



2011 Residents' Association Inc.

ABN 78 862 101 665

PO Box 1513
Potts Point NSW 1335

4 March 2014

City of Sydney
GPO Box 1591
Sydney NSW 2001

By email: dasubmissions@cityofsydney.nsw.gov.au

Dear Sir/Madam,

D/2012/610/B - 3 Orwell Street POTTS POINT NSW 2011

Application for: Sec 96 (2) modification of approved development at Chester White Cured Diner (licensed). Removal of condition 5(c) No background music to be played prior to closure of glass bi-fold doors. Relocation and modification of approved signage.

The 2011 Residents' Association has as one of its objectives the advancement, maintenance and protection of residential amenity for those living in the suburbs comprising the 2011 postcode area; Potts Point is one of the suburbs.

We strongly object to the granting of this application, which is essentially this bar/restaurant asking for permission to increase its noise and negative environmental impact on the neighbourhood by virtue of loud music and increased patron numbers. Its hours and mode of operations will detrimentally affect the amenity of the 570 residents who live within 25 metres of 3 Orwell Street.

The grounds of our objection are:

No change in circumstances.

There has been no change in circumstances since the original DA was granted on 12 July 2012 to warrant the deletion or modification of conditions of consent originally set.

Increased Noise for neighbourhood.

The business operated on the premises is promoted in the media as a small bar. Residents report that noise levels of patrons emanating from the premises increases as the evening progresses and exceeds that expected of a restaurant serving substantial meals with alcohol served as ancillary to the meal (merely the muffled sound of dining). The addition of music to the mix will add significantly to the noise level. People talk louder and even yell to make themselves heard above the noise of music.

Signage will attract passers-by looking for alcohol.

The application for protruding signage is said to be designed to attract patrons to the premises who are passing by in Victoria Street. The signage is not designed to assist people find the premises who are looking for it, but rather to act as an enticement to new patrons who are not aware of its existence. The current condition for signage is sufficient for identification purposes.

Protruding signage is likely to attract those looking for alcohol. Patrons affected by alcohol are likely to add to the noise emanating from the premises. Further, it is not in the public interest that alcohol drinkers be encouraged to come into the Kings Cross area, or to stay longer in the area once here, given the saturation of alcohol outlets in Kings Cross and recent actions by State Government in an effort to reduce alcohol fuelled anti-social behaviour and violence.

The likely social impacts, in the vicinity, if the modification application is approved, are detrimental, including adverse impacts on the quiet and peace of the neighbourhood.

Yours faithfully

HELEN CROSSING

Convenor – 2011 Residents' Association Inc.