

Attachment E

Submissions

Makrina Poljakova

From: [REDACTED]
Sent: Tuesday, 30 January 2024 12:24 AM
To: DAsubmissions
Cc: City of Sydney
Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern,

I am writing to express the following concerns regarding the DA for 18 Huntley Street, Alexandria NSW 2015 (D/2022/716/A):

1. The approval of the DA will increase traffic in the area, as more cars will use the back lanes (Lawrence, Belmont, and Euston lanes) to find parking spots. This is already a significant problem on weekends.
2. Parking is already challenging in the evenings due to the Italian restaurant Pino's Vino e Cucina opening for dinner. With another popular place opening just 250m from the Italian restaurant, it will be impossible for residents to park their vehicles in the area.
3. Doubling the outdoor seating will increase noise levels, directly impacting the units next to and above the venue and the people living on Lawrence Street and Huntley Street.

The main thing I like about living in this area is the silence and relaxing atmosphere one can enjoy in the afternoons and evenings after work. It's a luxury to take my dog for a walk after dinner without being disturbed by the noise of passing cars. This is something that many of us living here consider invaluable. If I wanted to live in a vibrant area, I would move to King Street in Newtown, but that is not the case - I like where I live as it is.

Thank you for your consideration.

[REDACTED]

From: [redacted] <[redacted]> on behalf of [redacted]
<[redacted]> <[redacted]> <[redacted]>

Sent on: Saturday, January 27, 2024 2:50:50 PM

To: dasubmissions@[redacted]

Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Att: Shaun De Smeth.

I am writing regarding the Development application for 18 Huntley Street.

Since the opening of the café, it has caused a negative impact on our peace as we are residents facing the Huntley Street courtyard grass which the café joins to. Our concerns regarding the extended opening hours include:

Noise levels: The design of the building leads to significant echoing in the courtyard area. The patrons on the café cause a high noise volume especially on weekends when capacity is at 30 people. Doubling the capacity and increasing the opening hours to 8pm at night will cause significant impact to the peace we are entitled to as residents of the complex. Further, the café has not factored in noise reduction to their fit out. If this was to be approved, the owners must do something to alleviate the noise.

Garbage: There is a significant lack of public rubbish bins available in the area. We have observed (especially on weekends) patrons leaving their garbage around the café, on the grass, and on the walls of the complex. Public bins need to be made available to deal with the increasing garbage in the area in general.

Smoke drift: Arkadia is a non smoking building. The café workers and their patrons smoke outside the café which drifts to the apartments. This is a serious health hazard and signage must be placed up around the café to address this issue.

Parking: As residents of a unit with no parking included, it is already challenging for our visitors to find a parking bay when they visit us. Doubling restaurant capacity and extending opening hours will just exacerbate this issue.

Thank you.

Kind Regards,
[redacted]

From: [redacted] <[redacted]> on behalf of [redacted]
[redacted] <[redacted]>
Sent on: Saturday, January 27, 2024 11:38:35 PM
To: dasubmissions@[redacted]
Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi there,

We are a resident at [redacted], [redacted]. We are directly impacted by Ellen due to our close proximity but are fully supportive of this DA application.

Alexandria has few cafe/restaurants open in the evening, so it is great to have one in close proximity to residents. And as a couple with young children, we are not keen to dine out at pubs/clubs for dinner. So I am excited at the prospect of a dining venue nearby that we can also take our children too.

On the other end of our block, Pino's restaurant is also there, and it has now become a destination and it is not a disturbance to the residents. It even was mentioned in the Qantas magazine! Which adds appeal to our suburb. I believe Ellen would do the same.

There has been negative behaviour by a handful of individuals on this DA so I am submitting this application to support what I believe would be a welcome addition to many locals. And hope you approve this application to extend the hours and allow additional patrons.

Kind regards,
[redacted]

From: Brent Solomon <[REDACTED]> on behalf of Brent Solomon

<[REDACTED]> <Brent Solomon <[REDACTED]>

Sent on: Wednesday, January 24, 2024 4:03:29 PM

To: dasubmissions@[REDACTED]

Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern,

I am writing as a resident on the ground floor facing the cafe at the Arcadia building on 18 Huntley St, to comment on the application to increase the patron capacity at Ellen Cafe.

I wish to express that we have been living in proximity to the Ellen cafe since it was built, and that the level of noise from patrons has never given us any concerns since they have operated there. I want to emphasise that the level of noise from construction projects and traffic nearby is more noticeable and disrupting than the noise of patrons around the cafe. I would also highlight that being in a the noise cancelling built into the building is very effective and prevents any noise entering the apartment whenever we close the door to the courtyard.

The only concern I have with the proposal, would be the increase in litter in the Huntley Street and courtyard area. I have observed that while the majority of people do take their waste with them to dispose of it, if the cafe has been busy then there is often a noticeable increase in disposable products littered in the surrounding area. Particularly, there are quite often bags with dog poo inside left littered on the sidewalk and garden beds whenever there has been a lot of cafe patrons waiting around in the courtyard area on weekends. Unfortunately, there are no publicly available rubbish bins on Huntley Street, with the nearest option for waste disposal being council bins being across Mitchell rd, (in vicinity of Blackbird & Co cafe), or across the main road at Sydney Park. Either option is about 200m from the cafe and is not visually identifiable from the location. The waste minimisation and management document lists 'the Basement' as the location for waste storage but this is restricted to people that have a fob to the building. It would be great if council/ building management was able to support the management in the area of waste by providing publicly accessible waste bins.

Lastly, I would like to comment that I believe that Ellen cafe has already proven itself to be popular with a continued local client base since they opened. I support the increased patron capacity as it would also allow the operators to expand their business and offer a new dinner venue with an RSA to the local community. However, the cafe is popular with local families who often bring dogs, and without any options to dispose of waste in the area, they are left with the option to either litter their dog's waste in the courtyard area / sidewalk, take it with them inside the cafe while they eat, or walk 200m and cross a main road to try track down the nearest council waste bin.

Kind Regards.

From: Aaron Parker <[REDACTED]> on behalf of Aaron Parker <[REDACTED]> <Aaron Parker <[REDACTED]>

Sent on: Friday, January 26, 2024 11:49:38 AM

To: dasubmissions@[REDACTED]

Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Good morning,

I think this application is a terrible idea. This is a residential complex with a lot of young families, most of us Defence members.

This is not fair on the people that live here. It's not a shopping area, it's an apartment block. Lots of people, late nights and alcohol don't mix well in this set up.

Kind Regards

From: Aziz mohammad <[REDACTED]> on behalf of Aziz mohammad
<[REDACTED]> <Aziz mohammad <[REDACTED]>
Sent on: Thursday, January 18, 2024 7:18:27 AM
To: dasubmissions@[REDACTED]
Subject: D/2022/716/A- 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

SHAUN,

Really?!!

12 staff is CRAZY!

It's a small space! Just a small Café is ok. But 30 Patrons and 12 staff is INSANE! We are not the Unit owners, but renting here on behalf of DHA. Nevertheless, we want our say in what YOU want to change with OUR building. This is not your ordinary Café any more! It is a large restaurant operation and RIGHT inside our building! I got family and kids here. We are on the 3rd floor across the courtyard and ALREADY getting too much noise from Café's patrons in the afternoons.

We are NOT happy about the situation as it is. And YOU want to EXPAND their staff and patrons and trade for DINNERS now?!! As a result of the noise, we keep our windows and balcony closed all the time now.

We DO NOT want to go ahead with your "proposal"!

Reduce number of patrons allowed - not increase it!

Aziz

From: Basil Mourtos <[REDACTED]> on behalf of Basil Mourtos <[REDACTED]> <Basil Mourtos <[REDACTED]>

Sent on: Thursday, January 25, 2024 6:03:27 PM

To: dasubmissions@[REDACTED]

Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Council,

I know this cafe very well and since it opened it does not market it self for local business but most its patron are driving here from other areas causing unreasonable parking issues for local that live here now. Increasing seating capacity would only further add stress to local parking with residents getting to there homes. Currently the weekend parking congestion from this cafe is unreasonable all ready. The increased noise disturbances from the cafe and cars coming and going will be appalling for this very quiet area. I DO NOT Support increased seating or increased hours. There are dozens of night time options that really cater for locals in Kings street that is already set op for this.

IF THEY WANTED TO INCREASE TRADE TO CATER TO LOCAL THEY COULD TRY OPENING EARLIER AT A REASONABLE TIME IN THE MORNING. I can't even get a coffee there at 8:30 am at times. ITS NOT OPEN.

BASIL MOURTOS

Sent from my iPad

From: Carl Mhitarjan <[REDACTED]> on behalf of Carl Mhitarjan
<[REDACTED]> <Carl Mhitarjan <[REDACTED]>
Sent on: Tuesday, January 16, 2024 7:25:30 PM
To: dasubmissions@[REDACTED]
Subject: D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Shaun,

I am categorically against this offer.

I am not in my 20s any longer. I am approaching 50 years of age.

We would like to maintain a relaxing, chilled evening atmosphere of our Arkadia building (18 Huntley Street) as much as possible.

When we feel like a dinner night out or a glass of wine, we have plenty of options on King Street in Newtown (a 5-minute drive) or The Grounds (a 5-minute walk).

Our building has a unique shape of a house-show like with a grassy area.

Sound bounces and echoes from one building's side to the other, augmenting the noise.

During the afternoon, it might not be a big deal.

But after 6 pm, we can hear people talking from a pedestrian walking around 20 meters away (within the courtyard - unique building's shape and the same place as Ellen Cafe location).

After 6 pm, most of the people living in our building want to chill and relax after work.

In addition, the Cafe is simply too small to facilitate success driven by the cook's expertise.

They should expand and get a space twice bigger somewhere else.

This Cafe is simply too small for them.

I am afraid patrons will be arriving from across Sydney for dinners and drinks, rendering the lives of local residents much less enjoyable.

Having a Cafe open for dinners will not add any value to our community.

We already live on a rather busy road (Sydney Park).

Therefore, a bit of peace and quiet will be much appreciated after 6 pm.

I hope you understand.

Thank you.

Carl M.

From: Daniel Weinstein <[REDACTED]> on behalf of Daniel Weinstein

<[REDACTED]> <Daniel Weinstein <[REDACTED]>

Sent on: Wednesday, January 17, 2024 8:23:46 PM

To: dasubmissions@[REDACTED]

Subject: D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I do not see any necessity to serve diners for Ellen Café and be open that late.

Any restaurant (especially with over 10 staff serving) should have a stand-alone building for that purpose. A perfect example is The Grounds, or Genovese (Lawrence street) or Toby's (Mitchel Road). I do not want people to come from around Sydney to cause any disturbance to the area where I live.

As it seems now, that barely anyone local uses the Café. Its patrons are primarily from somewhere else in Sydney (they are not locals from Alexandria).

I want to rest at home, and I do not wish that the Café be open past 5 pm when most of us get home from work, tired and ready to rest.

