



16:45, 25-8-2025

HHT Submission 2025 re HH Hotel

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*