE SERVICE OF ALCOHOL

What is the Law?

It is unlawful to sell or supply liquor to a person who is intoxicated on licensed premises.

It is unlawful to permit intoxication on licensed premises.

A person is considered to be intoxicated if:

- a) The person's speech, balance, co-ordination or behaviour is noticeably affected, and
- b) It is reasonable in the circumstances to believe that the affected speech, balance, co-ordination or behaviour is the result of the consumption of liquor.

3. SIGNS OF INTOXICATION

What are the noticeable signs of intoxication?

Some of the symptoms of intoxication are listed below. Please remember that some of these symptoms may also be linked to conditions such as; brain injury, diabetes, epilepsy, head injuries, seizures, strokes and other medical conditions.

- Slurring words
- Rambling
- Incoherent speech
- Not understanding normal conversation
- Unsteady on feet
- Swaying uncontrollably
- Staggering
- Stumbling
- Lack of coordination
- Aggressive/ anti social or belligerent behavior
- Argumentative or offensive
- Confused
- Annoying/pestering other patrons

4. Harm minimization measures.

- All staff involved in the sale and supply of liquor or security shall have completed an approved course in the Responsible Service of Alcohol.
- The Hotel will keep a register of all employees that have completed their RSA competency and when their competency card expires.
- All staff who hold an RSA competency card are required to have that card available at all times when working. Failure to produce RSA Certification at the request of Police or an Inspector is an offence under the liquor act 2007 with a maximum penalty of \$550
- The Licensee shall not engage in any liquor promotion that is likely to promote irresponsible service of liquor such as rapid consumption.
- The licensee will not permit intoxication, violent, quarrelsome or disorderly conduct by patrons at the Hotel. Any person causing such a disturbance shall be refused service and asked to leave the Hotel or may otherwise be denied entry to the Hotel. Any patron whose behaviour is either extreme or repeatedly objectionable may be barred from entering the Hotel for a period determined by the Licensee.
- All staff on shift will be responsible for ensuring violent and antisocial behaviour does not occur in the hotel.
- Low Alcohol, mid strength, zero alcohol and non-alcoholic beverages are available when full strength liquor is available.

- Free drinking water shall be available at all times when liquor is available. Water stations are located at each bar with reusable cups. Staff are to monitor and replenish cup stock to ensure it is available at all times.
- Food shall be available at all times whenever alcohol is available for consumption in the hotel.
- No person will be permitted to take glasses or open containers of liquor from the Hotel. Packaged liquor sold for consumption off premises must be sealed. Staff and security must monitor this throughout their shift.
- The duty manager or team leader will arrange for Taxis to collect any patron from the Hotel if requested to do so.
- All liquor promotions provided at the Hotel shall be in accordance with the Liquor Promotion Guidelines issued by Liquor & Gaming NSW

5. PROCEDURES TO MANAGE MINORS

- Minors are only permitted in the Hotel under the supervision of a responsible adult. A responsible adult is defined as an adult who is:
 - a) A parent or guardian to the minor
 - b) The minor's spouse
 - c) A person standing in as the parent of the minor for the time being.
- Production of Photographic identification will be required where age is an issue. The only acceptable proofs of age identification shall be;
 - a) Australian or Foreign Government Driver or Rider's licence
 - b) NSW digital Driver Licence
 - c) Australian or Foreign Government passport
 - d) NSW photo card
 - e) Australian State issued proof of age card
- Bar staff need to check ID of any person who looks under 18 while at the bar or patrolling the venue.
- In the event that a person is found without the correct ID, staff are to immediately inform the manager on duty to take appropriate action.

6. SECURITY STAFF

- Licensed uniformed security personnel are to be engaged to the Licensee and his employees shall patrol the area in the vicinity of the premises to ensure that patrons of the premises do not loiter or linger in the area or cause nuisance or annoyance to the neighbourhood. Such patrols are to be conducted between 11:00 pm on Friday & Saturday or when the hotel is trading later than midnight and when last patrons have departed the licensed premises and the vicinity.
- Security must be dressed in readily identifiable uniform with lettering displaying 'SECURITY' so that they are highly visible to patrons and must display security licensing identification on their person.
- Security must report to duty manager or team leader before commencing duty to obtain a briefing on any specific duties that may need to be addressed.
- Prevent any person identified as intoxicated entering the hotel.
- Bring to the notice of the duty manager or team leader any person in the Hotel who might be considered to be in or approaching a state of intoxication.
- Prevent patrons from leaving the Hotel with glass or alcohol (other than packaged alcohol sold for consumption away from the Hotel).
- Prevent patrons from entering the Hotel with alcoholic drinks.
- Monitor patron behavior in, and in the vicinity of the Hotel until all patrons have left, taking all practical steps to ensure quiet and orderly departure of patrons
- Co-operate with the police.
- In the event of an incident, clearly identify themselves as security engaged by the Hotel and attempt to rectify the problem.
- Continually apply a 'hands off policy'. Patrons are only to be asked to leave at the direction of management and forced removal from the Hotel must only occur at the direction of management and with reasonable force only. Immediate hands on action may still be used in self-defense or in the defence of another patron or staff member.
- Make a submission in online incident register with details of any incidents in the Hotel's Incident Register as soon as practicable.
- Security must comply with the Security Industry Act, they will need to enter information into a security incident register including sign- on and sign-off times
- Security shall also monitor the activity of patrons and persons in the vicinity of the Hotel with respect to the amenity of the neighbourhood and community.
- When on duty, security will undergo regular patrols of the premises to monitor patron behaviour and intoxication levels. These patrols will include the lounge bar, Bistro, Villa, gaming room and public bar. With outdoor patrols scheduled when trading late
- All security personnel are to be inducted into the hotel and read the POM plus our house rules.

7. REFUSING ENTRY AND ASKING PATRONS TO LEAVE

- Refusing entry or asking a patron to leave must be done in a polite but firm manner at all times.
- When refusing entry, the patron must be told that it is against the law for them to enter.
- When asking a patron to leave the premises, the duty manager or team leader must introduce themselves and identify themselves as the manager on duty. They must politely inform the patron that they cannot be served anymore alcohol by law and that they will need to leave the premises.
- Patrons that have been asked to leave are to be informed that they need to leave the immediate vicinity of the Hotel. The immediate vicinity of the hotel is 50 meters from the boundary of the premises.
- All instances of refusals or removals will be recorded.
- Any physical removals or instances requiring reasonable force will be saved on CCTV.
- In extreme cases the police will be called and a Fail to quit penalty will be issued

8. CRIME SCENE PRESERVATION

- In the event of a serious incident, management, security and staff are to take all steps to preserve the crime scene. Emergency services should be called immediately and first aid administered if necessary. *The crime scene preservation guidelines are attached for reference*.
- Staff are not to clean or move anything in the area of the incident.
- All efforts should be made to cordon off the area. If necessary, the area should be closed to the public.
- Nothing should be removed from the area until the police have advised to do so.
- If for safety reasons or risk of damage to evidence something needs to be moved, it must be done with gloves so as not to contaminate the evidence. Police should be notified as soon as possible if this were to happen.
- CCTV footage of the incident and surrounding areas, including exits, should be saved as soon as possible and stored.

9. EXPECTATIONS AND DUTIES OF STAFF

- Through the course of their duties, staff are expected to monitor for signs of intoxication, unaccompanied minors and violent or antisocial behaviour. If staff are to discover any of these issues either during the dedicated patrols or while completing their other duties, they are to immediately inform the duty manager so appropriate action can be taken.
- Staff are encouraged to take proactive steps to avoid patron intoxication. Water should be offered to tables when a number of alcoholic beverages are being purchased. Staff should also take any opportunity to suggest food sales when alcohol is being sold.
- Staff must develop good habits of patron observation, they should monitor patrons as they approach the bar and while they are ordering to see if they are showing signs of intoxication. They should also ask themselves; is the same person buying every round for a group? Is anyone in the group showing signs of intoxication? Are the rounds becoming more frequent?
- It is expected that staff will take all necessary steps to ensure patrons have a safe environment to socialize in.
- All harm minimization is apart of our teams online induction system that is completed prior to employment at our hotel.

10. THE UPSTAIRS CLOSE DOWN PROCEDURES

- All care must be taken to reduce noise after midnight when cleaning and closing down this area.
- All windows on the Deck Terrace are to be closed by 10pm Monday to Thursday & Midnight on Friday & Saturday.

The following guideline on our license is

- The LA10 noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz - 8kHz inclusive) by more than 5dB between 07:00 am and 12:00 midnight at the boundary of any affected residence.
The LA10 noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz - 8kHz inclusive) between 12:00 midnight and 07:00 am at the boundary of any affected residence.

11. Closed-Circuit Television (CCTV)

The Licensee shall maintain a CCTV system that meets the following minimum requirements:

- be in digital format and record at a minimum of 10 frames a second;
- commence at the opening of the Hotel and operate continuously until at least half an hour after closure; and
- The correct time, date and camera identification must be automatically embedded on all recordings and be able to be read when the image is played back on a different system without interfering with the view of the target area.

The system's camera must cover as a minimum:

- Principal entrance(s) and exit(s); and
- Areas within the Hotel occupied by the public (excluding toilets).

Recordings shall be retained for a period of 30 days before being reused or destroyed. The Licensee shall ensure that no person is able to delete or alter any recordings within the 30 day period. When the Hotel is trading, at least one person shall be present at the premises who is capable of accessing the CCTV system and is able to immediately review recording.

The CCTV system shall be able to reproduce a copy of the recordings on USB memory stick and must be made available within 24 hours on request by NSW Police.

12. Drugs and Drink Spiking

- If any person(s) is caught dealing, purchasing or consuming drugs within the Hotel, they are to be requested to leave immediately and Hotel management and the Police must be informed of this. Persons doing this will be barred from entering our licensed premises.
- Drink spiking is often difficult to detect. Below are some things to look out for and what to do: Ask for Angela campaign
- Any occurrences of a person(s) escorting out an obviously affected and lone person. Ask questions and engage in conversation with the person escorting the affected patron away, asking for their name, where they are heading to, etc. – contact management about any person who goes to length to remain anonymous.
- An affected person may need medical attention, so ask them. If they are not capable of making that decision – then arrange that medical attention.
- Any affected person will need to get to a safe place, which may be theirs or a friends place. Ensure people who are showing signs of intoxication are looked after by their friends and not leave them in the company of the person who may have spiked their drink.
- Contact the Police and thoroughly document the incident in the Hotel's Incident Register.

- Remember the most common drug used for drink spiking is alcohol. Be aware of strange drink orders such as beer and a nip of vodka, double shots in short glasses, etc.

13.LICENCE CONDITIONS

Consumption on premises

Monday to Saturday 05:00AM – 12:00 MIDNIGHT

Sunday 10:00AM – 10:00PM

Good Friday 12:00 NOON – 10:00PM

Christmas Day 12:00 NOON – 10:00PM (LIQUOR CAN ONLY BE SERVED WITH OR ANCILLARY TO A MEAL IN A DINING AREA)

December 31st NORMAL OPERATING TIME UNTIL 2:00AM ON NEW YEARS DAY

Take away sales

Monday to Saturday 05:00AM – 11:00PM

Sunday 10:00AM – 10:00PM

Good Friday NOT PERMITTED

Christmas Day NOT PERMITTED

December 31st NORMAL TRADING

Conditions

1: Condition type: CONDITION

Condition Source: AUTHORITY

Reference: 300

Condition: The LA10 noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz - 8kHz inclusive) by more than 5dB between 07:00 am and 12:00 midnight at the boundary of any affected residence.

The LA10 noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz - 8kHz inclusive) between 12:00 midnight and 07:00 am at the boundary of any affected residence.

Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of 12:00 midnight and 07:00 am.

For the purposes of this condition, the LA10 can be taken as the average maximum deflection of the noise emission from the licensed premises.

Start Date: 01/07/2008

2: Condition type: CONDITION **Condition source:** AUTHORITY
Applies to: MINORS AREA AUTHORISATION

Reference: 3020

Condition: Whole of the licensed premises excluding the Gaming Room.

Start date: 17/12/2014

3. Condition type: APPROVAL **Condition source:** AUTHORITY
Reference: 65010

Condition: The licensee must ensure that the maximum amount of money that can be held in a player account or stored on a Smartcard does not exceed \$1,000. The licensee must also ensure that the system in place, as approved by the Authority for the safeguarding of the money held or stored, is maintained.

