



**PRESERVING OUR HERITAGE**

PO Box 85, Hunters Hill, NSW 2110

Mr Chris Young  
Director Planning & Regulatory Services  
Hunters Hill Council  
22 Alexandra Street  
Hunters Hill NSW 2110

29 July 2022

Dear Mr Young

Re: DA20220114 39 Alexandra Street

We write with reference to the above and would note that, as first principle, any proposal must fully respect that this historic site forms part of two conservation areas. This new DA does not address any of the issues that the community raised with the previous DA that was withdrawn last year which still stand as follows:

- a) The overdevelopment and change of use for this historic site is inappropriate. It is apparent that some of the proposed amendments will negatively impact the values of the building and its heritage significance, especially its 1890s fabric.
- b) There is potential for serious levels of disruption for neighbours and the local community with proposed hours of operation from 7am to 10pm - staff arriving earlier and leaving later - seven days a week, plus the increased no. of patrons, from 40 to 58.
- c) There will be unacceptable levels of noise associated with a licensed restaurant, a bar and outdoor dining in a quiet neighbourhood. Long hours and weekend trading will inevitably affect the adjoining historic All Saints Church and Grounds which are in daily use for indoor and outdoor services and funerals.
- d) There is no adequate parking spaces for patrons or staff in any of the local narrow streets which are already full of resident parking.
- e) The sharp corner of Ferry Street is a proven dangerous stretch of road with traffic accelerating to Woolwich, which has experienced several accidents in the recent past. The addition of outdoor seating could potentially have tragic consequences for patrons at pavement tables or those crossing the road too near the corner, particularly at night.
- f) There is an absence of adequate waste management plans, provision for air conditioning or site appropriate extraction of odours.
- g) Any removal of trees, one listed as protected, is unacceptable.

In terms of the fabric of the building, the following issues raised by the Trust previously are concerning and need resolution.

## External

1. The rear extension which is to be removed has original brick archways evident in this area which must be preserved.

2. The veranda works halted by Council, contravened point 8 in the Consent document:

"Works, work on any building including demolition, landscaping, excavation and tree removal shall not commence until a Construction Certificate, complying in all respects with the provisions of the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and the Building Code of Australia, has been issued."

3. Policy A2 in the Conservation Management Plan (CMP) prepared at the time of the above DA states the site should be treated as having archaeological potential. This is significant given the extensive excavations required for the new basement. No reference to relics or archaeological potential of s.139 of the Heritage Act appears in the Statement of Environmental Effects or the DA consent which omission is significant, especially as monitoring is recommended in the CMP. Action from Council is requested.

3. As stated in the CMP, there must be no adverse impacts on doors or windows assessed as being high or moderately significant. These must be retained or reinstated as part of the redevelopment proposal and confirmation and monitoring of this by Council is requested.

5. As stated in the CMP, any reconstruction of the posted awning, must be based on documentary evidence eg photographs. Confirmation of the design and materials is required, particularly of the column posts, which must be compliant with the heritage records and the Burra Charter.

6. Any mention of alterations to the garage must include reference to the fact that the structure's walls and roof are asbestos. It is absolutely paramount that there are no health risks to members of the community walking nearby, who won't have the benefit of PPE.

## Internal

7. The internal wall that runs to the right of the heritage fireplace is not noted on the Plans - this wall supports the upper landing and extends to the bedroom above. Confirmation is required that this wall is being retained.

8. The heritage fireplace and chimney in the ground floor living room, shown very faintly on the proposal drawings, is of high heritage significance as stated in the CMP and confirmation is required that this is to be fully retained.

9. The existing internal staircase assessed in the CMP as having heritage significance must be retained.

Yours sincerely



Alister Sharp  
President  
**Hunters Hill Trust**