

FILE NO: 601-00625
REL TO:
TO BE ACTIONED BY: SS (BERKAS)
DATE FOR SUBMIT: 6/5

From: stephen carnell [scarnell@bigpond.net.au]
Sent: Wednesday, 1 August 2001 4:39 PM
To: sccc
Cc: Tina Brady; lisa jane ford; Suzanne O'Connor; Dick Bennett; Marcus Bede-Adamson; john fowler; Greg Shaw; shayne mallard; Amanda Lennon
Subject: DA-625/2001
Re: DA-625/2001

Premises: Manhattan, 11 Ward Avenue. Potts Point

The 2011 Residents Association has been established for many years in this area, has many hundreds of members and represents the area covered by this DA.

We object to this application on four key grounds:

1. The shops being removed have been a very important part of the historic fabric of this area for over 60 years.

These shops and their usage as small businesses providing for local residents are of great significance to the history and culture of Kings Cross. Their destruction will be a major blow to 'village atmosphere' of the Cross and will further fuel the retail decline in the area.

2. The type and style of business proposed is already grossly over-catered for in this area.

There are already over a dozen of these franchise style brightly light 'convenience store' businesses in the area. They generally provide only limited lines of grocery items, consisting mostly of magazines, soft drinks and confectionary, and are on minimal use to residents. They have not been performing very well as businesses.

Additionally, there are two other 'old style' convenience stores within 30 metres of this proposed business.

The proposed business will probably go broke within 6-12 months – then the damage done to the existing shops will be irreversible.

I believe there are precedents for disallowing this DA on these grounds alone!

3. The type and style of business proposed is entirely inappropriate for this location

This style of business is entirely inappropriate for this location, due to it's design and style and how inappropriate this is to Roslyn Street. The SSCC has just spent a great deal on the park opposite to improve this block of Potts Point – and this store will be a major backward step!!

4. The type and style of business proposed will impact negatively on parking and amenity for residents

This style of business, if successful (which is unlikely) will 'cause traffic chaos in this narrow street, due to passers-by stopping off to shop in this 'convenience store'. This will impact negatively on local residents amenity.

We urge the SSCC councilors and planners to sent this DA to committee for review.

Residents and businesses from near this proposed development have formed an action group, including a representative of the 2011 Residents Association. This group will represent local feeling to the SSCC planning committee when it meets on this matter.

FW 055

best regards,

stephen carnell
president
2011 Residents Association Inc

PO Box 469 Kings Cross NSW 1340
mobile 0418 255 440
fax 02 8569 0335
email scarnell@bigpond.net.au