Sarah Valentine

From: Sasha McCarthy <
Sent: Sunday, 17 August 2025 8:32 PM
To: Customer Service
Subject: DA 202500166 Extension of Trading Hours for Hunters Hill Hotel

To whom it may concern,

I live at 20 Joubert Street with my partner, and we found out via a neighbour that the Hunters Hill Hotel is looking to extend their trading hours.

I would like to preface this message by saying that we are a young couple that visit the HHH on occasion, and enjoy our night life activities including live music and cultural events.

However this DA is asking for something that is incredibly unfair on the surrounding families and residents who will be extremely affected by the negative impacts of the extended trading hours.

Myself, my partner, the whole of 20 Joubert Street, and the entire block strongly object to this application, and we struggle to see how it could even be considered considering the circumstances and area in which the pub resides, and the services that the pub actually offers to justify these extended trading hours.

The HHH doesn't support live music, don't have any kind of band room, don't support cultural events in any meaningful way.

They run a respectable enough business and good restaurant, with gambling and pokie machines being a key money maker for the establishment. They also run private events which park out the street, and I'm sure generate them good income as well. But they are not a cultural pub, and do not offer community engagement and grassroots connection to the local residents.

It only makes this DA all the more stark because it is painfully obvious that they are looking for a money grab to keep drunk patrons and gamblers in the club later to make more money on the pokies and by selling more alcohol.

Then when these people have finished their benders they stumble out into Joubert street, they make all kinds of raucous noise and disrespectful behaviour. They leave litter everywhere, scream, drive erratically with burnouts etc.

Every week I pick up litter in the form of beer cans and bottles right outside my door, and we are so scared for the possibility of this getting worse.

We have seen and heard this all first hand.

And the council wants to let these individuals stay later until 2am?! On weeknights?? This is an absolutely appalling idea and if accepted would show an unbelievable disregard for the welfare of the local rate paying residents.

This is NOT a community minded DA application by the HHH.

We moved to Hunters Hill because of its tranquility, its beauty, and its family friendly atmosphere. As we look to start our own family, we are appalled and distressed at the prospect of dealing with the consequences of a 2am close for the HHH. Especially on a weeknight. This area is not a bustling epicentre for night life. This is a residential neighbourhood where families who work hard for a living come back to relax and sleep because they have earned it.

We hope Hunters Hill Council understands why this DA has been lodged, and also understands how negatively it will affect our neighbourhood. We also hope you can act accordingly and say no to this ridiculous and disrespectful DA.

Regards,
Sasha

Unit 216, 64-68 Gladesville Road
HUNTERS HILL NSW 2110

13 August 2025

Mr Steve Kourepis
Director of Town Planning
Hunters Hill Council
22 Alexandra Street
HUNTERS HILL NSW 2110

email: info@huntershill.nsw.gov.au

Dear Sir

Extension of Trading Hours – Hunters Hill Hotel – DA202500166

I live at 64-68 Gladesville Road, directly adjacent to the Hunters Hill Hotel and strongly oppose the request to extend the trading hours from the current midnight closing time to 2am closing time, on the following grounds:

- **Residential Amenity:** Our neighbourhood is predominantly residential and peaceful. Extending hours will likely increase noise, foot and vehicle traffic, and late-night disturbance.
- **Community Impact:** Additional hours encourage late-night congregations and potential antisocial behaviour, compromising the safety and well-being of residents.
- **Non-Standard Hours:** Operating until 2 am is well beyond typical licensed venues and undermines the quiet character of a residential area.
- **Insufficient Assessment:** The proposed operating hours breach the premise of harm minimisation. Further, increasing operating hours conflicts with ILGA's updated SoRPE requirement to mitigate community risk ILGA Liquor & Gaming Authority. In particular, now that the HHH has undergone major renovations resulting in increased space – making it impossible to understand the impact of noise etc, resulting in the current Environment Plan being inadequate. For this reason alone, the DA application should be rejected.

I am against the extension of the HHH trading hours and feel it would only serve to increase the noise levels and alcohol related violence/anti-social behaviour in our community. The management of these risks would not be able to be controlled by the Hotel, the local community or the surrounding areas authorities.

Yours sincerely

Angela Roe

Submission Regarding DA20250166 – Hunters Hill Hotel Development
Application to Extend Trading Hours
68 Gladesville Road, Hunters Hill NSW 2110

August 2025

By: C J (Jim) Sanderson
BE MEngSc LLB LLM

10 Nemba Street Hunters Hill 2110

Introduction

To allow fair comparison of the proposal to extend trading hours at the Hunters Hill Hotel by two hours every day, to 2:00 am from Monday to Saturday and to 12:00 midnight on Sundays, I have prepared Table 1 that appears at page 3 of this submission, which compares the Zoning and surrounding development, opening hours and the latest public transport available at hotels in the vicinity of Hunters Hill.

Comparison with other Hotels near Hunters Hill

I note that at [4.6] on page 16 of Mr Vescio's *Statement of Environmental Effects* (SEE), a comparison is made with four other hotels.

Hunters Hill Hotel is very different to all four of the extended hours hotels cited in the SEE.

Surrounding Zoning and Development

As summarised in Table 1, Hunters Hill Hotel, while located on land that is zoned MU1, shares a common boundary to its north with a mid-twentieth century residential flat building on land that is zoned R3 Medium Density Residential and a large area of land immediately to the north-west that is zoned R2 Low Density Residential. There is also substantial residential development on adjacent land to the west that is zoned MU1.

By contrast, in relation to surrounding zoning and development, near hotels cited by the SEE:

The Bayview Hotel in Gladesville is also located on land that is zoned MU1 Mixed Use but is completely surrounded by land that is zoned either MU1 Mixed Use or SP2 Educational Establishment – residential development within the MU1 zone land is predominantly modern development, which should comply with modern standards requiring features like heavier glazing that will provide better sound proofing than in older development and obviously Gladesville Public School will not be in use at late night closing time;

The Oxford Hotel in Drummoyne is located on land that is zoned MU1 Mixed Use and is completely surrounded by land that is also zoned MU1, however there is some distance to nearby residential development;

The Governor Hotel in Macquarie Park was not included in Table 1 because it is more distant from Hunters Hill than the other hotels included, it is however located on land that is zoned E2 Commercial Centre, with some E3 Productivity Support to its north and the nearest residential development is on land zoned R4 High Density Residential, which should comply with modern standards requiring features like heavier glazing that will provide better sound proofing than in older development;

The Longueville Hotel in Lane Cove is located on land that is zoned E1 Local Centre and is surrounded by land that is zoned MU1 Mixed Use or RE1 Public Recreation and surrounding development includes shops, Council buildings and an aquatic centre.

In short, all of the hotels cited for comparison by the SEE will have a lower level of impact on surrounding residential development than the Hunters Hill Hotel will have if this development application is approved.

At the other end of the residential impact spectrum, the Woolwich Pier Hotel located on land that is zoned E1 Local Centre and has R2 Low Density Residential development immediately to its north, closes at 11:00 pm from Monday to Thursday, 12:00 midnight on Friday and Saturday and 10:00 pm on Sunday.

On the basis of impact on surrounding residential development, the existing trading hours of the Hunters Hill Hotel are appropriate.

Late Night Public Transport

Late night public transport from Hunters Hill Hotel is limited. The last outbound Route 506 bus currently departs at 12:26 am from Monday to Thursday, 1.31 am on Fridays and Saturdays and 11:51 pm on Sundays. The last City bound Route 506 bus currently departs at 11:36 pm from Monday to Friday, 12:28 am on Saturdays and 8:58 pm on Sundays. So, outbound buses and City bound buses on Saturdays only, depart after the current closing times. Should the trading hours be extended as proposed, there would be no bus service after closing time.

By comparison, the Oxford, Bayview and Sawdust Hotel, which closes at 12:00 midnight from Monday to Thursday, 2:00 am on Fridays and Saturdays and 10:00 pm on Sundays, are all located on Victoria Road and are served by the Route 500N night time buses that run until well after the close of trade for all of these hotels.

The Governor Hotel in Macquarie Park is within walking distance of the Macquarie Park Metro Station where train services offer round the clock linkage with Sydney's broader public transport network.

Table 1: Comparison of Zoning, Trading Hours and Last Available Public Transport for Hotels near Hunters Hill

Location / Hotel	Address	Zoning including Surrounding Adjacent Development	Trading Hours Current Trading Hours Proposed	Last Public Transport Outbound	Last Public Transport Inbound
Drummoyne Birkenhead Hotel	206 Lyons Road	E1 Local Centre	Mon to Sat 11:00am to 12:00 midnight Sunday 12:00 noon to 10:00pm	Route 530 Bus to Burwood Mon to Sat 11:32pm Sun 9:36pm Route 492 Bus to Rookdale Mon to Fri 11:22 Sat 12:20am	Route 504 Bus to City Mon to Fri 11:13pm Saturday 11:51pm Sunday 10:53pm
The Oxford Hotel	195 Victoria Road	MU1 Mixed Use	Mon to Sat 10:00am to 4:00am Sunday 10:00am to 10:00pm	Route 500N Bus Every Day 4:42am	Route 500N Bus Every Day 4:05am
Gladesville The Bayview Hotel	166 Victoria Road	MU1 Mixed Use SP2 Educational Establishment	Mon to Sat 10:00am to 3:00am Sunday 10:00am to 12:00 midnight	Route 500N Bus Every Day 3:48am	Route 500N Bus Every Day 4:00am
Sawdust Hotel	386 Victoria Road	MU1 Mixed Use E3 Productivity Support	Mon to Thurs 10:00am to 12:00 midnight Fri and Sat 10:00am to 2:00am Sunday 10:00am to 10:00pm	Route 500N Bus Every Day 3:50am	Route 500N Bus Every Day 3:48am
Hunters Hill Hunters Hill Hotel	64 Gladesville Road	MU1 Mixed Use R3 Medium Density Residential R2 Low Density Residential SP2 Classified Road	Mon to Sat 10:00am to 12 midnight Sunday 10:00am to 10:00pm Mon to Sat 10:00am to 2:00am Sunday 10:00am to 12:00 midnight	Route 506 Bus Mon to Thurs 12:26am Fri to Sat 1:31am Sunday 11:51pm	Route 506 Bus Mon to Fri 11:36 pm Sat 12:28am Sunday 8:58pm
Lane Cove The Longueville Hotel	80 Longueville Road	E1 Local Centre MU1 Mixed Use RE1 Public Recreation	Mon to Sat 10:00am to 3:00am Sunday 10:00am to 12:00 midnight	Route 290 Bus to Epping Mon to Fri 3:09am Saturday 3:40am Route 252 to Gladesville Sunday 11:11pm	Route 290 Bus to City Mon to Fri 2:13am Saturday 2:21am Route 525 to Nth Syd Sunday 10:39pm
Woolwich Woolwich Pier Hotel	2 Gale Street	E1 Local Centre R2 Low Density Residential SP2 Harbour Trust RE1 Public Recreation	Mon to Thurs 11:00am to 11:00pm Fri and Sat 11:00am to 12:00 midnight Sunday 11:00am to 10:00pm	Route 538 Bus Mon to Fri 7:15pm Sat to Sun 7:20pm	Route 505 Bus Mon to Fri 7:00pm Route 538 Bus Saturday 7:06pm Sunday 7:12pm F8 Ferry Every Day 11:24pm

The Longueville Hotel, which closes at 3:00 am from Monday to Saturday and 12:00 midnight on Sundays is served by the Route 290 night time buses that run outbound until after the close of trade from Monday to Saturday. However, bus services on Sundays as well as inward bound serviced cease before the close of trade.

The Woolwich Pier Hotel, with shorter trading hours than the other hotels considered, is within walking distance of Valentia Street Wharf, where the last ferry departs at 11:24 pm every day, with linkage via Circular Quay to Sydney's broader public transport network.

Noting that there is a substantial likelihood that patrons leaving hotels in the early hours of the morning will have blood alcohol levels above where they should be driving, it is essential that hotel patron are able to travel from venues in a way that will not endanger them or the public at large.

The Hunters Hill Hotel is not adequately served by public transport for the extended trading hours proposed.