Thanks
Daniel

From: David Keller <[REDACTED]> on behalf of David Keller

<[REDACTED]> <David Keller <[REDACTED]>

Sent on: Wednesday, January 17, 2024 8:28:04 PM

To: dasubmissions@[REDACTED]

Subject: D/2022/716/A // 18 Huntley Street ALEXANDRIA NSW 2015 // Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Shaun,

I am writing about the planning proposal amendment to the D/2022/716/A for the 18 Huntley Street, Alexandria property.

As the residents of the Arcadia building and the Australian Defence Force, we are concerned about your proposal to increase the opening hours of the Café as well as increasing the permitted limit staff number and patrons' limits. We harbour significant apprehensions regarding the repercussions of this amendment on both our quality of life and the overall character of our community.

Introduction:

This amendment endeavours to modify the previously approved operational hours, originally set from Monday to Sunday, 8:00 am to 3:00 pm, to the proposed schedule of Monday to Sunday, 7:00 am to 8:00 pm, to allow dinners at Ellen Café, which is not acceptable to us.

This proposed alteration raises concerns regarding its compatibility with the distinctive character of our community. Furthermore, it introduces a level of commercial activity incongruent with the predominantly residential zoning delineated within the Planning Scheme.

Ellen Café had already disturbed our peace and comfort of living in our Unit and spending time just outside our terrace on the grassy oval space. Dozens of patrons arriving from other Sydney suburbs (they are locals) lining up in our courtyard (alongside Huntley Street), contaminating our outdoor space with noise, forcing us to close windows and balconies every weekend afternoon. We certainly do not welcome them to expand their staff or patron limits, as this will guarantee to aggravate us further.

The idea of the Café being open for dinners and serving alcohol is not acceptable to us.

Causing noise and disturbance to our inner-oval building's section will disturb our evening relaxing time every evening.

Ellen Café's food delivery trucks now pull over 2-3 times per day. Sometimes as late as 11 PM and as early as 5 AM, causing us further inconvenience.

The proposed extension of operational hours and increased staff/patron activity raises questions about its intensity and potential future liquor license impacts.

Extending operational hours contradicts the Zone's core objectives, which seek to preserve a quiet and relaxing feel of our community. This extension conflicts with these principles and disrupts the coexistence of commercial and residential elements in the zone.

In summary, maintaining alignment between the development's purpose and the peaceful residential character of our Arcadia neighbourhood setting is crucial. Deviating from the operational hours (8 am to no later than 2:30 pm) threatens the neighbourhood's tranquillity and community well-being.

Amplification of Noise and Traffic:

Extending the operating hours and increasing Café's staff/patrons' activity will undoubtedly result in increased noise and traffic congestion on Huntley Street, particularly affecting residential areas. The application letter appears to overlook this aspect, concentrating solely, whether intentionally or not, on the proximity to facilitating food delivery to patrons not from our neighbourhood but arriving from other Sydney suburbs, mainly driving their own cars. The noise generated by patrons and staff entering and exiting, coupled with the related vehicle noise, would disturb the serene environment that residents currently appreciate.

Impacts on Amenity and Health:

Extending the operating hours and increasing limits of staff/patrons will undoubtedly subject residents to prolonged noise and disruptions (additional hours to clean up and set up for the next day), significantly affecting their health and residential comfort.

The potential extension of operating hours and increased limits on the number of allowed staff and patrons will have adverse impacts on the local environment and the physical and mental well-being of residents like me due to increased noise and traffic.

Therefore, **I am completely opposed to the extension of operating hours and increasing the limits of staff and Café patrons count** due to concerns about its negative effects on residential amenities, including noise, traffic, and light spill from the Café onto our inner courtyard.

Conclusion:

In conclusion, the proposed amendment seeking to extend the operating hours of the Café (currently it

closes around 2:30 pm), increase the limit of staff (currently the limit stands at 3) and increase the patrons limit to 30 (currently the limit stands at 20) will have adverse effects on the neighbourhood's character, residential comfort, and leads to increased noise, traffic, and light pollution from the Café at evening when most of us want to rest and not listen to Café's numerous trolleys rattling up and down our oval when they are cleaning up after 8 pm, 9 pm or 10 pm or setting up for the next day's.

It is crucial for the City of Sydney Council to carefully consider the substantial negative impacts this proposal would have on residents. I urge the council to reject this amendment to safeguard the peace, well-being, and overall quality of life of the residents of 18 Huntley Street and all adjacent buildings.

I thank you in advance.

David Keller

From: Emily Boulton <[REDACTED]> on behalf of Emily Boulton

<[REDACTED]> <Emily Boulton <[REDACTED]>

Sent on: Friday, January 26, 2024 3:23:56 PM

To: dasubmissions@[REDACTED]

Subject: D/2022/716/A - 18 Huntley St Alexandria 2015 - Attention: Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Shaun / City of Sydney,

I am writing to you in regards to the development application made by Ellen Cafe (D/2022/716/A). The proposed changes to increase the maximum number of patrons and extend the trading hours, together with the service of alcohol, are effectively allowing a cafe to operate as a restaurant. This is not appropriate for the site given the large number of apartments that surround it and will only exacerbate the existing issues the cafe has caused since opening.

Noise Levels

There is already an excessive level of noise from customers at Ellen Cafe during the current weekend lunch service. Given the large number of residential apartments with balconies and windows that face the same courtyard as Ellen Cafe, the noise generated by the increased patron capacity and extended trading hours will cause significant disruption for residents wanting to relax and enjoy their homes at the end of the day. Extending trading hours until 8pm, 7 days a week gives no respite to residents.

Parking issues

It is already difficult for residents to find a parking spot at any time of the day around Huntley, Belmont and Lawrence Streets. About a third of apartments in 18 Huntley Street do not have a designated car parking space and are not eligible for a parking permit from the council.

During lunch and weekend cafe hours, there is a marked increase in traffic and competition for parking spots due to the influx of patrons to Ellen Cafe. Ellen Cafe's DA states they 'act as a local facility for local residents and workers and does not intend to be a destination premises'. They fail to mention they already are a destination premises, their popularity on social media attracts large numbers of people from outside the local area who drive to the cafe, creating parking stress for residents.

Given the current situation with the cafe popularity during its opening hours, increased traffic and parking challenges can be expected with the proposed changes making it even more difficult for residents driving home at night.

Loitering & increased rubbish

The application states that the cafe will aim to reduce acoustic impacts by 'advising patrons not to loiter'. This is incredibly unlikely to happen based on how Ellen Cafe currently operates. Every weekend there are large numbers of people milling about the courtyard of 18 Huntley St, waiting to be seated. This is disruptive to residents in ground floor apartments and for those whose windows and balconies face the courtyard. Since the cafe opened, rubbish has been left from cafe patrons getting takeaway and the courtyard sculpture has been damaged from waiting patrons, leaving residents to foot the bill for repair. Having experienced how the cafe currently operates, extending the opening hours and increasing patron numbers will continue to increase the number of people loitering around the courtyard and will exacerbate the issues and damage the cafe is already causing. With the extended opening hours, this

disruption will only continue into the night causing further distress to residents.

Extending the operating hours and increasing the capacity of Ellen Cafe will only make existing problems worse. Since the development of 18 Huntley Street, ground floor space was earmarked for a cafe. However the difference in operating hours and patron numbers of the proposed changes mean Ellen Cafe will essentially be trading as a restaurant. The location and proximity to the large number of surrounding apartments is not an appropriate site for a cafe/restaurant to be operating until 8pm, 7 days a week. This will have considerable negative impacts on the residents due to noise, parking issues and the loitering and damage caused by an increase in the number of people frequenting the space.

Ellen cafe's operating hours and patron capacity should remain as they are and should not be increased.

Regards,
Emily

From: James Bekos <[REDACTED]> on behalf of James Bekos <[REDACTED]> <James Bekos <[REDACTED]>

Sent on: Thursday, January 18, 2024 9:17:00 AM

To: dasubmissions@[REDACTED]

Subject: D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Shaun,

NO - it is a bad idea!

I would not support this proposal.

There is barely any parking on the Huntley Street as it is. Hundreds of people (your patrons) park their cars here and go to the Cafe in the afternoons PLUS their staff! No parking left for us living here in the afternoons! There is NO WAY I'll also struggle to find parking after work here after 5 PM with your Café's patrons parking their cars on our street.

We do not need a full-fledged restaurant near our home selling alcohol - just a small coffee shop will suffice. If I want to dine in for dinner - I'll go to the grounds or the King Street next door. We do NOT need another restaurant in our building.

So, NO - this is a bad idea!

James

From: Jason Herrmann <[REDACTED]> on behalf of Jason Herrmann <[REDACTED]> <Jason Herrmann <[REDACTED]>

Sent on: Wednesday, January 17, 2024 5:29:19 PM

To: dasubmissions@[REDACTED]

Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Main concern is for the noise levels generated. The volume at current patronage levels, when combined with customers waiting (in grassed area and on footpath) for take away orders or to be seated, carries clearly into my apartment (almost directly above business) unless my windows or balcony doors are closed.

As a result, I can either have fresh air or peace and quiet, but can't have both. Increasing the patron limit and extending hours would only make it worse.

From: Justinas Tabokas <[REDACTED]> on behalf of Justinas Tabokas
<[REDACTED]> <Justinas Tabokas <[REDACTED]>

Sent on: Wednesday, January 17, 2024 7:11:51 AM

To: dasubmissions@[REDACTED]

Subject: D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I disapprove of this proposal.

I only buy coffee at Ellen Café occasionally every other day. The Café often crowded (especially on weekends) with people mostly not from our or neighbouring buildings. I appreciate the relaxing and quiet atmosphere during the evenings. There is enough noise pollution as it is with the Sydney Park road full of busses and trucks.

Many other places are within walking distance if anyone wants to get dinner or wine (for example, Pino's Vino just next block from us).

From: <[REDACTED]>
Sent on: Friday, January 19, 2024 7:08:06 AM
To: dasubmissions@[REDACTED]
Subject: D/2022/716/A- 18 Huntley street Alexandria nsw 2015 Attention Shaun de smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I believe this proposed development is completely unexceptable I believe the council is out of touch with the design of our building with the feel of our small community here, no one one eve wanted a big restraint operation living below them, a small coffee shop is more then enough, parking spaces are now limited and our relaxing environment we call home has now been compromised by people being able to gather below until 8pm

Kade Knox
Cross City Roofing
[REDACTED]

Sent from my iPhone

From: Karen Smith <[REDACTED]> on behalf of Karen Smith <[REDACTED]> <Karen Smith <[REDACTED]>>
Sent on: Monday, January 29, 2024 11:00:45 AM
To: dasubmissions@[REDACTED]
Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Council,

I wish to lodge concern regarding this application.
Please consider following negative impacts to adjoining streets-

1. Resident Parking.

With the introduction of Ellen, this has already had a significant impact on reducing resident street parking in Lawrence & Belmont streets every single weekend. There is NO available parking at any time during the day now. This increase & car parking demand is due to Ellen - no other cafes have opened in this time period.

