



PRESERVING OUR HERITAGE

PO Box 85, HUNTERS HILL, NSW 2110
www.huntershilltrust.org.au

Mr Steve Kourepis
Director, Town Planning
Hunters Hill Council
Email: customerservice@huntershill.nsw.gov.au

9 July, 2024

Dear Mr Kourepis,

RE: DA 20240082 Change of use to an indoor recreation facility - 39 Alexandra Street Hunters Hill

The Hunters Hill Trust wishes to lodge an objection to the above Development Application for a Gym at this property. Our primary objections are:

1. We hold concerns for the integrity of the interiors particularly the floorboards, heritage fireplace and other features that contribute to the building due to the potential damage from the equipment and the physically active use by patrons of the gym.
2. The business model for the gym lacks transparency. We know that it will open between 6am and 9pm and that there will be 2 to 5 staff. There are 9 exercise stations shown on the plan but what is not known is how many participants will be using the gym at peak periods. More patrons are likely to mean greater potential damage.
3. We note the substandard Parking and Traffic Assessment. The need for parking in Table 1 does not add requirements for the yet to be constructed restaurant/café and gym together. Rather it assumes that the only development on the site will be the shop top housing and the gym. The assessment accepts that parking will not meet council guidelines. It also nominates public transport as a way of getting to the gym. But a cursory review of timetables on government websites shows that patrons of the gym are unlikely to find a service that meets their needs. Patrons are most likely to drive and then park out residents.
4. More patrons driving adds to road congestion at the corner of Ferry and Alexandra streets as gym patrons look for parking spots. This adds to congestion and safety issues at this already dangerous and busy corner and strip of road especially during school drop off/pick up times. Particularly in peak times, traffic is backed up all along the peninsula leading to impatient drivers seeking short cuts. A traffic accident on this corner has already led to damage and replacement of windows in this building.
5. The gym is not a sympathetic use for this precinct given surrounding heritage buildings. It is not known whether loud music will accompany the exercise as in most gyms. The building, if council decides to approve this inappropriate use, must have treatments/conditions in line with the Conservation Management Plan that prevent music and other noise from impinging on the

surrounding neighbours and nearby residents, particularly All Saints Church which conducts funeral services during weekdays as well as weekend Services for their congregation.

It goes without saying that the original lower level shop portion of "Miranda" is heritage listed. It would be a terrible loss to see this heritage precinct with Garibaldi sited on the opposite corner unduly altered including any removal or replacement of interiors that support such unique heritage values.

We hope the above points will be taken into consideration when assessing the merits of this development application.

Yours sincerely

Karyn Raisin

President

Hunters Hill Trust

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