Lastly, in relation to the analysis of Public Interest at [4.6] on page 16 of the SEE, it is claimed 'the current trading hours have applied since 1960.' This is incorrect and highly misleading. Six o'clock closing, known as the '6 o'clock swill' ended in New South Wales in 1955 following a referendum, where a narrow majority voted to extend closing hours to 10:00 pm. Legislation to bring this into effect in commenced on 1 February 1955. Ten o'clock closing would have applied in 1960 but there has been constant extension of hotel trading hours in recent times.

Noise

The Acoustic Logic *Acoustic Assessment for Extension of Operating Hours* (Acoustic Assessment) is based on data collected before current renovation work was undertaken, which brings its validity into question.

Furthermore, at [5.1.3] the Acoustic Assessment notes that NSW Liquor & Gaming requires:

After midnight, noise emissions from the Place of Public Entertainment are to be inaudible within any habitable rooms in nearby residential properties.

To achieve this, controls applying after 10:00 pm are required such as: keeping operable windows and roofs for the indoor dining areas closed and limiting sound pressure levels for indoor entertainment. The only controls for outdoor activity are reminding patrons to minimise noise when leaving the premises and retaining garbage within the premises after 10:00 pm.

Firstly, there do not appear to be any controls to ensure patrons do not reopen doors and windows after 10:00 pm.

The above suggests that if there is any outdoor activity, which there must be, the NSW Liquor & Gaming requirements cannot be achieved.

Although I live about 300 metres from the Hunters Hill Hotel on the other side of Burns Bay Road, I have on many occasions heard noise that is coming from the beer garden of the hotel.

It seems inevitable that after midnight, noise emissions from the hotel will be audible within some habitable rooms in nearby residential properties.

This reinforces that the trading hours should not be extended beyond 12:00 midnight.

Patron and Public Safety

It has already been established that the Hunters Hill Hotel is not adequately served by public transport for the extended trading hours proposed. This increases the risk to patrons and members of the public of patrons driving with elevated blood alcohol levels, when they do not have 'plan B' to get to wherever they will spending the rest of the night.

It is also concerning that the HHH Liquor Plan of Management at point 7, concerning asking a patron to leave the premises, only requires informing intoxicated or disorderly patrons that they need to leave the immediate vicinity of the Hotel, defined as 50 meters from the boundary of the premises.

The responsibility of hotel operators for the safety of their patrons and members of the public, who encounter intoxicated or disorderly patrons, extends beyond 50 meters from the boundary of the premises. Hotel operators should as far as possible make arrangements for the transport of intoxicated or disorderly patrons to a safe place.

I do not believe the above risks can be adequately mitigated.

Conclusion

On the basis of impacts on surrounding neighbours including the inability to adequately control noise, inadequate late night public transport and other risks to patrons and members of the public, which I do not believe can be adequately mitigated, the proposed extension of trading hours is not in the public interest.

Development Application DA20250166 to extend trading hours at Hunters Hill Hotel should be refused.

The General Manager
Hunters Hill Council
Alexandra St
Hunters Hill
14-8-2016

Dear Council,

Re DA20250166: Proposed extension to the trading hours of Hunters Hill Hotel

I write to oppose the proposal to extend the trading hours of the Hunters Hill Hotel to allow it to operate for an additional 2 hours each day: Monday – Saturday 10:00am – 2:00am and Sunday 10:00am – 12:00 midnight.

I am concerned that extending the trading hours beyond midnight will change the character of the hotel, attracting clientele from other hotels as they close, and may also be seen as a place to sell and buy drugs. This will tend to change the character of the hotel away from being our 'Local', and act as an attractant for anti-social activity.

Extending the opening hours beyond midnight would:

- Increase drunkenness and rowdy behaviour
- Encourage drink-driving because of the scarcity of buses and taxis after midnight
- Disturb the sleep of people living nearby by increasing the late-night traffic in the adjoining residential streets (there being no direct access to Gladesville Rd).

I note that any extension to the hours of operation would conflict with the objectives of the Hunters Hill Development Control Plan, namely:

- To ensure that future development respects and enhances the environmental character of the Hunters Hill Village
- To protect the amenity of residential neighbourhoods that surround the Hunters Hill Village.

I understand that nearby residents also are objecting to any extension of the hotel's trading hours.

In summary, extending the operating hours of the Hunters Hill Hotel would have adverse impacts directly on the immediate neighbours of the hotel, and indirectly on the this part of our municipality.

I urge Council to reject this application, or any proposal to extend the hotel's opening hours past midnight on any night of the week.

Yours faithfully

Alister Sharp
11 Martin St
Hunters Hill

Sarah Valentine

From: Jana Stone <[redacted]>
Sent: Monday, 11 August 2025 12:26 PM
To: Customer Service
Subject: Letter to H Hill Council re DA202500166 Attention MR STEVE KOUREPIS
Attachments: Letter to HHill Council re DA202500166 001.jpg

You don't often get email from [redacted]. [Learn why this is important](#)

TO: Mr Steve Kourepis
Director of Town Planning
Hunters Hill Council

Please find attached my letter of response to Hunters Hill Council concerning DA202500166.

Please also consider my further comment to the attached as follows:

I live in the apartments directly behind/at the back of and at the west side of the Hotel - apart from general impact, there are approximately 11 apartments over 3 floors on our east side that have open air balconies that open up directly to the back of the Hotel, as well 3 apartments that have east side windows directly viewing the Hotel. Increased noise pollution is a very real and welfare and well-being issue particularly for the residents of these apartments.

Additionally already at present these apartments are affected with increased noise pollution from the new much larger extractor fan which has been installed at the back of and on the roof of the Hotel with the Hotel just opening up its recent renovation.

For your consideration and attention,

Yours sincerely,

Janice Patricia Stone

28 August 2025

Mr. Steve Kourepis
Director Planning & Regulatory Services
Hunters Hill Council

Re- Development Application Number DA202500155

Dear Sir,

I'm writing to object to the above application to extend operating hours to 2am.

I live in Joubert street south, and we currently experience a lot of noise after midnight as people arrive to collect their vehicles.

While some get in their cars and drive away, others stand outside and continue to have conversations for extended periods before driving away.

We are constantly woken by these noises.

Extending trading hours would only bring more people into the area resulting in more disturbances to us and other residents.

Thank you

Kind Regards,

Amanda Tsoa-Lee
12 Joubert Street Hunters Hill

Date: 6 Aug 2025
Name: PAUL WAGON
Address: 3 Figtree Road W
Ph:
Email: ...

Mr Steve Kourepis
Director, Town Planning
Hunters Hill Council
22 Alexandra Street,
Hunters Hill, NSW. 2110
Email: info@huntershill.nsw.gov.au

RE: Development Application Number: 202500166 Extension of Trading Hours for Hunters Hill Hotel.

Dear Sir,

The Hunters Hill Hotel presently stays open until Midnight Monday to Saturday and 10pm on Sundays and these hours are adequate for it to serve its local community. DA approval by Hunters Hill Council for the Hotel to trade until 2am would increase the risk of alcohol related violence, traffic offences and anti-social behaviour and Impact Our Local Community Significantly.

A hotel trading to 2:00am is clearly designed to service out of area patrons and therefore contrary to the local village centre objectives established under the Hunters Hill Consolidated DCP 2013. An assessment against the specific Hunters Hill DCP Village objectives confirms that the proposal alters the current use in such a way as to make it inappropriate for the site and contrary to specific objectives designed to preserve existing and future residential amenity.

Increased hotel trading hours in a local area can and will negatively impact residents' health and well-being through increased noise pollution, anti-social behaviour, and alcohol-related harm. Studies show that extended trading hours lead to a rise in late-night assaults and other forms of violence.

Surveys and Reports conducted & produced all over Australia in the past three decades all confirm the increased level of anti-social behaviour and Domestic Violence that occurs around extending trading hours for licenced premises.

Public Transport (Buses) has limited services to & from Hunters Hill Village at night, making the main mode of transport to attend or leave the Hotel being cars and or motor bikes with most of these vehicle's parking and leaving the Hotel at cease of trade via, Joubert St, Avenue Rd, Abigail St, Figtree Rd, Martin St and Ryde Road; all being residential Streets. The Environmental Report lodged with this DA application does not address the impact on all the residents living in these streets and roads by the increase of noise from patrons leaving the Hotel after 2:00am.

The Environment Statement lodged with the extension of trading hours was performed prior to the major renovations of the Hotel and therefore is not an actual representation of noise levels for the surrounding nearby residents. The Renovation of the Hotel has seen the introduction of a significant increase in external entertainment areas, including (5) large louvred roofing panels that are able to be opened by the Hotel to create additional outdoor seating. The additional noise and impact to the local residents is currently an unknown until the Hotel completes its renovations in August 2025 and starts trading in the newly refurbished premises. On this fact alone the DA should be rejected as the current Environment Plan is inadequate and not suitable for purpose.

The evidence overwhelmingly indicates that extending pub trading hours in Australia is associated with increased alcohol-related harm & negative outcomes for residents. While there may be some potential economic benefits for the owners of the Hotel and flexibility for some patrons, these are outweighed by the negative consequences to our local community.

I am strongly against the extension of the Hunters Hill Hotels Trading Hours and believe that it would only serve to increase the Noise Levels, Alcohol Related Violence and Anti-Social behaviour in our community; but also, the management of these risks / problems are impossible to be controlled by the Hotel, the Local Community &/ or the surrounding areas authorities, as multiple studies have shown.

I the Undersigned Strongly Oppose the Council Granting the Hunters Hill Hotel the Extension of its current trading hours.

Yours Sincerley,

6/8/25

Sarah Valentine

From: Matt Whitnall
Sent: Wednesday, 6 August 2025 8:11 PM
To: Customer Service; Matt Whitnall
Subject: Objection to HHH extended hours DA 202500166
Attachments: Objection to HHH extended opening hours 6th Aug 2025.pdf

Dear Steve,

In addition to the attached letter, I live in Figtree Road, which is close by the HHH and sees a lot of the traffic coming and going to the HHH on any day.

The Pub as it currently operates is acceptable, my daughter works a few shifts a week and my son is a regular.

However, it is noticeable that out of area patrons, after drinking at the HHH already cause a lot of additional noise and disturbance with burnouts, loud exhaust, sometimes drag racing along Joubert then Figtree Roads to exit towards Ryde Road. There is often a gathering of cars after closing at the bottom of Joubert near the water, then again lots of noise and burnouts as they depart late at night.

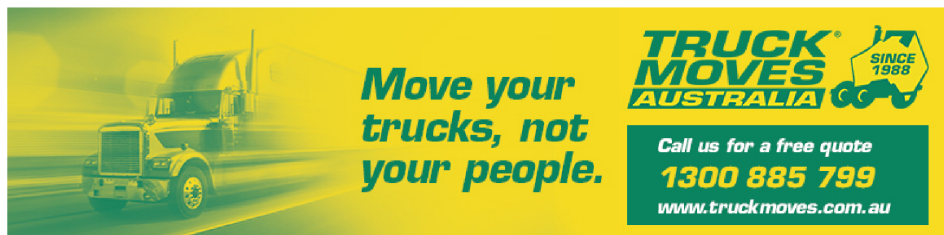
On many occasions each year myself and neighbours have come out of our homes after closing time at the HHH to see what the noise was, and cars driven by patrons from the HHH are doing circle work on the intersection of The Avenue and Figtree Rd, then heading to Ryde Road, shortly after you hear them racing down the expressway at high speed past the HHH they just left.

It's a terrible idea to increase what is already a problem in this area and to the village generally.

I hope this additional consideration is taken into account and the DA is rejected by council.

Regards

Matt Whitnall
Managing Director
Truck Moves AUSTRALIA
<https://linktr.ee/truckmovesaustralia>
MOB: 0417 253 622
EMAIL:
PH:



The words "Truck Moves" is a registered trademark (registration number 836349) owned by Truck Moves AUSTRALIA Pty Ltd.

Sarah Valentine

From: Matthew Williams
Sent: Wednesday, 20 August 2025 4:30 PM
To: Customer Service
Subject: Development Application Number: DA202500166 HHH trading hours extension

To Mr Steve Kourepis, Director of Town Planning

With regards to the Development Application Number: DA202500166 , we OBJECT to the submission based on the following reasons:

1. Hunters Hill is a residential zone not an entertainment precinct
2. There is no public transport after 10.40pm so extended hours will encourage drink driving in our streets
3. Extended trading has been shown to increase alcohol related violence & crime
4. Hunters Hill Council, Police & HHH will be unable to "police" increased alcohol related violence & poor behaviour in later hours making our residential streets more dangerous for families in our area
5. As a recent victim of graffiti crime I don't want to encourage more people around after midnight with nowhere else to go.