2. Heavy traffic in laneways.

There is noticeable & dangerous increase on weekends of cars speeding through the laneways again searching for parking spaces near the cafe. These cars are out of our neighborhood so don't understand kids play in open garage doors etc. it has become dangerous with the increased traffic flow.

3. Opening 7 days a week from 7am to 8pm.

This is a major strain again in residents. No relief from cafe goers parking in resident streets, racing through laneways, increasing noise activity.

Please take this into consideration. Whilst it's great to have cafes in the area, within reason. Please consider residents who live here 24/7 & are subjected to above.

Kind thanks
Lawrence Street Resident
K Smith
[REDACTED]

From: Keith Lemon <[REDACTED]> on behalf of Keith Lemon

<[REDACTED]> <Keith Lemon <[REDACTED]>

Sent on: Tuesday, January 16, 2024 11:08:05 PM

To: dasubmissions@[REDACTED]

Subject: D/2022/716/A 18 Huntley street alexandria nsw 2015 Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Shaun,

I want to object to this DA amendment.

Even though I live on the 4th floor on the other side of Ellen Cafe (across the courtyard), I am affected by the Cafe's noise every day in the morning and afternoon.

Noise ricochets from oval-shaped brick walls, causing echoes.

On weekends, it often gets unbearable, and I leave home as dozens of Cafe patrons arrive in their cars and make noise on Huntley Street.

Almost all faces are not familiar to me, and I do not know where they are coming from - they are certainly from our building.

Myself, I only purchased their coffee on a few occasions.

In other words, I can put up with all this commotion during the afternoon, but certainly NOT in the evenings.

If the Cafe starts being open for dinners, it will be a game changer for me, and I will have to move out.

I want to object to this DA amendment.

Ellen Cafe should NOT be open after 3 pm.

Thank you.

Keith

Sent with [Proton Mail](#) secure email.

From: Kenneth Caldwell <[REDACTED]> on behalf of Kenneth Caldwell <[REDACTED]> <Kenneth Caldwell <[REDACTED]>>
Sent on: Thursday, January 25, 2024 7:50:50 PM
To: dasubmissions@[REDACTED]
CC: council@[REDACTED]
Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Sir,

I wish to object to this DA for 18 Huntley Street ALEXANDRIA NSW 2015... D/2022/716/A

My Address is 261 Lawrence Street Alexandria

My first objection is the increased volume of customers and therefore traffic into this small enclosed pocket would be totally unworkable. The only main access is at the lights at Mitchell Road or so often the case, using the narrow lanes of Lawrence Lane, Belmont lane and Euston lane.

My next, if not more important objection would be parking. At the moment even with resident parking spots, finding a parking space is difficult. Since the Ellen Cafe started trading in its current form, most days I can never park in front of or even close to my home when the Cafe is trading. To have double the number of patrons using this cafe up till 8pm every day of the week would be unthinkable.

The next problem is noise, no matter what restrictions, this cafe is open and faces down my street. The Cafe is licensed, the outside area is quite open. The noise will be directly funnelled down Lawrence Street. My house is about 50 mtrs from Ellen. Say no more.

I have to drive past the Cafe when I enter and exit my street. This would be the same for every person trying to find a parking spot for the Cafe. Lawrence street is a DEAD END. Belmont street is a DEAD END... Thank goodness. Even with the signs stating dead ends, the signs are ignored when looking for somewhere to park. This is constant.

I am 75 and have mobility problems. I have a disabilities sticker (there is no disable parking spot) that I can use when not using my Resident Sydney Council sticker. If this development goes ahead the consequences for the local residents will be disastrous.

The block of houses bounded by Mitchell Road, Fountain Street, Euston Road and Sydney Park Road is a quiet residential area surrounded by major roads and expressway. Happy to have a couple of quiet cafes in the area but not a licensed open air establishment trading 13 hours a day, seven days a week. The benefit of granting a license to this business has unjust and unfair consequences for all the residents wrong.

Kenneth Caldwell
261 Lawrence Street
Alexandria 2015
[REDACTED]

From: Kenneth Caldwell <[REDACTED]> on behalf of Kenneth Caldwell <[REDACTED]> <Kenneth Caldwell <[REDACTED]>>
Sent on: Thursday, January 25, 2024 7:50:50 PM
To: DAsubmissions <DAsubmissions@[REDACTED]>
CC: City of Sydney <council@[REDACTED]>
Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Sir,

I wish to object to this DA for 18 Huntley Street ALEXANDRIA NSW 2015... D/2022/716/A

My Address is 261 Lawrence Street Alexandria

My first objection is the increased volume of customers and therefore traffic into this small enclosed pocket would be totally unworkable. The only main access is at the lights at Mitchell Road or so often the case, using the narrow lanes of Lawrence Lane, Belmont lane and Euston lane.

My next, if not more important objection would be parking. At the moment even with resident parking spots, finding a parking space is difficult. Since the Ellen Cafe started trading in its current form, most days I can never park in front of or even close to my home when the Cafe is trading. To have double the number of patrons using this cafe up till 8pm every day of the week would be unthinkable.

The next problem is noise, no matter what restrictions, this cafe is open and faces down my street. The Cafe is licensed, the outside area is quite open. The noise will be directly funnelled down Lawrence Street. My house is about 50 mtrs from Ellen. Say no more.

I have to drive past the Cafe when I enter and exit my street. This would be the same for every person trying to find a parking spot for the Cafe. Lawrence street is a DEAD END. Belmont street is a DEAD END... Thank goodness. Even with the signs stating dead ends, the signs are ignored when looking for somewhere to park. This is constant.

I am 75 and have mobility problems. I have a disabilities sticker (there is no disable parking spot) that I can use when not using my Resident Sydney Council sticker. If this development goes ahead the consequences for the local residents will be disastrous.

The block of houses bounded by Mitchell Road, Fountain Street, Euston Road and Sydney Park Road is a quiet residential area surrounded by major roads and expressway. Happy to have a couple of quiet cafes in the area but not a licensed open air establishment trading 13 hours a day, seven days a week. The benefit of granting a license to this business has unjust and unfair consequences for all the residents wrong.

Kenneth Caldwell
261 Lawrence Street
Alexandria 2015
[REDACTED]

From: Lynne Hannan <[REDACTED]> on behalf of Lynne Hannan

<[REDACTED]> <Lynne Hannan <[REDACTED]>

Sent on: Thursday, January 25, 2024 8:18:37 PM

To: DASubmissions <dasubmissions@[REDACTED]>

Subject: D/2022/716/A. 18 Huntley Street, Alexandria

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Attention: Shaun De Smeth

Dear Sir,

I wish to object to the above development (Ellen Cafe) in the strongest possible terms.

The proposal will seriously impact the amenity and quiet enjoyment of my residential area. It is an area already under serious pressure from other developments, freeway traffic flow through and industrial and other commercial activities and it will help to further destroy a village like ambience.

There is already insufficient parking for residents and their families and visitors. Ellen cafe already causes traffic and parking problems in its current form. The area is under parking pressure due to its proximity to other cafes and Sydney park. Evenings and weekends will be even worse with the proposed operational hours.

There is great potential for noise and disturbance from patrons possibly aggravated by a liquor licence, especially at night seven days a week.

The area cannot sustain more activity of this kind without seriously affecting the nature of the living environment. There are already enough cafes and at least two other licenced restaurants in very close proximity and a hotel.

The neighbourhood has lots of families and children living here. It is not the place for more licenced premises.

Thank you.

Dr Lynne Hannan PhD

Sent from my iPhone

From: Maria M. <[REDACTED]> on behalf of Maria M. <[REDACTED]> <Maria M. <[REDACTED]>

Sent on: Tuesday, January 16, 2024 2:13:25 PM

To: Dasubmissions <dasubmissions@[REDACTED]>

Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Shaun,

I would like to object the DA proposal.

Reasons:

- We enjoy quiet community. This cafe is extremely popular on Saturday and Sunday especially and they already seat at least 50 patrons (you can observe that from the photographs on Google) and have at least 8-10 staff working there which breaches current DA approval already. If this DA goes ahead, the cafe will be breaching approval again, seating more patrons than allowed and employing more staff than approved.
- Because of unique building structure the sound bounces from one wall to another creating echo. This is disturbing even during the day and it's not possible to even open windows due to noise during their busy hours especially Friday, Saturday and Sunday.
- The cafe now closes at 3.00 PM however most of the days Chris, James and especially cleaners stay at the cafe past 10.00 PM, sometimes until midnight and cleaners doing cleaning job until 10.00 pm or even past. This creates structural noise going right up our unit which is located above cafe. If the cafe is opened until 8.00 pm, the cleaning will be going until at least 3.00 am, dragging chairs and tables all night long and creating tremendous amount of noise.
- To this date, the cafe has not installed acoustic ceiling which would dampen the noise. Without this installation that was recommended by our acoustic engineers in extensive report, the DA cannot go ahead. This is a breach of personal wellbeing, mental and psychical health.

I appreciate your time taking to read my views on this DA application.

Kind regards
Maria Morgan

--

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<https://tuta.com>

From: Marianna Berzi <[REDACTED]> on behalf of Marianna Berzi
<[REDACTED]> <Marianna Berzi <[REDACTED]>

Sent on: Monday, January 29, 2024 5:30:38 PM

To: dasubmissions@[REDACTED]

Subject: Develop Application D/2022/716/A

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi,

I would like to state my objection for DA D/2022/716/A for the following reasons.

Parking Problems – excess traffic on Belmont st, Huntly st, Lawrence st and Mitchell Rd will limit parking for residence. All day parking is limited and additional visitors to this area will further limit residence parking.

Unless parking restrictions are lifted in this area, or downgraded, that is change from 8am – 10pm to 8am to 8pm, this will make it hard for residence returning home in the afternoon looking for parking.

Regards

Marianna Berzi
Resident Belmont St.

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version.

From: Noelene Hugh-Smith <[REDACTED]> on behalf of Noelene Hugh-Smith
<[REDACTED]> <Noelene Hugh-Smith <[REDACTED]>

Sent on: Thursday, January 18, 2024 2:17:18 PM

To: council@[REDACTED]

Subject: Objection to Modification to Proposed Development

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Applicant Name: R Kim

Ref. No: D/2022/716/A

Site: 18 Huntley Street, Alexandria 2015

We object to R Kim's expansion of the original consent into what would be a full-on commercial business in a residential zoned area.

Sydney City Council set the zoning in this and much of Alexandria as residential so that residents could experience 'quiet enjoyment' and even turned what were through streets, including Huntley Street, into no-through traffic streets to achieve this.

R Kim's proposal effectively 'thumbs its nose' at both Sydney City Council's zoning laws and the residents' peace and quiet.

What is the use of Councils having town planning laws if commercial interests can just flout them?

