



2011 Residents' Association Inc.

ABN 78 862 101 665

PO Box 1513
Potts Point NSW 1335

Dear DA Submissions,

Application number: D/2022/296

Address: 145-153 Victoria Street POTTS POINT NSW 2011

Description: PAN-212048 Alterations to use premises as a restaurant/cafe...

The 2011 Residents Association asks Council to reject the above-mentioned DA on the following grounds:

(1) The development of this site, which until now has been used as office space, into a restaurant/cafe/bar and one of a substantial size (60 patrons) in the middle of a densely populated residential street, and furthermore on the ground floor of an eight storey residential building, will be a major insertion of the entertainment/hospitality sector in the middle of a traditionally quiet residential street.

(2) Recently Victoria Street has unfortunately become increasingly noisier with the local nightspots such as Miss Gs pumping out noisy music and with crowds of patrons blocking the street outside, conversing loudly, smoking, vaping, etc., blocking the footpath and interrupting the peaceable enjoyment of local residents living nearby. Similarly Bang Teng's often plays loud amplified music.

There are many promises in this DA's documents and that loitering, patron noise, amplified music, etc. will be carefully controlled. Such activities are not controlled by management or Council in many other cafes, nightspots and bars in the vicinity - so it is likely that this development will similarly reduce residential amenity.

This DA's statement on environmental effects states: "This proposal will further in hence Victoria Street as a dining destination, it would also help activate the street frontage at this location." Residents do not wish their street to be further "activated".

(3) The long hours of operation (7.00am to 12.00am Monday to Friday inclusive, 7.00am to 1.00am Saturday, 7.00am to 10.00pm Sunday) are yet another blow for residents. These hours mean only 7-9 hours of quiet for locals.

(4) Assuming that this restaurant/cafe/bar is serving alcohol, it is not specified whether it will be served for all of the lengthy opening hours proposed.

(5) Extra traffic movements in the area for drop offs and pick ups of patrons with further loud associated noise, including from intoxicated persons, is also to be expected if this DA is approved.

Yours faithfully,

D. P. Wagner
Committee Member
2011 Residents Association
25 April 2022