If you require further information please contact Matthew Williams on daytime phone number 0404 096 999.

Regards

Matthew Williams
1 King St, Hunters Hill

Sarah Valentine

From: Ellenor Yeung
Sent: Friday, 29 August 2025 5:10 PM
To: Customer Service
Subject: Hunters Hill Hotel - Extended Trading Hours

You don't often get email from ellenoryeung83@gmail.com. [Learn why this is important](#)

Good afternoon,

I'm the resident of Unit 207, 64 Gladesville Road, Hunters Hill. I have been living here for the last year, during this time the HHH was not operating at full capacity.

Last Saturday the HHH had their re-opening, the sound was unbearable - even with the balcony door closed, it was quite loud.

If this is a reflection of how they will trade then I strongly object to extending their trade hours to 2am.

Thank you for your understanding.

Kind regards,
Elle

Marlene Arditto
1/1 Avenue Road Hunters Hill
9816 2574

Mr Steve Kourepis
Director – Town Planning
Hunter's Hill Council
22 Alexandra Street
HUNTERS HILL 2110
Email: info@huntershill.nsw.gov.au

Dear Sir

**Development Application Number: DA202500166
Extension of Trade Hours for Hunters Hill Hotel**

I hereby lodge objection to the application to extend the trading hours for the Hunters Hill Hotel. A hotel trading to 2.00am (midnight on Sundays) is designed to service many out-of-area patrons and while the hotel proprietors may benefit from extended trading hours, the prime concern should be the preservation of existing – and future – residential 'village' amenities.

As the Environment Statement lodged with the application to extend the trading hours was based on the trading hours in force prior to the completion of major renovations to the hotel, it can have no relevance to noise levels etc. which likely will occur after completion of the work. As a result, the Statement is irrelevant and should be disregarded.

As bus services through Hunters Hill have all but ceased by midnight, the mode of transport for most hotel patrons will be car or bike. Many patrons park in Joubert and surrounding streets (including Avenue Road) in preference to parking under the hotel and use "back roads" for travelling hoping to avoid police breathalysers. The noise created by vehicles leaving after the proposed extended closing hours is unacceptable in quiet residential streets and ignores the village centre objectives established under the Hunters Hill Consolidated DCP 2013.

Australia-wide Surveys and Reports over the last three decades confirm that an increased level of anti-social behaviour and domestic violence occur when extended trading hours come into force for licenced premises. Our community can do without these probable negative consequences.

For the above reasons, I strongly object to the Council granting the Hunters Hill Hotel the extension of its current trading hours

Yours sincerely

Marlene Arditto

Sarah Valentine

From: Jackie Bradshaw
Sent: Monday, 25 August 2025 7:49 AM
To: Customer Service
Subject: Objection to DA 202500166

Attn Mr. Steve Kourepis

I strongly object to extended opening hours of this Hotel in Hunters Hill- In prior years residents have also objected strongly to refuse such a DA.

If people want to drink until these early hours of the morning, they should do it in the quiet of their own home.

The public are fed up with the noise, crime and violence associated with alcohol and to encourage this is disrespectful to the local community- We should be reducing hours, not extending them.

Drink driving is already a problem which will be increased as there is no public transport in this area late at night -

NSW Police are very very under resourced so Hunters Hill does not need to add problems for them to attend and resolve with burglaries, fighting and other anti social behaviour-

Hunters Hill is a RESIDENTIAL suburb with increased housing coming - People live here because of what it is. It is not an entertainment precinct.

Hunters Hill Council should reject this proposal outright.

Yours faithfully
Jacqueline Bradshaw

Tel.:

Sent from my iPhone

Sarah Valentine

From: Celia Pace
Sent: Tuesday, 19 August 2025 3:03 PM
To: Customer Service
Subject: Hunters Hill Hotel concern

[You don't often get email from celiacampace@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Council,

I am writing to you on behalf of Mary Camilleri, who resides at Unit 302, 64-68 Gladesville Road Hunters Hill, Maison Apartments.

My name is Celia Camilleri-Pace and I am the owner's daughter.

I wish to raise a concern I have about a new exhaust that has been built into the Hunters Hill renovations. The new exhaust is rather large, very unattractive and radiates significant noise.

I am concerned about the warmer months when this noise and eye sore will become more of a concern when windows and doors of apartments are kept open for fresh air and entertaining.

Would you kindly please look into my concerns as my apartment looks directly over this area?

I would also like to state my objection to the extended hours. I believe 12am is sufficient for the Hotel particularly given it is very close to the residential area.

Would you kindly provide a receipt that you have received the concerns and any feedback would be greatly appreciated.

Kind Regards

Celia Camilleri-Pace
On behalf of Mary Camilleri

Sarah Valentine

From: Maria Conacher
Sent: Monday, 25 August 2025 9:02 PM
To: Customer Service
Subject: Development Application Number: DA202500166

[You don't often get email from mpconacher@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Attention: Mr Steve Kourepis

Please note that we object to the proposal of extending the trading hours for The Hunters Hill Hotel.
Yours sincerely,

Maria and Greg Conacher
11 Euthelia Avenue,
Hunters Hill. 2110

Fleur Dean
14 Avenue Road
Hunters Hill NSW 2110

To:
Mr Steve Kourepis
Director, Town Planning
Hunters Hill Council
22 Alexander Street
Hunters Hill NSW 2110

Re: Objection to Extend Trading Hours for Hunters Hill Hotel DA Number 202500166

Dear Sir,

I am writing as a long-term resident of Hunters Hill to formally object to the proposed extension of trading hours for the Hunters Hill Hotel located on Gladesville Rd, Hunters Hill.

While I understand that local businesses are essential to our community, extending the trading hours for this venue will, in my view, significantly and negatively impact the amenity, safety and wellbeing of residents in our street and neighbourhood. My reasons are as follows:

1. Increased Noise and Disturbance

The current trading hours already result in late-night noise from patrons leaving the venue, car doors slamming, loud conversations, and loud music. Extending these hours will inevitably push this disturbance further into the night and early morning, disrupting residents' sleep and daily lives.

2. Public Safety and Anti-Social Behaviour

Longer trading hours often correlate with higher incidents of alcohol related behaviour such as shouting, fighting, littering and property damage. Our street is primarily residential, and we have families with young children, shift workers and elderly residents who should feel safe at all hours.

3. Parking and Traffic Issues

The venue already generates increased traffic and competition for on-street parking. Extending hours will encourage more late-night vehicle movement, with potential risks from drink-driving and pedestrian safety concerns.

4. Impact on Residential Character

Avenue Road and its surrounding Streets are a quiet, family-oriented area. Allowing extended hours at a licensed venue will change the character of the neighbourhood, reducing the sense of community and discouraging new families from moving in.

For these reasons, I respectfully request that the Council decline the application for extended trading hours. The current trading hours are already sufficient to serve the needs of patrons while balancing the right of residents to peaceful enjoyment of their homes.

Thank you for considering my submission.

Yours sincerely,
Fleur Dean

Sarah Valentine

From: Arline Dumazel <
Sent: Saturday, 9 August 2025 11:45 AM
To: Customer Service
Cc: John Vineburg
Subject: Objection to Development Application DA202500166-Extended Trading Hours at Hunters Hill Hotel

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To: Hunter's Hill Council

Email: info@huntershill.nsw.gov.au

Subject: Objection to Development Application DA202500166 – Extended Trading Hours at Hunters Hill Hotel

Dear Sir/Madam,

We are writing to formally object to Development Application DA202500166, which proposes extending the trading hours of the Hunters Hill Hotel, 68 Gladesville Road, Hunters Hill.

As residents and ratepayers, we have serious concerns regarding the negative impacts this will have on our home as a close neighbour, being just one door down the street from the Hotel.

The Hotel has been in place long before we moved to our home, and we welcome the services it provides to our community and acknowledge that it is a friendly, professional and responsible operation.

However, we also expect the Hotel, like any neighbour, to respect our right to peaceful enjoyment of our home by minimising any noise and disruption, particularly during the early hours of the morning.

Extending trading hours until 2:00am on weekdays and midnight on Sundays will significantly increase noise levels during times when we and other residents are trying to sleep including from music, patrons leaving the premises, and increased vehicle activity.

As long-term Hunters Hill residents we value the peaceful character of our neighbourhood. The proposed changes threaten this quality of life and set a concerning precedent for future developments.

It is hard to believe that the Hotel's owners seriously consider that such a proposal is likely to be acceptable to either the residents or the elected Council representatives of a dormitory heritage suburb such as Hunters Hill.

As there have been a number of past attempts to extend trading hours we strongly urge the Council to not only reject this application, but to vote to set a reasonable limit for trading hours as a matter of policy, in the same way as there is a limit on the number of storeys for buildings in the municipality.

Thank you for considering this submission.

Yours sincerely,
Arline Dumazel and John Vineburg
2 Avenue Road, Hunters Hill, NSW 2110

09 August 2025

||

||

Sarah Valentine

From: Annette Gallard <
Sent: Monday, 25 August 2025 2:35 PM
To: Customer Service
Subject: Website Contact Us Enquiry

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Comments regarding DA 20250166**Development Application for Hunters Hill Hotel, 68 Gladesville Rd Hunters Hill 2110**

I am writing to express my opposition to the application for extended trading hours for the Hunters Hill Hotel.

The reasons why I oppose the application include:

- The hotel is located next to a residential area with apartments next door in both Joubert St and Ryde Road. The number of residents has increased since the last time that the hotel put in an application to extend its trading hours in 2016;
- While the application cites four other hotels within 5kms that have extended opening hours none of these hotels are located in areas which have residents as close as in Hunters Hill. The presence of hotels in adjacent locations that open late demonstrates that there are other places that can be accessed by late night drinkers. This is not a situation where there will be no places available to cater to them;
- The Plan of Management acknowledges that there will be additional noise associated with the extension of opening hours. The measures that it includes such as closing of doors and windows and security patrols to police patrons leaving the premises do not mitigate against noise when doors are open to let out patrons or the noisy and drunken conversations that occur when patrons access their vehicles parked in Joubert St, North and South or along Ryde and Gladesville Roads. It is highly likely that in summertime these measures will become more difficult to police;
- Residents complain about noise now amongst themselves. They were not aware that reporting noise concerns to the hotel or to the Police would result in any action and would be the only way that their concerns would count as is suggested in the Plan of Management. They have therefore not reported them but that does not mean that their concerns should not be listened to;
- The Hotel is located in a heritage area. While there is a long history of a hotel being located on the site, the extended opening hours are not in keeping with village atmosphere of Hunters Hill and there is no suggestion that this "addition to the night time economy" of Hunters Hill will result in other venues becoming more profitable. It is highly unlikely that other traders in the village will follow the hotel in catering to late night patrons. There is no benefit to anyone other than the proponents of granting this development application.

I hope that Council listens to residents and does not approve DA 20250166.

Annette Gallard

14 Park Rd
Hunters Hill
NSW 2110

Sarah Valentine

From: Maria Good
Sent: Thursday, 7 August 2025 9:21 AM
To: Customer Service
Subject: Extension of trading hours at Hunters Hill Hotel - DA 202500166

Attention Mr Steve Kourepis
Director Town Planning
Hunters Hill Council

Dear Mr Kourepis

I am writing to you to express my concerns about any extension to the current trading hours at the Hunters Hill Hotel. The surrounding area is essentially a residential area, the current hours should be sufficient serve the needs of the hotel and ensure minimum disturbance to the neighbours.

I am concerned about the noise level and potential for anti-social behaviour if 2am closing is granted. The current noise levels will probably increase in the expanded entertainment areas which are part of the major renovation undertaken by the hotel.

There are potential economic benefits to the owners of the hotel with the extended hotel hours but it will come at the cost to our local community.

I am strongly against any extension of the current hotel trading hours.

Your sincerely

Maria Good

18 Margaret St,
Woolwich 2110

Sarah Valentine

From: Roger Gribble · i>
Sent: Monday, 25 August 2025 11:09 AM
To: Customer Service
Subject: DA 202500188

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To Whom it my Concern:
Attn Mr Steve Kourepis. Dir Planning and Regulatory Services .