R B Smith
Director
Glenelg Pty Ltd

From: Patricia Molina <[REDACTED]> on behalf of Patricia Molina
<[REDACTED]> <Patricia Molina <[REDACTED]>

Sent on: Wednesday, January 24, 2024 4:07:24 PM

To: dasubmissions@[REDACTED]

Subject: D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Shaun,

I am writing to categorically OPPOSE regarding the planning proposal amendment to the D/2022/716/A for the property at 18 Huntley Street, Alexandria.

As the **owner occupier** of a unit in the Arcadia building (18 Huntley Street Alexandria), **we are concerned about your proposal to increase the opening hours of the Café and increase the limit of staff (from legally permitted 3 to 12) and patrons' limit (from legally allowed 20 to 30).**

We harbour significant apprehensions regarding the repercussions of this amendment on both our quality of life and the overall character of our community.

Introduction:

This amendment endeavours to modify the previously approved operational hours, originally set from Monday to Sunday, 8:00 am to 3:00 pm, to the proposed schedule of Monday to Sunday, 7:00 am to 8:00 pm, to allow **dinner** **at Ellen Café, which is utterly unacceptable to us.**

This proposed alteration raises concerns regarding its compatibility with the distinctive character of our community. Furthermore, it introduces a level of commercial activity incongruent with the predominantly residential zoning delineated within the Planning Scheme.

The Unique shape of the building (the oval facing Huntley Street) – the courtyard creates a sem-circular shape. Any sound from Elen Café travels all the up to the top floor and gets amplified. Ellen Café had already disturbed our peace and comfort of living in our Unit. Dozens of patrons arriving from other Sydney suburbs (they are not locals – not from neighbouring streets as most patrons come in cars) lining up in our courtyard (alongside Huntley Street), contaminating our outdoor space with noise, forcing us to close windows and balconies every weekend afternoon. We certainly do not welcome them to expand their staff or patron limits, as this will guarantee to aggravate us even further.

The idea of the Café being open for dinners and serving alcohol is not acceptable to us.

Causing noise and disturbance to our inner-oval building's section (facing Huntley Street – the ONLY quiet street of our building) will disturb our evening relaxing time every evening.

Ellen Café's food delivery trucks now pull over 2-3 times per day. Sometimes as late as 11 pm and as early as 5 am, causing us further inconvenience.

The proposed extension of operational hours and increased staff/patron activity raises questions about its intensity and potential future liquor license impacts.

Extending operational hours contradicts the Zone's core objectives, which seek to preserve our community's quiet and relaxing feel. This extension conflicts with these principles and disrupts the zone's coexistence of commercial and residential elements.

In summary, maintaining alignment between the development's purpose and the peaceful residential character of

our Arcadia neighbourhood setting is crucial. Deviating from the operational hours (8 am to no later than 2:30 pm) threatens the neighbourhood's tranquillity and community well-being.

Amplification of Noise and Traffic:

Extending the operating hours and increasing Café's staff/patrons' activity will undoubtedly increase noise and traffic congestion on Huntley Street, particularly affecting residential areas. The application letter appears to overlook this aspect, concentrating solely, whether intentionally or not, on the proximity to facilitating food delivery to patrons not from our neighbourhood but arriving from other Sydney suburbs, mainly driving their cars.

The noise generated by patrons and staff entering and exiting, coupled with the related vehicle noise, would disturb the serene environment that residents currently appreciate.

Impacts on Amenity and Health:

Extending the operating hours and increasing limits of staff/patrons will undoubtedly subject residents to prolonged noise and disruptions (additional hours to clean up and set up for the next day), significantly affecting their health and residential comfort.

The potential extension of operating hours and increased limits on the number of allowed staff and patrons will have adverse impacts on the local environment and the physical and mental well-being of residents like me due to increased noise, traffic, and potential.

Therefore, **I am opposed to extending operating hours and increasing the limits of staff, and café patrons count** due to concerns about its adverse effects on residential amenities, including noise, traffic, and light spill from the Café onto our inner courtyard.

Conclusion:

In conclusion, the proposed amendment seeking to extend the operating hours of the Café (currently it closes around 2:30 pm), increase the limit of staff (now stands at 3) and increase the patrons limit to 30 (now the limit stands at 20) will have adverse effects on the neighbourhood's character, residential comfort, and leads to increased noise, traffic, and light pollution from the Café at evening when most of us want to rest and not listen to Café's numerous trolleys rattling up and down our oval when they are cleaning up after 8 pm, 9 pm or 10 pm or setting up for the next day's.

It is crucial for the City of Sydney Council to carefully consider the substantial negative impacts this proposal would have on residents. I urge the council to reject this amendment to safeguard the peace, well-being, and overall quality of life of the residents of 18 Huntley Street and all adjacent buildings.

I thank you in advance for disapproving this amendment to the existing condition of the Café's operation:

- A) Not more than 3 staff at any given time
- B) Not more than 20 patrons at any given time.

Kind regards,
Patricia Molina

From: Shaun de Smeth <[REDACTED]> on behalf of Shaun de Smeth
<[REDACTED]> <Shaun de Smeth <[REDACTED]>

Sent on: Monday, January 29, 2024 4:26:45 PM

To: DASubmissions <DASubmissions@[REDACTED]>

Subject: FW: D/2022/716/A - 18 Huntley Street, Alexandria, 2015

From: Peter Sackville <[REDACTED]>

Sent: Friday, January 26, 2024 11:22 AM

To: Shaun de Smeth <[REDACTED]>

Subject: D/2022/716/A - 18 Huntley Street, Alexandria, 2015

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello Mr De Smeth

I have just been made aware of the development application for the above premises and I must register my objection to this proposal. This is a quiet residential area with existing problems concerning parking. This would only compound the problems we have as the proposed extended hours would coincide with residents' returning home from work and trying to find that elusive parking space.

I also do not understand the need for extended hours to 8 pm as this does not even allow for dinner service in the evening, unless they are intending to go over that period.

Please consider the repercussions which would affect the residents when making your decision.

Kind regards

Peter J Sackville and Neil L Hetherington

325 Belmont Street, Alexandria 2015

From: Radhika Kumar Singh <[REDACTED]> on behalf of Radhika Kumar Singh
<[REDACTED]> <Radhika Kumar Singh <[REDACTED]>

Sent on: Friday, January 26, 2024 1:13:41 PM

To: dasubmissions@[REDACTED]

Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern,

I am writing to express my concerns regarding the Development Application for the Ellen Cafe. The proposals if they were to be approved would have a significant impact to the peace and serenity of this place. I am against the proposal for the following reasons:

- We are already experiencing parking issues since the introduction of multiple apartment complexes in the vicinity. This will further exacerbate the problem.
- Residents who live around the area enjoy the park adjacent to this cafe with their kids and dogs. It is a quiet space for mostly families who live close by and normally see the dogs and toddlers rolling around in that space whilst their parents mingle with neighbours. Making this change will mean we will have to deal with unnecessary crowds and noise and possibly inebriated patrons. The cafe has a licence for alcohol.
- Most parts of Alexandria is beautiful and serene. It strikes a balance between suburbia, green spaces and inner city living. Having such a large scale restaurant will ruin the current profile of the area and immediate streets. This would likely affect the value of the properties.
- The area already has plenty of restaurants and cafes - The Grounds, South Eveleigh restaurants, King St and Park Sydney retail area. We don't need another one next to our green space.

I urge you to please consider the concerns raised in reviewing the proposal.

Many Thanks
Rads Singh

From: Samantha Johnston <[REDACTED]> on behalf of Samantha Johnston
<[REDACTED]> <Samantha Johnston <[REDACTED]>
Sent on: Thursday, January 25, 2024 10:06:06 PM
To: dasubmissions@[REDACTED]
Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Attention: Shaun De Smeth

I am writing to you in relation to D/2022/716/A that has been submitted to extend the hours of Ellen Cafe. As a local resident living in close proximity to this location I believe this would have a number of negative impacts to our local community.

The major impact relates to parking. Since the cafe opened, street parking has become extremely limited during its current opening hours both on the weekend and on weekdays. Often during these times the only available parking spots are located blocks away from my residence. As a mother with young children this has significant impact. With the proposed extension of hours this would impact our ability to find parking at night when returning home from work and school pick-up.

The proposal also is to increase the number of patrons including outdoor seating. The neighbourhood surrounding the cafe has a lot of families with young children and I feel that the amount of noise and disruption caused by outdoor dining and patrons leaving the premises would impact our neighbourhood. Personally it would impact my children who would be going to sleep at this time.

Our neighbourhood is a quiet and peaceful location and residents have purchased properties based on this. Permitting this proposal would negatively impact the liveability of our area and potentially impact property prices.

I hope that these concerns are considered while reviewing the application and the voice of local residents who wish to preserve the peace and amenity of their neighbourhood is taken into account.

Samantha Johnston
Lawrence st, Alexandria

From: simone bartley <[REDACTED]> on behalf of simone bartley
<[REDACTED]> <simone bartley <[REDACTED]>

Sent on: Monday, January 22, 2024 2:48:26 PM

To: dasubmissions@[REDACTED]

Subject: DA D/2022/716/A Submission response

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To Whom it may concern.

I am an owner at 18 Huntley St Alexandria and request this submission be modified as it does not in all cases respect the owners/tenants that occupy the same building in ARKADIA. The proposal that has been agreed has always been for a Cafe. This proposal request is for an all-day restaurant.

1. Proposed Open-close time.

Close time on all week days should be 5pm.
Sat & Sunday close should be 3pm.

2. Outdoor number of patrons

This should NOT be increased.

3. Internal Patrons numbers

The increase to 30 is allowed with proposed sound management and willingness to take feedback and improve if necessary.

Thank you

Simone Bartley
LOT owner 506

--

Simone Bartley

m: [REDACTED]

e: [REDACTED]

From: Victoria Hannan <[REDACTED]> on behalf of Victoria Hannan <[REDACTED]> <Victoria Hannan <[REDACTED]>

Sent on: Thursday, January 25, 2024 8:58:21 PM

To: DAsubmissions <dasubmissions@[REDACTED]>

Subject: D/2022/716/A-18 Huntley Street Alexandria 2015 Attention:Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Mr De Smeth,

I wish to submit my strong objection to the above submission.

As a resident living in Belmont St close to Ellen Cafe, I, my friends, relatives and fellow residents, regularly have difficulty finding parking due to the number of people visiting the local cafes and Sydney Park. Ellen Cafe patrons are greatly adding to this problem.

Weekends are extremely problematic. Residents will be further impacted with Ellen Cafe's proposed longer trading hours and the added noise imposed from night time trading is not considering the residents right to a quiet night time.

Please don't spoil our village atmosphere. Our small heritage pocket is being squeezed already from surrounding major roads and high rise buildings.

Your sincerely,
Victoria Hannan
352 Belmont St
[REDACTED]

Sent from my iPhone

From: <[REDACTED]>
Sent on: Thursday, January 25, 2024 7:46:06 PM
To: dasubmissions@[REDACTED]
Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I oppose this DA lodged for Huntley street.