Dear Sir,

Thank you for you 16 years of service to the Hunters Hill area, both geographically and socially. The expectations of your job role, in the service and support of the unique environment that is "Hunters Hill " is a special task, for all the reasons that give the authority to your job role. Perhaps the background to this coming from your informative days in Bathurst.

**I strongly object to extended opening hours of this Hotel in Hunters Hill.
In prior years residents have also objected strongly to refuse such a DA.**

If people want to drink until these early hours of the morning, they should do it in the quiet of their own home.

**The public are fed up with the noise, crime and violence associated with alcohol and to encourage this is disrespectful to the local community.
We should be reducing hours, not extending them.**

Drink driving is already a problem which will be increased as there is no public transport in this area late at night.

NSW Police are very very under resourced so Hunters Hill does not need to add problems for them to attend and resolve with burglaries, fighting and other anti social behaviour. You only need to live anywhere near the HHH to already know what midnight closing sounds like. Perhaps you should move your family home closer, so that you can add a personalised review to this debate.

**Hunters Hill is a RESIDENTIAL suburb with increased housing coming.
People live here because of what it is. It is not an entertainment precinct.**

Hunters Hill Council should reject this proposal outright.

Please ensure you remain committed to this special part of Sydney.

Kind Regards. Roger Gribble

Sarah Valentine

From:
Sent: Monday, 25 August 2025 9:57 AM
To: Customer Service
Subject: Massive Objection to DA 202500166

Attn: Steve Kourepis

I strongly object to extending opening hours of this hotel in Hunters Hill.

As someone who lives almost across the road, I already have to deal with drunk and disorderly patrons on a regular basis. I have had violent altercations occur on the street outside my house, drunk patrons try to enter my building and felt intimidated by large groups when they have left the pub and I am on the street.

If anything they should be reducing the hours.

I know a lot of the local community agree with this sentiment.

In addition, as there is a lack of public transport available, I have experienced many patients drink driving following their exit of the hotel, obviously causing further danger to pedestrians and others alike.

Hunters Hill is a residential suburb and we don't need any further issues which extended hours would deliver.

Hunters Hill should reject this proposal out right.

Thanks

JAMES

Sarah Valentine

From: [REDACTED]
Sent: Friday, 8 August 2025 1:39 PM
To: Customer Service
Subject: DA202500166

Attention: Mr. Steve Kourepis
I SAY NO TO EXTENDED OPERATING HOURS

Dear Sir,

I've just received a notice of Hunters Hill Hotel extended hours of closing time moved to 2am.

I am a resident of 64-68 Gladesville Rd directly behind the Hotel on the 3rd floor. My balcony & bedroom directly looks over the new Raised roof which have installed 3 x Sliding Roofs which opens & closes & no doubt giving to added noise of patrons which was not a noise factor previously.

Not too mention the new Large exhaust extractor which I can't see on any plans of the new roof. The very loud & overbearing noise from that alone I can hear inside with the doors closed, so even using the balcony now or having the doors open is very upsetting. It has also devalued my property with that monstrosity & very noisy exhaust in my view.

I Object strongly to extended operating Hours with allow these noise factors & not to mention alcohol infused behaviour & harm to residents.

I Say No to Extended Opetation Hours &

I say No to the Large Noisy Exhaust Ontop of the Roof

Yours sincerely

Janell Hepburn

303/64-68 Gladesville Road Hunters Hill

16:45, 25-8-2025

HHT Submission 2025 re HHHotel V25

Dear Council,

Re Proposed extension to the trading hours of the Hunters Hill Hotel:
DA20250166

The Hunters Hill Trust is opposed to the proposal by the Hunters Hill Hotel to add 2hrs to its closing time every day of the week; we regard extended trading hours as being primarily to benefit the hotel, and not in the community's interest.

We make the following comments of the proposal's **Statement of Environmental Effects (SEE)**

Many statements made in the SEE are unsubstantiated.

For example, there is no evidence for statements (on p1) that extending trading hours:

- *'responds to market demands and trends within the hospitality industry'*,
- *'reflects the evolving customer base and needs'*
- Is required *'in order to remain relevant and viable as ongoing concern'*

No support is presented for the statements on p5 of the SEE that:

- *'There are no measurable adverse impacts arising from the development'*.
- *'The proposed extension of hours will collectively contribute to a positive outcome'*.

And there is no explanation of the claim (p7) that *'additional hours will continue to contribute to the economic viability of the Hunters Hill Village precinct'*, as opposed to those of the hotel.

To offset noise pollution from inside the venue, the proposal relies heavily on continual management overview, including the needs:

- to keep operable windows and roof closed after 10pm, and
- for DJ music to be kept below a stated sound pressure level

While it may represent the business desires of the hotel, in many ways the proposal fails to serve the public interest:

- The statement that *'the development is unlikely to result in any significant adverse impact to the public interest'* is not supportable because although the hotel might control noise levels within the venue, it has no way of controlling noise in the surrounding streets from patrons arriving and leaving after midnight.

- The argument that such a late-night venue is required is negated by the list of four late-closing hotels within 5km of the HHHotel (three within 3km!).
- In spite of supporting statements in the Conclusion of the SEE: the proposal does not satisfy the objectives of Hunters Hill's Local Environment Plan 2012 in that it has not shown that ***'There are no measurable adverse impacts arising from the development.'***
- Neither does it satisfy the objectives of Hunters Hill's Development Control Plan 2013, in that it fails to consider the residential amenity of its neighbours caused by patrons arriving and leaving noisily after midnight.

The major deficiency of the proposal

Perhaps the greatest deficiency of the SEE is the failure to consider noise generated in the surrounding streets by patrons arriving and leaving late at night by car or motorcycle, especially after midnight as bus services dwindle.

Many parts of Hunters Hill's Development Control Plan (DCP) refer to the need to *'Minimise amenity impacts on residential properties ...'* or *'Protect the amenity of residential properties ...'*.

While few dwellings are close enough to be impacted by noise generated within the hotel, noise generated in the surrounding streets late at night is simply not addressed in the Acoustic report.

Noise generated by patrons as they walk to their vehicles and drive away is likely to be greater after midnight. Compounding this, they must leave through residential streets because there is no direct access from the hotel to Gladesville Rd. they are outside the control of hotel staff, occurring during and after the extended hours due to higher levels of intoxication.

In summary

Due to the overwhelming failure to serve the public interest, we call on Council to reject the Hunters Hill Hotel's Proposed extension to the trading hours as detailed in **DA20250166**.

Annette Gallard
President
Hunters Hill Trust

Sarah Valentine

From: Vicki Hickson
Sent: Thursday, 31 July 2025 2:55 PM
To: Customer Service
Subject: RE. DA202500166

Dear Mr. Steve Kourepis,

I refer to the above Development Application No. DA202500166. I do not have any objections to the extension of their trading hours. It's a very good idea, so we have more time to enjoy socialising with friends and neighbours.

Yours sincerely,

Victorina Hickson

Telephone Nc

Sarah Valentine

From:
Sent: Wednesday, 30 July 2025 7:07 PM
To: Customer Service
Subject: re DA202500166

To Steve Kourepis and Hunters Hill Director of Town Planning

As close neighbours of Hunters Hill Hotel, Vicki McKinnon and I have just received a letter from council about the DA 202500166 application to extend trading hours to 2:00am, 6 Days a week (M-Sat) and midnight on Sundays at The Hunters Hill Hotel.

The requested excessive changing of trading hours at a venue that serves alcohol and provides gambling facilities has no regard to the sensitive residential interface and zone boundary and should be an issue that the council highlights to its whole community, rather than just a few neighbours.

As the council is fully aware the Hunters Hill Hotel previously lodged DA'S in 2013 & 2016 to extend trading hours to 2:00am & 7 Days a week, which was categorically rejected by the community, with over 2000 people signing a petition and the council declining the application.

Council should also provide adequate time for its community to scrutinize the current Hunters Hill Hotels requested extension of trading hours application, including supporting documents, and then respond accordingly, rather than the current nominated 10 working days from the 25/7/25 when the Hunters Hills Council Letter was written then posted / sent to a few residents by general mail.

Therefore, in the best interest of the Hunters Hill Community we request that the Council considers the following:

1. Provide all residents and businesses within a 2km radius of the Hunters Hill Hotel with information regarding this application to extend trading hours to 2:00am, 6 days per week.
2. Extend the current date for submissions to be lodged on this DA Application from the 8 August 2025 to at least 25 August 2025.

Yours Faithfully,

Dr Barbara Hungerford & Vicki McKinnon

Sarah Valentine

From: Nicholas Ingham
Sent: Monday, 18 August 2025 8:00 PM
To: Customer Service
Subject: Development application No. DA202500166

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Mr Steve Kourepis
18/8/25
Director, Town Planning
Dr Nicholas and Catherine Ingham
Hunters Hill Council
16 Figtree Rd Hunters Hill 2110
Hunters Hill NSW 2110

Dear Sir;

RE: DA: 202500166 Extended trading hours Hunters Hill Hotel

I wish to strongly oppose the proposed extension of trading hours to 2am sought by the Hunters Hill Hotel. There is overwhelming evidence indicating that extended pub trading hours in Australia have been associated with increased alcohol related harm and negative outcomes for local residents. In particular, increased noise levels, alcohol related violence and anti social behaviour in our local community. These issues cannot be effectively controlled by the Hotel, the local community and other authorities. This extension will primarily encourage problematic gambling in the Hotel's Casino and contribute to speeding on quiet local back streets which are used to access the hotel and its parking areas. There was a high speed car accident on Figtree Rd at midnight last Saturday night 16/8 at 11.30pm involvinbg a car leaving the hotel which resulted in both vehicles being written off, minor injuries and the road being cloised by police.

Yours Sincerely

Nicholas and Catherine Ingham

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Mr. Steve Kourepis
Director, Town Planning
Hunter Hill Council

Dear Sir,

RE: DA 202500166: Hunters Hill Hotel Extended Hours

As a suburban hotel, the current operating hours for the Hunters Hill Hotel are more than adequate. This area is primarily a residential precinct that has already been impacted following the development of the HHH and surrounding properties.

The extension of trading hours as per the DA is unwarranted as it will further impact all surrounding streets and residents due to noise disturbance, increase traffic and other anti-social behaviour.

Specifically, our concerns include:

Out of area patronage: Extending trading to 2a.m. is designed to attract patrons from out of area from hotels that have early closures. There is a high probability of increase traffic congestion, noise disturbance, and alcohol related incidents.

Noise: The HHH may attempt to control most of the internal volume, however the noise generated by patrons and staff entering and exiting the hotel, coupled with the related vehicle and pedestrian noise would disturb the environment that residents currently appreciate.

The Environment Statement lodged with the DA was performed prior to the current renovations. It is not a true representation of noise levels impacting the surrounding streets and residents, making the current EP inadequate and not fit for purpose.

Air Pollution: At times and depending on wind direction, odours emitted from the HHH kitchen chimneys can be unpleasant and offensive. And this is during daytime operations. Late at night there's the potential of the odours to be overpowering.

Traffic: Public transport (506 bus) has limited to no services late at night, resulting in the primary mode of transport to and from the HHH to be by car or motorbike. Arriving, parking and departing is via the surrounding residential streets. These streets are already congested, particularly later in the week and weekends with patrons to the HHH. Extending the trading hours will increase the traffic congestions as well as the noise pollution.

A further concern, Avenue Road has an inclination from Joubert St where drivers tend to over accelerate resulting in further noise disturbance. Also, Avenue Road has a significant bend with cars noted to drive on the wrong side of the street. And this is during the day. Late at night and with a driver that most likely has consumed alcohol, there's a probability of this incident to increase. ***It's a matter of time before an accident occurs.***

Incompatibility: The proposed DA to extend the HHH trading hours, poses a significant risk to the peace, safety and well-being of our residential area. Such a permit in this location will undermine the very purpose of the Hunters Hill ***DCP Village objectives, which is to protect and preserve existing and future residential communities.***

Again, there is the increase risk of noise, uncontrolled vehicle and pedestrian traffic, and a myriad of potential safety issues that lead to disturbance, negatively impacting our peace, safety and wellbeing.

Anti-Social Behaviour and Street Pollution: The surrounding streets have already noted an ***increase in discarded rubbish***, including empty beer bottles and cans, cigarette packets and buds polluting the environment. These have been discarded on the footpath, gutters as well thrown into yards of local residential properties. ***Extended trading hours has the potential to increase anti-social behaviour.***

We are not against non-residential developments provided they cater to local community requirements and adhere to the area's neighbourhood ambiance. ***This is not the case with this DA***

The current operating hours of the HHH are more than adequate and would uphold the equilibrium between commercial operations and the peaceful residential environment. This DA is unwarranted compromising neighbourhood amenities and character, jeopardizing safety, well being and the heritage values of Hunters Hill.

Council must reject this DA.

Yours sincerely

A S & A Kastanias

Mr. Steve Kourepis
Director of Town Planning
Hunters Hill Council (HHC)
info@huntershill.nsw.gov.au
Dated 25.08.2025

DA202500166 (DA)

To extend Hunters Hill Hotel (HHH) trading hours by 2 hours as follows:

Monday -Saturday 10 am-2am

Sunday 10 am-12 midnight.

Premises Hunters Hill Hotel, 68 Gladesville Road Hunters Hill.

Notice of Objections to above DA by James and Susan Kearney as follows.

Gallagher Hotel Management bought HHH in **June 2017, (8 yrs ago)** as part of a larger deal with **Iris Capital**, which included the Hunters Hill Hotel and Tiger Bar pubs sold for **\$65 million**. Patrick and Angela Gallagher were the ones who purchased the hotel. The HHH sale included a **separate 120 bay carpark (Lots of spaces for sober drivers under 0.05 alcohol reading to depart legally)** and, situated on 500 sqm site, came with approval to develop four more luxury rooftop apartments offering harbour views. Mr Paddy Walshe their spokesman said" ...**the business is great and Iris Capital CEO Sam Arnaout has done a great job in renovating it". (NO need for a DA application for an extension of liquor and gambling hours anticipated here, 8 years ago. No consistently high-ranking NSW gaming revenue known to exist over the Gallagher's 8 years of operation at HHH ?)**

The Tiger Bar Hotel opens from Monday to Saturday **10 am to 4.am** and Sunday 10 am to 12 am. It includes public bar, bottle shop, TAB, gaming room with **30 electronic gaming machines (EGMs)** and upstairs restaurant and is a **consistently high-ranking NSW gaming revenue**.

Ref. <https://public.com.au/Gallagher-pounces-on-tiger-bar/>

Ref. SMH 22.06.2017 by Carolyn Cummins.

National director of JLL Hotels Mr. Musca, the broker, said ...”the HHH is a **cornerstone, integral community establishment** and a truly generational asset the likes of which are rarely traded.” (Note: This is a reference by Mr Musca to the Community and Social aspects of HHH, to be considered by a consent authority under section 79 of the Environmental Planning & Assessment Act) (EP&AA).

Section 79 (c) of the EP&AA (now section 4.15) outlines the matters a consent authority must consider when determining a development application.

EPI,s like LEP,s & SEPP,s .

In NSW, **EPIs** are Environmental Planning Instruments, which are a category of legislation including Local Environmental Plans- LEPs, and State Environmental Planning Policies- SEPPs, that set out land use and development rules. These legally binding instruments specify which types of development are allowed and establish controls for the state.

Impacts that apply to the land.

Development Control Plans-**DCP** that guide development in the area.

Likely impacts: This is a **crucial part, requiring consideration** of the development’s **potential environmental (both natural and built) social and economic**.

Suitability of the site.

Public interest.

Key Points;

This section emphasizes a broad and holistic assessment of the development proposals.

It ensures that potential impacts, including those beyond the immediate development footprint are considered.

This section is a **cornerstone** of the development assessment process in NSW.

Hunters Hill Community-Strategic Plan 2022-2032-pdf. Pgs.1-24.

Pg.5 ‘... it is a State Government legislative requirement to develop this plan...’

Pg.2. “ Council acknowledges the Wallumedegal of the Eora Nation as the traditional custodians (read owners) of all land and water of the Hunters Hill

local Government area...”

Pg.4. Community Plan. Environment, Sustainability and Open Space.

“ **Protect and sustain** our environment, so people can enjoy our outdoor spaces and places.”

“ **Natural spaces**, including our bushland, urban tree canopy foreshores and waterways are protected and enhanced”

Character Heritage and Places. “Create a livable place where everyone can enjoy our heritage, neighbourhoods, thriving village centres, parks, playgrounds and recreational areas.”

Connected and accessible Infrastructure.

Pg. 8, “Hunters Hill is renowned for its well-preserved heritage buildings, sandstone walls, magnificent tree canopy and bushland, surrounded by **pristine waterways and sandstone sea walls**. People enjoy and embrace the lifestyle, restaurants and cafes, and quiet ambience that complement **Australia’s oldest garden suburb**”

Pg.11 About Hunters Hill.

The Municipality of Hunters Hill has a wonderful rich and diverse history which precedes Federation and the formation of the Commonwealth of Australia in 1901. Situated on a small peninsula that separates the Lane Cove River and the Parramatta River, the Aboriginal name for the land is Moocooboola meaning ‘meeting of waters’. Residents take great pride in this heritage and celebrate the Moocooboola Festival annually.

Pg.12 Estimated population 15,000. Consensus in 2021 was 13,559.

Families with young children 19.2% Couples with children 38%

Born overseas 26%

Hunters Hill Municipality with an **area of 5.75 sq.km** is partly bounded by Buffalo Creek and Lane Cove River in the North, with Tarban Creek and Parramatta River in the South. It is located 9 km north west of Sydney. It is the smallest LGA in Metropolitan Sydney.

In the **Gaming Machines Act 2001 (197 pgs)** at Part 4. addresses: **Gambling harm minimalisation** after 01.05.2003, providing that a general **six (6) hour shut down will apply from 4 am to 10 am**. Incredibly, **all NSW hotels have a gambling license to open until 4 am**. But the thing is, the **hotel needs a liquor license for the hours the hotel is open for gambling**. Relevantly, for HHH's DA, seeks alteration from existing liquor license approval it obtained on the purchase from Iris Property Group, to **Mondays to Saturdays from 12 midnight to 2 am**.

Everybody knows 'harm minimization' in liquor and gambling is fake-news;
Everybody knows the politicians lied;
Everybody knows the avaricious gambling machines are relentless;
Everybody knows these machines empty your wallet and your cards;
Everybody knows if you gamble at all: you lose it all;
Everybody knows domestic violence can be precipitated by gambling loses;
Everybody knows the despair and pathos that ensures;
Everybody knows we can drink alcohol until we 'throw a wobbly';
Everybody knows, Aah! everybody knows it from midnight to 2 am.

Ref. "Everybody Knows' by Leonard Cohen.

Everybody knows is "common knowledge and refers to information that is widely and publicly known within a particular community or culture, or by the general public, and is considered to be shared understanding without needing to be formally cited in academic or professional context. It encompasses a broad range of facts, from scientific principles and historical events to common sense observations and cultural norms". **Ref.** Google.

NSW Liquor Act 2007.

Objects of the Act.

1(a) to regulate and control the sale, supply, and consumption of **liquor in a way that is consistent with the expectations, needs, and aspirations of the community,**

(b) to facilitate the balanced development, **in the public interest,** of the liquor industry, through a flexible and practical regulatory system with minimal formality and technically,

(c) to contribute to the responsible development of related industries such as live music, entertainment, tourism and hospitality industries.

2 (a) the need to **minimise harm** associated with **misuse** and **abuse** of liquor, (including **harm arising from violence** and other **social behaviour**,
(c) the need to ensure that the sale, supply and consumption of liquor, and the operation of licensed premises, **contributes to, and does not detract from, the amenity of community life.**

HHH previous liquor DA application:

Development Application 2013-1120, the applicant, **Iris Property Group** ACN 126 054 251, lodged a proposed development-Extension of Hours of Operation to HHH **between 12 am and 4 am on Monday to Saturday**, at premises 64-68, Gladesville Road Hunters Hill at HHC.

We (James and Susan) registered lengthy objections to this DA.

We cannot recall if it was disallowed or it was withdrawn by the applicant after massive protests from local residents. The previous application was rejected by the Hunters Hill community meaning the 'community' as set out in Hunters Hill Community- Strategic Plan for 2022-2032. There is no **change of circumstances since this last 2013 rejection of the similar DA**. So accordingly, **on the same grounds, and on any additional grounds**, this DA should be rejected this time.

Facts about hotel EGMs relevant to my objections.

In the letters to the editor of the Sydney Morning Herald (SMH) on 08.07.2018 Keith Kerr of Annandale (CEO of the Registered Clubs Association 1985-1998) (**RCA**) now clubs NSW writes, inter alia, "Former premier Bob Carr's recollection of the events of 1996-97, ("No regrets, says Carr, despite '**bargain with devil**.'" July 5) are at odds with mine. He said "there had been little community opposition to his 1997 decision to allow (up to 30) pokies into NSW hotels" and "I listened to the community and there was hardly strong voices saying then or saying now, roll it back"

In fact, for more than 12 months, a statewide campaign by the RCA alerted every NSW media outlet and politician on a weekly, if not daily, basis of the strident opposition of the NSW community clubs and their 2 million members to this proposal. That opposition culminated in a protest by 5,000 club members, from all over NSW, around Parliament House. The supervising police said it was the largest protest march they had seen at Parliament House. The

media and editorial coverage, throughout NSW, of that 12 months of opposition was constant and supportive.

Importantly, at a **face-to-face meeting with Mr. Carr**, I advised him that the intended provision of up to 30 poker machines to the hotels would net the 400 largest hotels and thus **the private individual publican owners**, an average personal **extra income of \$1 million, each and every year**: a concept surely abhorrent to the principles of a Labor government”.

The Herald survey of readers, on 08.07.2018. **Q.** Do the benefits of poker machines outweigh the negative impacts? **A.** ‘Unsure’ 6%: ‘Yes’ 3% : ‘No’ 90%. **Ref. SMH 08.07.2018**

“Gamblers in NSW lose record high more than \$1 million an hour in NSW pubs and clubs in a combined \$8.64 billion in gambling revenue in 2024. A 6.3% increase in a year. Wesley Mission CEO Stu Cameron
‘It is reasonable to assert that **a ruthlessly efficient, harm causing industry continues to perfect their business models that wreak havoc across NSW**’ ”.
Ref. SMH 21.02.2025 by Harriet Alexander.

“Counsellor **Gareth Wyatt** used some of the money in his not- for- profit Canterbury Earlwood Caring Association **over the last five years** to spruik his service by sponsoring a rugby-league-based podcast popular among **young men, the group statistically most likely to gamble at risky levels.**

The link between gambling and domestic violence (DV) is plain to see for everyone...except perhaps the government.” (including government institutions at nsw.gov.au)

In **2018**, a Herald report exposed the then-shameless exploitation by hotels seeking to **increase their poker machine numbers** by offering donations to community groups of their choice. **Ref. SMH report by Harriet Alexander in 2018. Ref. SMH 20.08.2025** pg 22, “Help available for gambling but not from government”.

In Hunters Hill Municipality, perhaps there is a link between the Liberal party’s large use of taxpayer’s and rate-payer’s money to build, against the strong opposition, the \$7 million Sports Centre **on public Boronia Park oval land**, and practically donate almost exclusive use to the Hunters Hill Rugby Club

for 20 years at a peppercorn rent. Maybe, there is a link between the Liberal party, the young rugby payers, their young supporters, and alcohol and gambling after the rugby matches? It just seems to be just a common-sense observation for the need, if any need, for HHH Development Application change. As **Counsellor Wyatt observed over a period of 5 years; the young sporting fraternity are most likely to gamble at risky levels.**

“Former Wallaby (Mr. Young) strikes NSW gold with Grith’s \$50m Gem Hotel”.

The Gem at Griffith, is in **the top five NSW gaming venues with 29 poker machines or EGMs.** Mr. Young has six other hotels in Sydney.

We can see that those involved in **‘the sports-liquor- gambling trifecta’**, ‘know the ropes’ and pull/use their **“bargain with devil”** business plan in their ...**“harm causing industry that wreak havoc across NSW,”** op.cit.

Perhaps, the HHH DA application is focused on the young sport gamblers.

The EP&AA ‘Likely Impacts’ being the crucial part requiring consideration (and must be considered in determining the DA application) environment, social, and economic, the broad and holistic assessment and the potential impacts, beyond the immediate footprint (the cornerstone) **are diametrically opposed** to the HHC **Community** Strategic Plan 2022-32. In the Community plan, environment, character, heritage, neighborhoods, lifestyle, quiet ambience, rich and diverse history, residents’ great pride, population, family and children, and the Community.