This is not in keeping with the quiet neighbourhood in Alexandria. Excessive noise will be made by outdoor diners 7 days a week.

This change will also create a large volume of traffic in the area where spots are already limited and hard to find every day for visitors. It does not seem logical to allow this change at all.

Thank you

From: [REDACTED]

Sent on: Sunday, January 21, 2024 9:50:26 AM

To: dasubmissions@[REDACTED]

Subject: D/2022/716/A - 18 Huntley Street Alexandria NSW 2015 - attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Shaun,

I am writing to **OBJECT** regarding the planning proposal amendment to the D/2022/716/A for the property at [18 Huntley Street, Alexandria](#).

As the **owner occupier** of the Arcadia building (18 Huntley Street Alexandria), **we are concerned about your proposal to increase the opening hours of the Café and increase the limit of staff (from legally permitted 3 to 12) and patrons' limit (from legally allowed 20 to 30)**. We harbour significant apprehensions regarding the repercussions of this amendment on both our quality of life and the overall character of our community.

Introduction:

This amendment endeavours to modify the previously approved operational hours, originally set from Monday to Sunday, 8:00 am to 3:00 pm, to the proposed schedule of Monday to Sunday, 7:00 am to 8:00 pm, to allow **dinner at Ellen Café, which is utterly unacceptable to us.**

This proposed alteration raises concerns regarding its compatibility with the distinctive character of our community. Furthermore, it introduces a level of commercial activity incongruent with the predominantly residential zoning delineated within the Planning Scheme.

The Unique shape of the building (the oval facing Huntley Street) – the courtyard creates a sem-circular shape. Any sound from Elen Café travels all the up to the top floor and gets amplified. Ellen Café had already disturbed our peace and comfort of living in our Unit. Dozens of patrons arriving from other Sydney suburbs (they are not locals – not from neighbouring streets as most patrons come in cars) lining up in our courtyard (alongside Huntley Street), contaminating our outdoor space with noise, forcing us to close windows and balconies every weekend afternoon. We certainly do not welcome them to expand their staff or patron limits, as this will guarantee to aggravate us even further.

The idea of the Café being open for dinners and serving alcohol is not acceptable to us.

Causing noise and disturbance to our inner-oval building's section (facing Huntley Street – the ONLY quiet street of our builng) will disturb our evening relaxing time every evening. Ellen Café's food delivery trucks now pull over 2-3 times per day. Sometimes as late as 11 pm and as early as 5 am, causing us further inconvenience.

The proposed extension of operational hours and increased staff/patron activity raises questions about its intensity and potential future liquor license impacts.

Extending operational hours contradicts the zone's core objectives, which seek to preserve our community's quiet and relaxing feel. This extension conflicts with these principles and disrupts the zone's coexistence of commercial and residential elements.

In summary, maintaining alignment between the development's purpose and the peaceful residential character of our Arcadia neighbourhood setting is crucial. Deviating from the operational hours (8 am to no later than 2:30 pm) threatens the neighbourhood's tranquillity and community well-being.

Amplification of Noise and Traffic:

Extending the operating hours and increasing Café's staff/patrons' activity will undoubtedly increase noise and traffic congestion on Huntley Street, particularly affecting residential areas. The application letter appears to overlook this aspect, concentrating solely, whether intentionally or not, on the proximity to facilitating food delivery to patrons not from our neighbourhood but arriving from other Sydney suburbs, mainly driving their cars. The noise generated by patrons and staff entering and exiting, coupled with the related vehicle noise, would disturb the serene environment that residents currently appreciate.

Impacts on Amenity and Health:

Extending the operating hours and increasing limits of staff/patrons will undoubtedly subject residents to prolonged noise and disruptions (additional hours to clean up and set up for the next day), significantly affecting their health and residential comfort.

The potential extension of operating hours and increased limits on the number of allowed staff and patrons will have adverse impacts on the local environment and the physical and mental well-being of residents like me due to increased noise, traffic, and potential

Therefore, **I am opposed to extending operating hours and increasing the limits of staff, and café patrons count** due to concerns about its adverse effects on residential amenities, including noise, traffic, and light spill from the Café onto our inner courtyard.

Conclusion:

In conclusion, the proposed amendment seeking to extend the operating hours of the Café (currently it closes around 2:30 pm), increase the limit of staff (now stands at 3) and increase the patrons limit to 30 (now the limit stands at 20) will have adverse effects on the neighbourhood's character, residential comfort, and leads to increased noise, traffic, and light pollution from the Café at evening when most of us want to rest and not listen to Café's numerous trolleys rattling up and down our oval when they are cleaning up after 8 pm, 9 pm or 10 pm or setting up for the next day's.

It is crucial for the City of Sydney Council to carefully consider the substantial negative impacts this proposal would have on residents. I urge the council to reject this amendment to safeguard the peace, well-being, and overall quality of life of the residents of [18 Huntley Street](#) and all adjacent buildings.

I thank you in advance for disapproving this amendment to the existing condition of the Café's operation:

- A) Not more than 3 staff at any given time
- B) Not more than 20 patrons at any given time.

Best regards,



From: Sender . <[REDACTED]> on behalf of Sender . <[REDACTED]> <Sender . <[REDACTED]>
Sent on: Tuesday, January 23, 2024 1:56:22 PM
To: dasubmissions@[REDACTED]
Subject: Submission for DA D/2022/716/A 18 Huntley St Alexandria - Ellen Cafe
Attachments: DA D_2022_716_A 18 Huntly St Alexandria Submission.pdf (221.01 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello,

Please find attached a submission pertaining to the development application currently on exhibition for shop 153 18 Huntley St Alexandria (Ellen Cafe).

Please redact email address prior to publication.

Thank

Submission in response to D/2022/716/A

As a neighbouring resident, I strongly object to any increase in trading hours or customer capacity at Ellen Café, based on two keys reasons:

- 1) Impact on traffic, parking and street safety for neighbouring residents
 - a. The café relies heavily on out of area customers who drive to the location and park in neighbouring residential streets. The impact of café customers parking in these streets mean that it is now almost impossible for visitors, service providers or residents to find parking on Huntley or Lawrence Street during café hours. If the café hours were to be extended, this would exacerbate the issue with residents returning home from work or childcare unable to park within reasonable distance to their homes.
 - b. Lack of parking on the street frequently results in Ellen Café customers parking illegally in the no standing zones on Huntley street adjacent to Lawrence and Euston lanes.
 - c. Lack of parking combined with surrounding cul de sacs on Huntley and Lawrence St are causing Ellen café customers to repeatedly make unsafe u-turns and driving manoeuvres in the attempt to secure coveted parking spots, endangering residents.

- 2) Impact on the quiet enjoyment of neighbouring residents caused by constant customer crowding outside the café
 - a. Constant queues can be observed outside the café, particular on the weekend. These customers sit directly outside neighbouring residential apartments and impact the peace and quiet and privacy of residents. Given the dog friendly nature of the café, these customers are often accompanied by dogs who toilet on the surrounding grass of the apartment building.
 - b. Extending the number of customers or the trading hours would significantly worsen this problem, particularly for those neighbours with small children of which there are several in the surrounding apartments.

Examples of recent crowding outside the café, observed on a weekly basis:



In addition to these two key areas of concern, I would also like to draw your attention to a number of inaccuracies within the application documents supplied by Ellen café.

The Plan of Management (POM) states:

- 1) *'The site is situated on the ground floor of 18 Huntley St, Alexandria. Immediately surrounded by similar scaled commercial premise'*

The site is not surrounded by similar scaled commercial premises. It is directly surrounded by residential housing units, as can clearly be seen on the supplied plan.

- 2) *'Hornsby Local Environmental Plan 2013: The site is within Zone R1 - General Residential'*

The site does not sit within the Hornsby Shire Council, so objectives of their planning zones are irrelevant to the application.

- 3) *'SHOP PRIMARY USE: The shop primary use of the Food premise. It mainly serves coffee, but also other beverages, bread, cookies and light foods.'*

This statement is inaccurate and misleading. The café does not primarily serve bread, cookies and light food. It serves fine dining cuisine at a high price point. This is relevant because it means rather than being patronised by local residents who would visit on a regular basis by foot, it is almost exclusively visited by patrons who travel by car.

An example of the café menu:

Steak \$47

Rump cap MBS 9, beef jus, mustard & herb puree, grilled Turkish pepper

Fremantle Octopus \$25

Herbs, kipfler potato, capers, pickled peppers

Thank you for considering this submission.

From: <[REDACTED]>
Sent on: Wednesday, January 24, 2024 2:32:33 PM
To: [REDACTED]
Subject: D/2022/716/A - Resident Feedback

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern,

I wish for my name, apartment number, email address, phone number and any other personal details to be kept private.

The purpose of this **email is to convey my strong objection to the proposal detailed vide D/2022/716/A** *'Modification of consent to allow outdoor dining for a maximum of 30 patrons between 7:00am and 8:00pm Monday to Sunday; Increase internal patron capacity to a maximum of 30 patrons at any one time; Increase staff to a maximum of 12 at any one time.'*

The address at which the above proposal is sought is the Arkadia complex at 18 Huntley St Alexandria, NSW 2015.

I have been a resident at the Arkadia complex since before the cafe opened. Since the cafe opened the livability of my apartment has been negatively impacted by noise coming from the cafe.

Noise from the cafe staff and gathering patrons outside the cafe can be easily heard inside my apartment and adjoining courtyard on the ground floor near the cafe. This frequently makes sleep difficult and at other times requires the playing of loud music to drown out the sounds. It also requires keeping my courtyard door closed to block the noise.

The Arcadia complex is first and foremost a place of residence and this should take precedence over any commercial interest that has subsequently opened in the complex.

Given that the cafe is presently having a negative impact on the livability of places of residence, the proposed modifications sought at D/2022/716/A will only exacerbate this problem and should not be approved.

Regards, Arkadia resident

From: [redacted]
Sent on: Sunday, January 28, 2024 11:59:53 PM
To: council@[redacted]
Subject: D/2022/716A - 18 Huntley St Alexandria 2015 - Attn: Shaun De Smeth
Attachments: ELLEN PDF.pdf (571.16 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi there

please find attached comments on above DA. I would like to remain anonymous on submission list for fear of reprisals.

Thanks

[redacted]
/18 Huntley St

>
>
>

I strongly object to the application for 30 people to be seated in outdoor dining proposed for Ellen cafe at 18 Huntley Street.

My response to some particular statements or assumptions from the Statement of Environmental Effects are:

CONSIDERATION AGAINST THE PROVISIONS OF SECTION 4.55(2) - Page 6

In response to point 1 - I do not believe that this should be considered “substantially the same development”. Yes there is no new works or structures and it does not change the classification, but this proposal is over doubling the current approved capacity from a maximum of 33 (20-30 patrons and 3 staff) to 72 (60 patrons and 12 staff) in an R1 residential zoned area, at premises that face an internal communal area of a residential building.

ENVIRONMENTAL ASSESSMENT UNDER SECTION 4.15

Page 6 & 7: In relation to objects of the R1 General Residential Zone and comments “*the proposal modified the existing approval for food and drink premises usage of the building, are permissible with consent of council. The works do not impair the ongoing operation of the building for retail/commercial purposes and accordingly, support the buildings ongoing consistency with objectives of the zone*”.

I don't believe it is justified enabling land use to provide a 60 patron capacity cafe that faces an internal communal area of a residential building (including 30 patron outdoor capacity for 13 hours per day 7 days a week) and I don't think this is necessary to “service the day to day needs of the community”.

Page 8: Clause 6.21 Design Excellence

“The use, subject to good management, will not result in adverse impacts to the amenity of the residential premises above”.

I believe allowing outside dining for 30 patrons 7 days a week WILL impact the amenity of the units above and around the cafe. There are dozens of apartments within this internally facing area many of which are probably within 20-30 metres of the venue.

Page 9-10: Section 4.15(1)(a)(iii) DEVELOPMENT CONTROL PLANS

Section 3.15 Late Night Trading Management

“Plan of Management is provided to ensure proper management procedures are in place to minimize the amenity impacts of the operation.

House policies and procedures are put in place to minimize potential impacts to surrounding residents. The submitted Plan of Management includes measures to reduce acoustic impacts from operations and patrons, including signage advising patrons to leave quietly, stopping the sale of food 30 mins prior to closing of the relevant parts of other operation, and advising patrons

not to loiter. The Plan of Management also clearly outlines how the restaurant will be managed, patron capacity and staffing.

The 30 indoor and 30 outdoor represents an absolute maximum of patronage however it is unlikely that this amount of patronage would be achieved on site for any protracted period of time. The premises intends to act as a local facility for local residents and workers and does not intend to be a destination premises with numerous promotional events being performed to bring patrons into the building. “

I have absolutely no confidence in this Plan of Management and these statements. The Ellen Cafe has been operating outside of its original approvals by operating indoor and outdoor dining and regularly operating with up to 8 staff for the last year. This cafe attracts some local residents along with a large number of out of area patrons arriving by driving and ride shares. They are unable to manage the current demand on the venue over a lunch period and there is regularly dozens of people loitering around during weekend trading. Once they commence evening dining I am concerned that without robust systems in place that this will continue to be a major issue. This photo displays an example of what this venue looks like most weekends.



PAGE 10 - ACCOUSTICAL IMPACTS

“The terrace component of the building is in reality a small, confined space and not conducive for significant numbers of people to be on at any one time. The venue is aimed at a more intimate low scale dining premises to appeal to a certain type of local patronage and the terrace is an extension of this. The request for patron increase is focused on being able to occasionally cater for a variety of patronage in indoor and outdoor locations as opposed to operating a venue regularly filled to capacity.”

Again, Ellen Cafe has been operating outside of its previous approval and over capacity for the past year so to say that the increase is to provide a variety of options rather than operating a venue regularly filled to capacity is an untrue statement. See photo below of outdoor dining currently being used.



“Additionally, Sydney Park Road is a significant feeder road, and it is submitted that the majority of potential acoustic impacts to residents would be from the road noise. Road noise is not a matter which can be altered or modified by the operators of the premises.”

This statement is irrelevant. Ellen cafe faces Huntley Street. Sydney Park Road is on the other side of the building.

With ongoing continued good management of the premises, it is the operator’s contention, that the proposal will not result in adverse acoustic impacts to any surrounding commercial or residential.

This statement has no basis. Formally approving 30 patrons for outside dining at this location will adversely affect dozens of residents of the Arkadia complex as well as locally it will have an impact on parking given the out of area patronage currently experienced, particularly on weekend.

CONCLUSION

The location of this cafe is not facing a street frontage rather towards a curved internal “courtyard” space which houses dozens of residential apartments. The design of this space lending itself to noise echoing around.

Additionally, unlike the majority of street facing cafe/restaurants which generally have awnings covering them which can assist in eliminating noise transmission to residences above. This location has nothing to separate it, or provide any acoustic barrier, to the units above and/or adjacent to it. The units adjacent to the Ellen cafe have their windows/outdoor balcony/courtyards within 1-2 metres. Additionally, there are dozens of apartments within about 20-30m of the cafe entrance and “proposed” outdoor space.

This cafe has been operating outside their original approval for at least a year. I only happened upon this when looking at this application. I moved to this building after their last DA was submitted so I was surprised to discover they have been operating well over their approved capacity and staffing levels. There is no mention in any of their paperwork submitted to council with this application which displays a level of deceit in their management and operations.

I am not opposed to having some outdoor seating, but not to the level of 30 patrons, as I do not believe given their current demand that they will not utilise it to its full potential as they currently are. If outdoor dining is approved I would like to see strict conditions on any approval for quite limited outdoor seating and robust management of these conditions by cafe management.

Thank you for considering public comments.

Shaun De Smeth
City of Sydney Planning Department

22 January 2024

Dear Shaun

Re: D/2022/716/A – Ellen Café – 18 Huntley Street Alexandria

I am a resident of Lawrence Street in Alexandria in close proximity to Ellen Café. I understand that the proprietor of that venue has sought approval to increase both the capacity and operating hours of the venue (D/2022/716/A). I strongly oppose this application for the following reasons:

- The current hours of the café, particularly on weekends, make the traffic in the area untenable and dangerous. Residents, their guests and service providers struggle to get on-street parking given the additional traffic the venue draws, and the vehicles of patrons of the café are regularly double parked, parked in no stopping zones and undertake illegal and dangerous manoeuvres in the surrounding streets in search for parking; local residents are stalked for their street parking spots as soon as they approach their vehicles and arguments often ensue.

The fact that the café's current hours are limited is the only relief from this for residents, including that it allows them to find overnight parking. As the operation of the café to date has shown, absent around the clock parking ranger patrols, the café owners are not able to effectively manage the current situation and to extend the café's operating hours to 8pm, 7 days a week, with additional patron capacity, would unreasonably exacerbate the current traffic problems;

- Simply, operating every evening to 8pm is not appropriate from the perspective of the privacy and peace of the surrounding residents, particularly those living in the surrounding apartment; and
- With respect to the proprietor of the café, it is not a venue which is providing meaningful amenity to the residents who are required to bear the impact of its operation.

Unlike the other venues in the immediate area (eg, Copper Mill, La Cachette Cafe, Bohäus Café etc) which provide an actual café experience targeted at locals as is appropriate given the planning context of the area, Ellen attempts to be an upscale / fine dining experience which draws its patrons from outside of the local area, evidenced of course by the unacceptable traffic impact created. Indeed, the description of this venue as a café is disingenuous of itself; contrary to its approved use as a venue serving coffee, bread and light meals, Ellen Café operates as a high price point full-service restaurant – I would encourage you to review the venue's Instagram account ([REDACTED]) in this regard – it makes no sense that an actual café would seek to be open until 8pm 7 days a week.

Extending the operating hours will not change this, so it is patently unfair that the venue seeks to exacerbate its adverse impact on the community without providing any incremental amenity to its neighbours (in fact, approving this request would result in the opposite).

This application has been discussed amongst many of the neighbours in the immediate vicinity, who share similar concerns to those above.

I encourage council to stand behind its 2022 determination re acceptable trading hours and refuse this application; the current approved hours of operation are more than generous given the surrounding context, and it is perhaps worth the proprietors considering whether the current location is suitable for their vision for their “café” if they feel otherwise.

Many thanks

From: Adelle Alexa <[REDACTED]> on behalf of Adelle Alexa <[REDACTED]> <Adelle Alexa <[REDACTED]>

Sent on: Sunday, January 28, 2024 11:52:25 AM

To: dasubmissions@[REDACTED]

Subject: D/2022/716/A - 18 Huntley Street Alexandria 2015 - Attention: Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello,

In favour and support of Ellen extending trading hours and expanding outdoor capacity.

Ellen has been a wonderful addition to the area. The staff are extremely welcoming, polite and friendly. The food is of such a high standard and delicious especially compared to what little options we have on this side of Alexandria.

Looking forward to having a dinner option!

Kindest
Elle

Sent from my iPhone

From: Alex Jervis <[REDACTED]> on behalf of Alex Jervis <[REDACTED]> <Alex Jervis <[REDACTED]>>
Sent on: Monday, January 29, 2024 9:55:15 AM
To: dasubmissions@[REDACTED]
Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi There

My name is Alexander Jervis and I am owner/occupier of 331 Belmont St, Alexandria. I fully support this application and would love to see Ellen Café open in the early evenings. This is a wonderful business and one I frequent regularly.

Thank you
Alex

Alex Jervis
Partner
M [REDACTED]

Level 2
The Pavilion
388 George Street
Sydney NSW 2000

johnsonpartners.co

JOHNSON PARTNERS

Johnson Partners acknowledges Traditional Owners of Country throughout Australia and recognises the continuing connection to lands, waters and communities. We pay our respects to these Traditional Custodians, their ongoing cultures, and to the Elders past, present, and emerging, and extend this respect to all Aboriginal and Torres Strait Islander people.

From: Ben Varley <[REDACTED]> on behalf of Ben Varley <[REDACTED]> <Ben Varley <[REDACTED]>

Sent on: Saturday, January 27, 2024 10:30:52 PM

To: dasubmissions@[REDACTED]

Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear City of Sydney,

I give my full support of this DA. The Ellen Cafe has been a fantastic addition to the neighbourhood. The request of this DA will only be a benefit to this community and I wish continued success of the Cafe.

Sincerely,

Ben Varley of 99 Lawrence Street.

From: Bianca S <[REDACTED]> on behalf of Bianca S <[REDACTED]> <Bianca S <[REDACTED]>

Sent on: Sunday, January 28, 2024 6:37:33 PM

To: dasubmissions@[REDACTED]

Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

My commend is positive in this proposal to go ahead. Its a great community offering and i wish it can go ahead please.

403/18 huntley street home owner.

Thank u

From: Rainbow Sounds <[REDACTED]> on behalf of Rainbow Sounds

<[REDACTED]> <Rainbow Sounds <[REDACTED]>

Sent on: Sunday, January 28, 2024 6:34:33 PM

To: [REDACTED]

Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi i am writing to agree to the proposal.

This will bring a great vibe to the area at night and i know it will help many people who work from home and seek a local dinner option.

Thank u

With love and kindness,

Bianca Sengos

[REDACTED]

From: Christina Mai ying Naidoo <[REDACTED]> on behalf of Christina Mai ying Naidoo
<[REDACTED]> <Christina Mai ying Naidoo <[REDACTED]>

Sent on: Saturday, January 27, 2024 2:33:22 PM

To: dasubmissions@[REDACTED]

Subject: D/2022/716/A - 18 Huntley Street Alexandria 2015 - Attention: Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Good afternoon,

I am a home owner on Lawrence Street in Alexandria. Ellen at 18 Huntley Street has been a wonderful addition to the community and I would like to voice my support for their application.