The **Public interest** and the **Community expectations** listed in the Objects of the **NSW Liquor Act, 2007** op. cit. the expectations, needs and aspirations, especially for their children and their youth **are diametrically opposed** against hotel’s DA **“bargains with the devil”; “shameless exploitation by hotels’ and “ruthlessly efficient business models that harm causing industry that wreak havoc in NSW,”**- especially in Hunters Hill.

Port Macquarie Hotel sold for \$53 million. The Robyn Hood hotel in Orange sold for \$47.4 million. The Windsor Castle Hotel in East Maitland sold for \$50.5million. All of these **sales were in 2022.**

Ref. AFR ‘Property’ pg. 33 on 21.08.2025.

Keith Kerr, the former CEO of all NSW clubs, had that genius prediction he advised to Hon Bob Carr, that “ many private publicans would accumulate astronomical wealth of over \$1million a year, on year from EGMs. op.cit. These 2022 hotel sales are Kerr’s proof to refute Hon Bob Carr’s dubious claims.

How the gambling industry is pouring millions in political donations into party coffers-ABC News. Between 2011 and 2021 in NSW at least 40

organisations with links to gambling have donated a combined \$1,006,200 to NSW political groups. Doner category includes hotels. **Gallagher Hotel Management** \$13.5k Ainsworth & associates \$17.5k.

Pubs and clubs are the latest industry players to come under pressure, with the **NSW Crime Commission launching a secret probe** in April into **money laundering through pokies in pubs** and clubs-estimated at more than \$1billion nation-wide.

Ref. abc.net.au/news/2022-05-10/gambling-industry-political-donations-to-state & territories (26pgs)

POLITICAL DONATIONS

See **McCloy v N.S.W. (2015) HCA 34 at paras 33-39**, where the High Court explains the various types of corruption emanating from donation to political parties as:-

quid pro quo corruption – straight cash for votes transaction.

Clientelism corruption is the reliance by political candidates on private patronage and may, over time, become so necessary as to sap the vitality, as well as the integrity, of the political branches of government.

war-chest corruption is where political parties can buy unlimited opportunities to advertise in the most effective media, so that elections become little more than an auction. www.austlii.edu.au/databases

The effects of alcohol.

Alcohol can make a person more susceptible to cognitive and physical impairment, for instance balance and coordination, reaction time, attention, memory, driving performance, poor vision and hangover severity.

Ref. msn.com/en-au/health/medical/alcohol-effects. Story by Lindsey Bever; dated 01.04.2025.

Three schooners of regular beer per hour and one's over the limit to drive a vehicle and talkative and moderately pissed.

In the Hunters Hill **community -Strategic Plan 2022 to 2032** and the draft Community plan (CSP) (2025-2035) the estimated population in HHC has increased by less than 1,000 persons including children. So, not only is there no need of 'the community' for the self- named "cornerstone, integral community establishment", of HHH's DA to increased liquor and gambling hours, rather, the liquor hours are detrimental to the community under Liquor Act, sections 3 at (1) (a) and (b) and (2)(a) and (c). The Liquor Act provides, and the community would appreciate, **a reduction in trading hours at HHH**, to save young person's accumulated home deposit funds from the avaricious, inexorability of the combined liquor and gaming during the midnight robberies inherent in the proposed DA.

Any extension of trading hours will not **be in the public interest** as set out in the Liquor Act. The three social issues of concern are public transport, safety and security. As night follows day, drunk, angry, noisy, loser-gambler's problems metastasize from HHH into the Community. It is already chaotic in the wee hours without a liquor license extension.

The needs of the Hunters Hill community for liquor trading hours are currently met for the next 10 years. There are 4 clubs: Hunters Hill Club, Sporties Club, Gladesville RSL Club and the Diddy Lane Cove Club. Club. There are hotels, being Woolwich Pier Hotel, Bayview Hotel on Victoria road opened until 3 am, The Sawdust Hotel, The Lane Cove Hotel. There are numerous bottle shops and licensed restaurants in Hunters Hill and Gladesville and Lane Cove. HHC had to fight the Liberal party in the Appeal Court to stop our amalgamation with Lane Cove and Ryde, because we were an amalgamation proposition just a few years ago. So, there is no need for HHH DA on liquor license extension, **it is against the public and the community interest**, as demonstrated above.

James and Susan Kearney. dated 25.08.2025.

Sarah Valentine

From: Olga P <
Sent: Saturday, 23 August 2025 2:17 PM
To: Customer Service
Subject: Development Application Number Da202500166

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I Olga Pandel of 1 3 Avenue Road Hunters Hill ,phone am strongly against the extension of trading hours for the Hunters Hill Hotel.

I am a long term mature resident and have witnessed very bad and scary behaviour when patrons exit the property and walk to their vehicles parked in Avenue Road.

The vulgar language and other abhorrent behaviour cannot and should not be tolerated.

As a senior lady who lives on her own it's quite frightening to endure.

Please do not give them permission to extend hours it will only create trouble for the residents.

Yours sincerely
Olga Pandel

Sarah Valentine

From: Vinay Ranjan ·
Sent: Sunday, 17 August 2025 9:48 AM
To: Customer Service
Subject: Re: DA202500166

You don't often get email from [1. Learn why this is important](#)

Dear Mr Steve Kourepis,

I am writing to you in relation to DA202500166.

I am an owner occupier living on Ryde Road within close proximity of the Hunters Hill Hotel ('Hotel').

I am deeply concerned by the application to extend the trading hours for the Hotel to 2am from Monday to Saturday and midnight on Sunday. I believe it has the potential to increase the risk of alcohol related violence and anti-social behaviour in the surrounding streets including Ryde Road where my family resides.

There is clear evidence of extended pub trading hours negatively impacting communities and increasing the risk of crime and negative externalities for residents in those communities. I believe the economic benefits to hotel and flexibility for patrons DO NOT outweigh these concerns. The community consists of many young families for whom safety is of the utmost importance. I urge the council to prioritise the safety of the community.

Thanks for your consideration.

Yours sincerely,

Vinay Ranjan

A: 17 Ryde Road, Hunters Hill NSW 2110

Sarah Valentine

From: Marilyn Malloch
Sent: Tuesday, 19 August 2025 1:58 PM
To: Customer Service
Subject: Development Application Number DA202500166

To Mr Steve Kourepis,

I live just down the road from the Hunters Hill Hotel and I was most surprised that I did not receive a letter from the Council regarding this DA application. I have only just been notified by my neighbour across the road.

I am strongly against the proposed extension of trading hours for the Hunters Hill Hotel for the following reasons.

- Noise travels – we already experience a lot of noise when patrons are leaving the Hotel at closing time. It is especially noisy when there is a game on. The new extension with the huge glass windows/panels that open up the top level will let noise carry a long way.
- Local residents - the Hunters Hill Hotel is located in a quiet residential area, and currently the Hotel is well frequented by local residents, but I am concerned of increased noise and pollution (more rubbish left) and anti-social behaviour. By allowing increased trading hours, it will attract people looking for “fun and alcohol” when other hotels in the vicinity, and much further afield, will be closed.
- Transport – there is limited Public Transport (buses) to and from Hunters Hill at night, making the main mode of transport to attend or leave the Hotel, cars and motor bikes. I hear them now but at 2am this will really affect sleep for most people but especially for little children. The parking around the Hotel is already at a premium especially when there is a main event on. Departing patrons do not leave quietly I can assure you.
- Environment statement that was lodged with the extension of trading hours was performed prior to the major renovations of the Hotel and therefore is not an actual representation of noise levels for the surrounding nearby residents. The Hotel has been through a massive change with the new extension with five (5) large louvred roofing panels that are able to be opened to create additional indoor seating. The additional noise and impact to the local residents is currently an unknown until the Hotel completes its renovations in August 2025 and starts trading fully in the newly refurbished premises. On this fact alone the DA should be rejected as the current Environment Plan is inadequate and not suitable for purpose.

I totally disagree with the extension of the Hunters Hill Trading hours as I believe that there will be negative consequences for the local community and especially for those that live close by.

Yours sincerely
Marilyn Malloch

9/20 Joubert St
Hunters Hill, 2110

Sarah Valentine

From: Penny Money
Sent: Monday, 25 August 2025 8:11 PM
To: Customer Service
Subject: Objection to DA 202500166

[You don't often get email from ; Learn why this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

>>> Attn Mr. Steve Kourepis
>>> I strongly object to extended opening hours of this Hotel in Hunters Hill.
>>> If people want to drink until these early hours of the morning, they should do it in the quiet of their own home.
>>> Hunters Hill is a RESIDENTIAL suburb with increased housing coming -
>>> People live here because of what it is. It is not an entertainment precinct.
>>> Hunters Hill Council should reject this proposal!!
>
> Regards
> Penny

Ms Vicki McKinnon

Dr Barbara Hungerford

8 Avenue Road
Hunters Hill. NSW 2110

23 August 2025
Mr Steve Kourepis
Director, Town Planning
Hunters Hill Council
22 Alexandra Street,
Hunters Hill. NSW. 2110
Email: info@huntershill.nsw.gov.au

RE: Development Application Number: 202500166

Objection to Proposed Extension of Trading Hours for Hunters Hill Hotel.

Dear Sir,

As the residents of 8 Avenue Road Hunters Hill, we write to you outlining our objections to the proposed extension of trading hours for the Hunters Hill Hotel ("the Hotel") to **2:00 am Monday to Saturday and midnight on Sundays**.

The Hotel directly adjoins a **sensitive residential interface** along Avenue Road and Joubert Street. Under the **Hunters Hill Consolidated Development Control Plan 2013 (HHCDCP 2013)**, particularly **Part 4.5 – Hunters Hill Village**, development must protect the amenity of adjoining residential neighbourhoods (**Clause 4.5.2(f)**) and maintain the quiet residential character (**Clause 4.5.3(b)(v)**).

1. Incompatibility with DCP Objectives

Clauses 4.5.2(a), (c), and (f) require that development respects the environmental character, supports local-serving functions, and protects residential amenity. The proposed late-night extension:

- Introduces new late-night activity into an area historically trading no later than midnight.
- Encourages out-of-area patrons inconsistent with local-serving village function (**Clause 4.5.3(b)(ii)**).
- Increases the risk of **noise intrusion and antisocial behaviour** at times when surrounding residents are most vulnerable to disturbance.

2. Noise Impacts on Residents

The extension will expose nearby residents to:

- **Patron dispersal noise** from voices, laughter, and arguments on Avenue Road and Joubert Street between midnight and 2:00 am.
- **Vehicle-related noise**, including car doors slamming, revving engines, and taxis/rideshares.
- **Security patrols and crowd management**, which by their nature are intrusive and inconsistent with **Part 2.2.4(b)(i)** (desired quiet, residential streetscape character).

Noise impacts after midnight are particularly acute given the **low ambient noise levels** in Hunters Hill Village at that time. Such impacts are inconsistent with **Clause 4.5.2(f)** ("Protect the amenity of adjoining residential neighbourhoods").

3. Alcohol-Related Violence and Antisocial Behaviour

Extending trading hours is directly correlated with increased risks of alcohol-related violence and antisocial behaviour. The Hotel does not operate within a designated entertainment precinct, where CCTV and late-night policing are available. Once patrons leave the site, the Hotel cannot control their patrons' actions.

The risks include:

- **Street disturbances**, fights, or vandalism in adjoining residential areas.
- **Public safety issues** for residents walking to and from their homes.
- **Damage to property** and intimidation of residents, inconsistent with the safe, village character of Hunters Hill. The Land and Environment Court has recognised that extended trading hours increase the likelihood of alcohol-related harm (see *Fabcot Pty Ltd v Hawkesbury City Council* [2010] NSWLEC 1128).

4. Conflict with Desired Future Character

Clause 4.5.3(b)(v) and **Part 2.2 Desired Character** anticipate a balance between modest commercial activity and high-quality residential amenity. Late-night hours undermine this balance, shifting the Village towards a **regional late-night destination**, which it is neither designed nor intended to become.

5. Heritage and Character Impacts

The Hotel sits within an area with recognised heritage character (**Part 2.4 – Heritage Conservation**). The introduction of late-night trading until 2:00 am would detract from the traditional “main street” identity envisaged by **Part 2.2.4(b)(i)–(iii)**.

6. Planning Principles

The NSW Land and Environment Court’s planning principles for late-night trading require:

1. Assessing if the existing use already has acceptable impacts — here, the answer is **no**, as residents already experience noise and patron disturbance.
2. Determining if the proposed extension is acceptable — again, **no**, as later hours would inevitably increase **noise intrusion, antisocial behaviour, and alcohol-related harm** in this quiet residential setting.

Conclusion

The proposed extension of trading at Hunters Hill Hotel to **2:00 am Monday–Saturday and midnight on Sundays**:

- Conflicts with **HHCDCP 2013 Clauses 4.5.2(a), (c), (f) and 4.5.3(b)(i), (v)**.
- Would result in **significant noise impacts** and **increased risks of alcohol-related violence** affecting Hunters Hill residents. We ask Council to consider the evidence that later trading hours correlate with **higher alcohol-related violence**, especially assaults between 12am–3am. *BOCSAR (2010, 2014, 2016)* consistently found that each additional hour of late-night trading significantly increases the rate of alcohol-related assaults.
- Is inconsistent with **Part 2.2 Desired Character** and **Part 2.4 Heritage Conservation**.
- Fails the **planning principles** test for extended trading hours in residential settings.

In accordance with the above response, we respectfully request that the Hunter’s Hill Council declines the application for extended trading hours by Hunters Hill Hotel. Such an extension would diminish the residential amenity, contravene the stipulations of the Hunter’s Hill DCP 2013, and undermine community wellbeing.

Thank you for your consideration. We trust the council will give proper weight to these concerns and uphold the planning provisions intended to safeguard our community’s quality of life.

Yours Faithfully

Vicki McKinnon

Ms Vicki McKinnon

Yours Faithfully

Barbara Hungerford

Dr Barbara Hungerford

Supporting References:

1. **Hunters Hill DCP 2013**
2. **NSW Bureau of Crime Statistics and Research (BOCSAR)**
3. **Planning Principles** (Land and Environment Court)
 - *Fabcot Pty Ltd v Hawkesbury City Council [2010] NSWLEC 1128*.

■

16 October 2025

Hunter's Hill Council
Town Hall, Alexandra Street
Hunters Hill NSW 2110



Application number 2025-0166

Extension of hours of operation to the Hunters Hill Hotel.

Police concerns regarding this application are primarily focused on the potential negative social impacts on the local community and the overall unsuitability of the site for extended trading hours.

The extended hours of operation proposed by the hotel are as follows.

- Monday to Saturday, between the hours of 10am and 2am the following day;
- Sunday, between 10am and midnight;

1. Location

- 1.1. The premises are located within the Ryde Police Area Command.
- 1.2. The premises are subject to a full hotel licence with standard trading hours from 5 am to 12 am Monday to Saturday and 10 am to 10 pm on Sunday.
- 1.3. The premise is in the immediate vicinity of a residential area. The hotel is situated at 64 Gladesville Road, Hunters Hill, which is on the corner of Gladesville Road and Joubert Street (West). The near vicinity consists of residential unit blocks and residential homes. The adjoining property immediately next to the proposed site is a mixed commercial and residential building. On the opposite side of Gladesville Road, to the hotel, there are several commercial premises. There is also a main arterial road, Burns Bay Road which is in the near vicinity of the Hotel.
- 1.4. In 2010 Development Application number DA/2010/11918 was approved by Hunters Hill Council to allow this multi-level residential apartment block beside the Hunters Hill Hotel, which includes retail stores and underground car parking. At the time the application was approved, and residents purchased these properties the Hunters Hill Hotel was restricted to standard trading hours.

2. Historical Information

- 2.1. The Hunters Hill Hotel was granted a Hotel Licence on 27 June 1960.

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www.police.nsw.gov.au/recruitment

Ryde Local Area Command
Gladesville Police Station

8 Victoria Road, Gladesville
T 02 9879 9699 F 02 98799611 W www.police.nsw.gov.au
TTY 02 9211 3776 for the hearing and speech impaired ABN 43 408 613 180

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- 2.2. The approved hours of operation for the hotel are 5am – Midnight Monday to Saturday. 10am – 10pm Sundays.
- 2.3. In 2016 Development Application was made to Hunters Hill council to increase the hours of operation. This matter was heard in the Land & Environment court 20-21 April and 22 May 2017. The application was subsequently refused.
- 2.4. The Hunters Hill Hotel was purchased by Gallagher Hotels in 2017.
- 2.5. Since the purchase of the Hunters Hill Hotel by Gallagher Hotels in 2017 the following incidents have been recorded on the NSW Computer Operational Policing System (COPS) as being linked to the Hunters Hill Hotel. The details are provided below.

Incident	Number of Incidents
Powers - Person Search	23
Traffic	19
Powers - Move On	16
Assault	10
Domestic Violence Episode	6
Intoxicated Person	5
Mental Health Act	5
Drug Detection	4
Major Traffic Crash	4
Occurrence Only	3
Powers - Vehicle Search	2
Street Offence	1
Attempt Suicide/Self Harm	1
Malicious Damage	1
Resist/Hinder/Assault Officer	1
Sexual Offence - Indecent Assault	1
Grand Total	102

3. Crime Data

- 3.1. The Alcohol Related Crime Information Exchange (ARCIE) highlights the involvement of alcohol in specific crime types.
- 3.2. Data from the 1 October 2024 until 30 September 2025 shows 13% of all Assaults, and 10% of all Domestic Violence were alcohol related.

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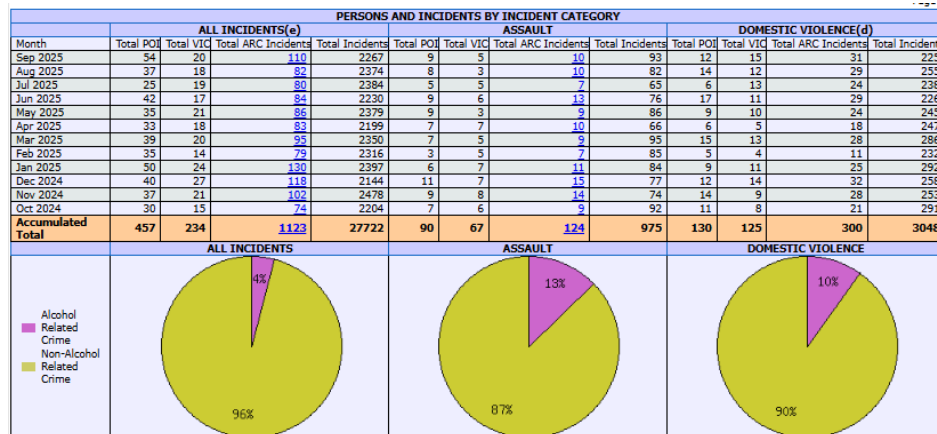
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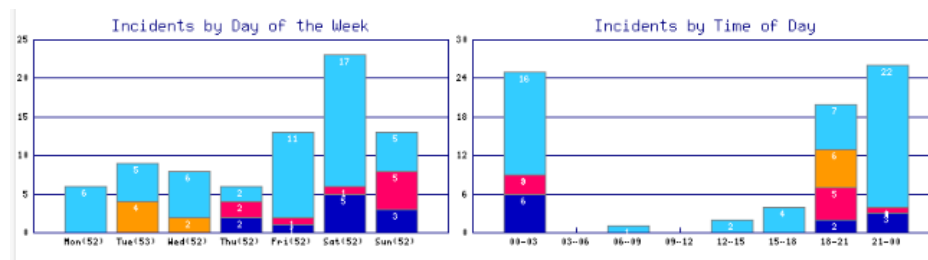
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- 3.3. Additionally, most alcohol related incidents occur between 9pm and 3 am, which is known as the peak period for alcohol related crime. This time coincides with the extended hours sought in this application. See below graph.

Alcohol Related Crime Incidents Ryde PAC Licensed Premises October 2024 to September 2025



4. Transport

- 4.1. The closest railway station to the premises, Wollstonecraft Railway Station is situated 3.5km's from the premises. Followed by the St Leonards Railway Station, which is a total distance of 3.96km's from the premises. The walking distance from the premises would be substantially longer.
- 4.2. There is no bus interchange in the near vicinity of the premises and there is no night rider bus that travels in proximity to the premises. There is a bus stop outside of the hotel on Gladesville Road.

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- 4.3. A check of bus services and recent timetables dated 12 October 2025 indicate the following bus services operate within the suburb of Hunters Hill. The services are route 506, 536 and 538. On Monday to Friday these services do not operate after midnight.

On Saturday night there is one bus that stops in the vicinity of the hotel after midnight. This is route 506 which travels Gladesville Road stopping in the vicinity of the hotel at 00.28am travelling towards Sydney City.

- 4.4 Due to the lack of public transport options during the proposed late-night trading hours, it is anticipated that the amenity of surrounding residential properties will be adversely affected. These impacts may include increased vehicle traffic, the noise associated with car doors opening and closing, patrons departing the venue, groups gathering while waiting for ride-share services or taxis, and individuals migrating to the hotel after attending other licensed premises.

5. Plan of Management

- 5.1. Police have identified the following issues with the submitted Plan of Management (POM):
- 5.1.1. There are minor errors or concerns with the PoM that police can address with the applicant directly prior to any development consent being granted. These include instructions for security and checking of patron identification, spelling errors and administration errors.
 - 5.1.2. However, it must be noted that a comprehensive PoM can only address behaviours within the hotel and the immediate vicinity. The PoM can not control the adverse impacts to the local community outside of the immediate vicinity.

6. Residents' concerns

- 6.1. Police are aware council have received objections to this application however, details of such objections are unknown.

7. Statement of Environmental Effects (SEE)

- 7.1. The Statement of Environmental Effects (SEE) claims that the proposed extension of trading hours will support the long-term needs of the business, benefit the local community, and respond to market trends within the hospitality industry. However, police have not been provided with any supporting evidence demonstrating a genuine community need for extended trading. Furthermore, the application lacks operational detail regarding how the hotel will function during the extended hours—for example, whether the bistro will remain open during this period, or is it anticipate entertainment will be provide in the extended trade period.
- 7.2. The introduction section of the SEE asserts that the premises have operated in a well-managed and neighbourly manner without substantiated amenity impacts since the takeover by Gallagher Hotels in 2017. While police acknowledge that noise complaints have decreased since the change in ownership, it is inaccurate to claim that there have been no amenity impacts. Several incidents referenced in section 2.5 of this report clearly demonstrate that amenity issues have occurred and continue to affect the

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surrounding community. Amenity concerns cannot be eliminated entirely by good management practices and are only expected to increase with extended trading hours and more availability to alcohol.

8. Acoustic Assessment

- 8.1. The Acoustic Assessment prepared by Acoustic Logic is not dated. However, page two makes reference to document revision dates in the year 2025.
- 8.2. Section 4.2.3 of the Acoustic Assessment states unattended noise monitoring was conducted from Friday 9 December to Monday 19 December 2022. There is no indication as to patron numbers within the hotel or specific types of entertainment or events during this monitoring. This monitoring was conducted almost three years ago. Since December 2022 the hotel has undergone major renovations.
- 8.3. Section 4.3.1 states attended noise measurements were conducted outside the Hunters Hills Hotel on Friday 9 December between 3pm and 4pm. There is no indication as to any entertainment provided within the hotel at this time or patron numbers.

9. Consultation

- 9.1 The applicant has not reached out to Police to discuss the current application

10. Comment

- 10.1. Police object to this application in its current form due to the following reasons.

It will result in negative social impacts; It will increase the level of alcohol related crime, street offences, anti-social behaviour and violence within the Ryde PAC as areas where extended trading hours exist coincides with high alcohol related crime.

The site is unsuitable for this development;

The premises is in a residential area, known as the Hunters Hill Village. The premises site is bound by residential homes and small businesses. No other business in the vicinity of the hotel is permitted to trade past midnight.

There is a distinct lack of late-night public transport around the premises.

If you require any further information, please don't hesitate to contact Sergeant Kerry Barnard or Senior Constable Meegan Perigo within Ryde Licensing Office.



Kerry Barnard
Sergeant
Licensing Supervisor
Ryde Police Area Command

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TRIPLE ZERO (000)

Emergency only

POLICE ASSISTANCE LINE (131 444)

For non emergencies

CRIME STOPPERS (1800 333 000)

Report crime anonymously