Kind regards,
Dr Christina Naidoo

From: David Loynd <[REDACTED]> on behalf of David Loynd <[REDACTED]> <David Loynd <[REDACTED]>>
Sent on: Saturday, January 27, 2024 1:09:31 PM
To: dasubmissions@[REDACTED]
Subject: D/2022/716/A - 18 Huntley Street Alexandria 2015 - Attention: Shaun De Smith

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Shaun De Smeth
C/O: DA Submissions, City of Sydney

I live in Unit 6, 18 Huntley Street Alexandria NSW 2015.

I am just writing **in support** of the proposed DA, which represents increased staffing and operating hours for 'Ellen Café'.

We love Ellen Café, and are regular patrons. We live within literal metres of their front door, and have no issues whatsoever with the venue and/or its management.

Their management is responsive to any concerns – which there aren't any. They are a huge value-add to our community, and we can't imagine living here without them.

The increased operating hours, and staffing, will mean another place to eat in the evening, and will also increase the social atmosphere afterhours, which we know is a deterrent to petty crime and other anti-social behaviour.

Recently, I wrote a 'post' on our local community group 'Alexandria 2015' (on Facebook), to which garnered unwavering community support for the proposed DA.

I have read significantly into opposing views, including concerns surrounding: noise levels, parking issues and amenity and property devaluation. None of these concerns have any substance.

Should you wish to talk about this DA, and my response, in more detail, please do not hesitate to contact me on: [REDACTED]

Yours Aye,

David

M: [REDACTED]

From: Emily Hohnke <[REDACTED]> on behalf of Emily Hohnke
<[REDACTED]> <Emily Hohnke <[REDACTED]>

Sent on: Saturday, January 27, 2024 2:35:51 PM

To: dasubmissions@[REDACTED]

Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello

I am a local Alexandria resident and SUPPORT the above mentioned development application. Anything that contributes positively to a vibrant and buzzing neighborhood is positive in my book. This cafe is doing great things, allowing them to extend their opening hours can only be a good thing for the neighborhood, suburb and area.

Emily

From: George Caley <[REDACTED]> on behalf of George Caley
<[REDACTED]> <George Caley <[REDACTED]>

Sent on: Saturday, January 27, 2024 3:19:31 PM

To: dasubmissions@[REDACTED]

Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I fully support the proposed changes, as they will increase evening dining options in the neighbourhood, and have a positive impact on liveability in the area.

--

Regards,
George Caley.

From: Jessica Easler <[REDACTED]> on behalf of Jessica Easler <[REDACTED]> <Jessica Easler <[REDACTED]>

Sent on: Sunday, January 28, 2024 3:32:37 PM

To: dasubmissions@[REDACTED]

Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Mr De Smeth,

Our house is in close proximity to cafe Ellen and we would be on the receiving end of traffic/parking issues associated with increased hours of operation. However we fully support this application and welcome any restaurant seeking to offer a dinner service in the area, especially a restaurant of this calibre.

We want to express our desire for the approval of this application.

Sincerely,
David Swartz and Jessica Easler

Sent from my iPhone

From: Jonathan Danon <[REDACTED]> on behalf of Jonathan Danon
<[REDACTED]> <Jonathan Danon <[REDACTED]>

Sent on: Monday, January 29, 2024 7:58:29 PM

To: dasubmissions@[REDACTED]

Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear DA Submissions Office,

I'm writing as an owner of one of the apartments in the Arkadia development (18 Huntley Street) in strong support of the development application recently submitted by the owners of Ellen Café to extend their operating hours. I only have positive things to say about this establishment, and this is exactly the kind of initiative I hope to see approved to help bring more entertainment and culture to our fantastic suburb.

Kind regards,

Jonathan Danon

--

Dr Jonathan Danon | NHMRC Emerging Leadership Fellow & Senior Lecturer
The University of Sydney
School of Chemistry

Room 516, School of Chemistry | The University of Sydney | NSW | 2006

[REDACTED] | sydney.edu.au

Book a meeting: <https://calendly.com/jonathan-danon>

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sydney.edu.au/inspired

CRICOS 00026A

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If you receive this email in error, please delete it and any attachments.

Please think of our environment and only print this email if necessary.

From: Julia Munro <[REDACTED]> on behalf of Julia Munro <[REDACTED]> <Julia Munro <[REDACTED]>

Sent on: Sunday, January 28, 2024 9:55:05 AM

To: dasubmissions@[REDACTED]

Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello,

Thank you providing the detail around Ellen's application to open later. As a long term resident in the area I am full supportive of this application and believe it would add to the vibrancy and character of our community in the evenings.

Thank you for reading.

Julia

From: <[REDACTED]>
Sent on: Saturday, January 27, 2024 1:12:31 PM
To: dasubmissions@[REDACTED]
Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Council,

Just wanted to throw my support behind this application. The extension of trading hours and capacity provides additional amenity and convenience to residents and locals and offers increased opportunity to socialise and build cohesive relationships with neighbours.

Cheers

KeV

From: Kim McDiarmid <[REDACTED]> on behalf of Kim McDiarmid
<[REDACTED]> <Kim McDiarmid <[REDACTED]>

Sent on: Saturday, January 27, 2024 4:24:03 PM

To: dasubmissions@[REDACTED]

Subject: D2022/716/A - Ellen Cafe

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello,

My name is Kim McDiarmid and I am an owner occupier at 367 Belmont St, Alexandria NSW 2015.

I am writing to show my **support** for Ellen cafe to increase outdoor dining capacity. It would be a welcome addition to the neighbourhood and I hope more hospitality operators open in the future to bring more atmosphere into the area.

Kim

From: Lina Rico Gomez <[REDACTED]> on behalf of Lina Rico Gomez <[REDACTED]> <Lina Rico Gomez <[REDACTED]>
Sent on: Saturday, January 27, 2024 8:07:24 PM
To: dasubmissions@[REDACTED]
Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi City of Sydney team,

This would be a great addition to Alexandria dining scene! I own an apartment in the building where the cafe is located and couldn't be happier that Ellen could be open til 8pm.

This area has a lot of great businesses but more cafes and nice restaurants are needed. We need more entertainment venues in the area to make it more vibrant.

Fully supportive of this :)!

Lina Rico Gomez

From: Michelle Malouf <[REDACTED]> on behalf of Michelle Malouf

<[REDACTED]> <Michelle Malouf <[REDACTED]>

Sent on: Saturday, January 27, 2024 6:41:08 PM

To: dasubmissions@[REDACTED]

Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I wish to say that I support this application. I live nearby in Belmont Street and found Ellen Cafe to be a high quality venue in a quiet location.

Hopefully, the council will look favourably on this application as it will assist in improving the amenities of the area.

Kind regards,

Michelle Malouf.

From: Oliver Tan <[REDACTED]> on behalf of Oliver Tan

<[REDACTED]> <Oliver Tan <[REDACTED]>

Sent on: Friday, January 26, 2024 1:01:28 PM

To: dasubmissions@[REDACTED]

Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

As a resident of Belmont Street, I fully support the application. It introduces more retail for an area with a large community with few night establishments, especially restaurants.

There has been a letter circling around my neighbourhood complaining of three things which we were encouraged to write about, which I disagree with:

- * "Parking problems ahead" arguing that more customers means less parking. Our neighbourhood has ample parking space including at Sydney Park. I've rarely had a problem when I do have a car, as do my visitors. Furthermore, the restaurant is fully accessible from well serviced bus routes (348, 370, 308) and I believe the traffic changes will be minimal.
- * "Noise and disturbances" arguing that residents desire quiet and concerns with alcohol. The restaurant's new hours closes at a reasonable hour well before bedtimes of most if all families. I have not had a negative experience from the existing opening hours.
- * "Decrease in liveability", arguing more traffic and less parking means it detracts from the area as a whole. I think it's good to add charm and a place to aggregate in a local community whilst celebrating successful local small businesses.

Thank you,

Oliver

From: Ryan Christensen <[REDACTED]> on behalf of Ryan Christensen
<[REDACTED]> <Ryan Christensen <[REDACTED]>

Sent on: Monday, January 29, 2024 12:13:10 AM

To: dasubmissions@[REDACTED]

Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To the City of Sydney council,

I am writing as a resident of the apartments at 18 Huntley Street to express my support for the Development Application (DA) D/2022/716/A at the same address that seeks to extend the trading hours and patron capacity of the building's cafe.

Recently, an anonymous letter circulated within the building encouraging residents to oppose the proposed changes. Disagreeing with the points raised in the letter, I feel compelled to express my support for the development application by addressing the types of concerns presented in the internal communication and that are now likely to be used as points of opposition.

First and foremost, I would like to address the issue of noise. Living in a vibrant and growing community like Erskineville-Alexandria within the inner suburbs of a major city like Sydney naturally comes with a level of activity and noise. As the nearby Ashmore estate and Green Square precinct continue to develop, an increase in community activity, as well as desire for services, is to be expected. I firmly believe that extending the trade until 8:00 pm is not particularly late, nor is it unreasonable, especially when considering the nearby food and drink venues such as Tuk Tuk Thai and Pino's Vino e Cucina, both within a mere 200 metres of our location, are open even later than this.

Addressing possible concerns about street parking, I contend that this should not be considered a valid issue. Patrons of the venue are likely to be local residents within walking distance, similar to other nearby establishments. Additionally, the argument that residents of 18 Huntley Street, or other modern unit blocks, will experience a reduction in street parking is not a reasonable one to make. Residents of the building, just as many others nearby, are not, and never have been, eligible for street parking permits. No-one living in such buildings should feel entitled to street parking when their units were rented and purchased in the full knowledge that they are ineligible for permits. If residents require additional car spaces than their building provides them, then it is incumbent upon them to sort this out for themselves. Furthermore, visitor spaces are available within the building for guests of residents. If parking issues were to arise for residents of the older permit-eligible houses in the area, they could be alleviated by an expansion of timed and permit-only parking. In the end, given the locality and the nature of the area, patrons are likely to be local anyway, minimizing the impact on parking in comparison to destination settings like King St in Newtown.

There has also been discussion of the impact on amenity and property value. Personally, I see a cafe with extended hours as a significantly positive contribution to the local amenity. It is a running joke that you can't find a coffee in Sydney after 2 or 3 PM. This is not what we should expect of a global city, let alone a neighbourhood as lively and flourishing as this one. The type of modest trading hour extension proposed is exactly the kind that enhances the appeal of an area, and over time as the changes are more widely embraced, the city as a whole. Concerns about the cafe impacting property values seem to me to be disingenuous. Generally speaking, people who live in this area or aspire to live in this area do so for the precise reason of living in a place with easy, walkable access to dining, entertainment, and amenity. Such things only increase the value of nearby properties. That said, increasing property values are not an entitlement either.

In conclusion, I support the proposed extension of trading hours and patron capacity for the cafe at 18 Huntley St. I believe these changes align with the evolving nature of the community and contribute positively to our local amenities. Thank you for considering my perspective on this matter.

Sincerely,
Ryan Christensen

From: Stephenie He <[REDACTED]> on behalf of Stephenie He
<[REDACTED]> <Stephenie He <[REDACTED]>

Sent on: Saturday, January 27, 2024 6:10:07 PM

To: dasubmissions@cityofsydney.nsw.[REDACTED]

Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Shaun,

This DA have my full support. Ellen is a wonderful cafe and great addition to our community. Our family of 4 is there every weekend enjoying coffee and amazing food and cant wait to try dinner once the DA is approved. The extended opening hours and extra seating would be perfect!

I'm sure there will be some negative Nancys but the majority of the community are supportive of Ellen (as seen in the Alexandria Facebook page).

Thanks,
Steph
[REDACTED]

From: Yvonne Cai <[REDACTED]> on behalf of Yvonne Cai <[REDACTED]> <Yvonne Cai <[REDACTED]>

Sent on: Saturday, January 27, 2024 9:38:23 PM

To: dasubmissions@cityofsydney.nsw.gov.au <[REDACTED]>

Subject: Submission - D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015 - Attention Shaun De Smeth

Urgent: High

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Shaun,

I **completely support** this proposal for this application to operate to the hours stated, including the increased patron and staff capacity.

This Café is thriving and enjoyed by so many locals and visitors alike, and contributes positively to the area. In particular it has been a joy to have coming out of lockdown and I wish them all the success.

Kind Regards,

Yvonne Cai
Local Alexandria Resident.

From: Russell McCall
Sent on: Monday, January 29, 2024 4:19:27 PM
To: dasubmissions
Subject: D/2022/716/A - 18 Huntly Street Alexandria 2015 Att Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Shaun, Regarding the above application, we object to this application for the following reasons:

* Parking problems: We have been living here for well over 10 years and the parking has become a nightmare. There is already an established restaurant in our immediate area (Pino's) and we feel another cafe that wants to operate 7 days per week (with alcohol) would exacerbate the parking situation immensely.

* Noise levels: This is a family-orientated area, and it is not pleasant having to put up with inebriated patrons late at night. Remember that 90% of the housing in this area has a main bedroom within 1.5 metres of the footpath.

*Shaun, we have NOT been wingers since living here. This is the first DA we have objected to. We let Pinos go through as we were unsure of the effect which has been dramatic for the above reasons. We now wish we had objected.

Thank you for your consideration in this matter.

Kind Regards,

Russell & Micheale McCall

243 Lawrence St, Alexandria NSW 2015

From: Shaun de Smeth
Sent on: Wednesday, January 31, 2024 9:45:08 AM
To: DAsubmissions
Subject: FW: Query: D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015

From: Brendan Child
Sent: Tuesday, January 30, 2024 10:37 PM
To: Shaun de Smeth
Subject: Query: D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Just wanted to write in support of the DA application of Ellen cafe.

I live in a nearby street, and the cafe since opening about a year ago has brought a wonderful sense of community.

I am in full support of them care extending is opening hours, as the daytime food is amazing, and their evening menu would be very popular also.

Please sorry local businesses and our inner city cafe culture and additives this DA.

Brendan Child

From: [REDACTED]
Sent on: Wednesday, January 31, 2024 5:24:53 PM
To: council
Subject: D/2022/716A 18 Huntley St Alexandria 2015 Attn Shaun De Smeth

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Shaun,

I hope this email finds you well. I have only just returned from holidays to find this DA has been lodged - I am aware the deadline has passed but I please ask your consideration due to the holiday timing of the DA exhibition. I live around 50 metres away from the Ellen Cafe.

I want to raise some key concerns I have with this proposal:

1. Parking - there is already strain on the existing parking in this area that has notably worsened since Ellen Cafe commenced operations (most patrons upon observation arrive by car to use the cafe - esp on the weekends). I support the cafe and current operating times and conditions but increasing the capacity and operating hours will have too much impact on the area. Any time the cafe is open there is increased traffic driving around looking for carparking and carparks are not available. It's already a strain so I don't support the increase.
2. Increased pressure around the neighbourhood - this is an urban neighbourhood street with a lot of apartments and visitors to the area already. Adding night time trade would add pressure this neighbourhood doesn't have the capacity to absorb in terms of more noise, more disturbance and more traffic literally outside our front doors.

I love having the cafe there but I propose the current operating conditions are satisfactory to meet everyone's needs in a balanced way. This proposal tips the balance away from being a neighbourhood when there are other precincts (such as Sth Eveleigh up the road) set up to take patrons and parking to the levels being proposed that go beyond servicing the local community.

Thank you for your consideration of these items.

Kind regards,

[REDACTED]
Resident Alexandria

(would like my personal details to remain confidential please)

From: Shaun de Smeth
Sent on: Thursday, February 1, 2024 10:52:49 AM
To: DASubmissions
Subject: FW: Report a complaint - 2024/062056

From: Amanda McDonald
Sent: Thursday, February 1, 2024 10:50 AM
To: Shaun de Smeth
Subject: FW: Report a complaint - 2024/062056

Hi Shaun,

Please see feedback received for the DA at 18 Huntley Street via our Report a Complaints channel under 2024/062056.

A response has been sent to Lucy however feel free to contact her directly if you'd like to.

Warm regards,

Amanda McDonald



Town Hall House, 456 Kent Street, Sydney NSW 2000
GPO Box 1591 Sydney NSW 2001

Telephone: [+612 9265 9333](tel:+61292659333)
cityofsydney.nsw.gov.au



The City of Sydney acknowledges the Gadigal of the Eora nation as the Traditional Custodians of our local area.

From: Lucy Leadbetter
Sent: Tuesday, January 30, 2024 5:30 PM
To: City Concierge; Emily Woolridge
Subject: Re: Report a complaint -

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Report a complaint

ID#

Report2506

Date	30-01-2024 05:23 PM
My complaint is about (required)	Cafe expanding outdoor seating and trading hours in my building.
Does this relate to a specific location? (required)	Yes
Is the incident on public or private land? (required)	Private land
Street name (required)	Huntley Street
Nearest cross street	Lawrence Street
Describe the exact location (required)	18 Huntley Street, Alexandria NSW 2015 - Cafe Ellen.
Provide details of the complaint (required)	Cafe Ellen has proposed to the council to expand their outdoor seating to 30 people and extend trading hours. As a resident of the building, the impact of this would be increase in the already loud noise from the cafe, as well as reduced street parking and safety for myself and other residents due to the increase in traffic. I am also concerned for my security and privacy as often there are people loitering around my apartment building whilst finding the cafe or waiting for a seat. I ask the council to please not approve of this request as per the above reasons.
Name (required)	Lucy Leadbetter
Email (required)	[REDACTED]
Daytime number (required)	[REDACTED]



From: Shaun de Smeth
Sent on: Monday, February 5, 2024 2:05:09 PM
To: DASubmissions
Subject: FW: DA D/2022/716/A

From: Marcus Sandmann
Sent: Monday, February 5, 2024 2:01 PM
To: Shaun de Smeth
Cc: Philip Capps
Subject: Re: DA D/2022/716/A

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Shaun

I am contacting you regarding DA D/2022/716/A 18 Huntley Street Alexandria NSW 2015.

As residents impacted by this DA, we wish to inform you that we did not receive any notification by City of Sydney of this DA. We also understand that feedback was to be received by 29 January 2024, however we were only notified by a neighbour of this DA over the weekend.

Hence we wish to advise of our objection of this DA today. The proposed changes in trading hours of the Ellen Cafe will have a material impact on the local residents. There will be more parking issues on Belmont Street, Huntley Street and Lawrence Street, already impacted by a surge in additional traffic since the opening of the cafe. Existing parking for residents is already limited since the introduction of new bike lanes and from the patronage at Ellen Cafe during current trading hours. It is almost impossible to now find a parking space on Saturday in the area. Residents trying to find a park after work on week day evenings will be significantly impacted. There is also the potential for additional noise and disturbance, especially with the proposed liquor license and extended trading hours.

The area is already under an increased strain on livability impacted by noise, rubbish, and parking. Traffic safety is now a real concern in this area as the new bike lane has made it very dangerous to turn right into Huntley Street from Mitchell Road. This will only add to the strain as a result of additional traffic, parking challenges and noise levels and rubbish from additional patrons.

We request the City review this application with the view to preserving peace and amenity in our neighborhood.

Regards

Marcus Sandmann and Philip Capps

Residents: 371 Belmont Street Alexandria NSW 2015

From: Shaun de Smeth
Sent on: Monday, February 12, 2024 8:48:56 AM
To: DAsubmissions
Subject: FW: Query: D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015

From: Elizabeth King
Sent: Saturday, February 10, 2024 8:44 AM
To: Shaun de Smeth
Subject: Query: D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi there,

I live at 438/18 huntley street (Arkadia) and would like to express my approval for this development. Cafe Ellen is an asset to the neighbourhood. I have received anonymous letters asking me to object to this proposal on account of noise and parking. While the parking is an ongoing issue in this neighbourhood, I don't feel that the cafe is responsible.

And unless I'm out on my balcony on a busy weekend, I cannot hear any noise or disturbance from the cafe. The thick glass windows on Arkadia mean that only very high pitched sounds from outside can be heard (children squealing or dogs yapping) - the low conversation from the cafe does not carry to my apartment.

Thanks,
Elizabeth

From: Shaun de Smeth
Sent on: Monday, February 12, 2024 8:49:13 AM
To: DASubmissions
Subject: FW: Query: D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015

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

From: [REDACTED]
Sent: Sunday, February 11, 2024 11:02 AM
To: Shaun de Smeth
Subject: Query: D/2022/716/A - 18 Huntley Street ALEXANDRIA NSW 2015

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello

I am unsure how to comment on the application so am emailing directly.

I am a local resident living nearby to the cafe. Whilst I love the cafe vibe of the area I am concerned specifically around this application. With current capacity there is a significant increase in cars travelling into this already busy area. On the weekend there are numerous cars looking for parking spaces which of course are limited. We can have 6-8 at a time continually driving into cul de sacs one after the other? There is an increase in parking issues for locals. With an increase in staff this will see car spots taken up in trading hours.

The space outside is small and already people are waiting for food in the public green space outside the cafe. I cannot imagine what an increase of 30 seats will look like. The green space is used as a thorough fare to the park. It is difficult to walk through as patrons from the cafe see it as part of the cafe.

I cannot imagine how locals will be able to park after work if the cafe remains open until 8pm utilising much needed car parking spaces.

There are several cafes around the area which are utilised by the community. I would be disappointed to see the application approved as it does not support other local community businesses.

The majority of cafe patrons come from outside the area and it does not add to the community vibe.

I recommend council decline the application.

[REDACTED]