

When the Old Clare rooftop bar was operating illegally by being open to the public, it was absolutely unbearable to live in my apartment. Blinds had to be closed and windows could not be opened from 12pm to 10pm, which is the proposed operating hours of this venue. Personally when this venue was operating, it caused me so much stress and anxiety and I was not able to live a normal fulfilled life. I couldn't even invite friends over for dinner because of the raging pool party next door. I think that everyone here can agree that this is no way to live. Many of my neighbours and I also work from home on their own businesses so there is an even greater negative impact felt throughout the day and into the night. After looking in-depth into the plans to construct the proposed partial pergola as a solution to the noise and privacy concerns raised by the public, it does not meet my neighbours and I expectations in resolving these issues. The fact that the proposal is to build a partial roof with added skylights and not a fully enclosed structure means that it will still severely impact on both privacy and noise. In the recommendation made it was clear that the council was only concerned about the aesthetic look of the planned pergola rather than the impact on residents that live literally 20 meters from the proposed bar. I urge you to reconsider this modification and the impacts on Chippendale residents.

In the proposal it states the details of 'other late trading venues within a 200m radius' and that 'the hours are consistent with the consent for other premises on the site'. I have also reviewed other late night venues and this venue is of a completely different purpose to all other late trading venues in this area. Therefore this argument is weak and I wish for it to be addressed. All venues described in the list are either fully-enclosed venues or have an entirely different use and therefore not consistent with what is being proposed. Moreover any outside venue areas have a very limited 10-20 patrons capacity and predominately function as restaurants not bars such as Coco Cubana, Fogo and Koi. The proposed rooftop area that will function as a public bar with 150 patrons will create a different type of noise than the type of noise that a restaurant creates and this needs to be taken into account.

I notice that the ultimate owners and proponents of this development site are from Singapore. A wonderful city, state, yet governed by a one party government system. When their government decrees something, it happens without public recourse. So it is natural that coming to Sydney these people might expect a similar outcome to their proposals. Yet I am proud to say that Australia is an open democratic country where public debate and considerations for more than simply one person or a corporation's decree is paramount. It is not acceptable to myself and my neighbours that this little hotel is determined to be a 'major project' and therefore above stakeholder consideration and the rule of law. Given the national attention currently on foreign donations and interference in Australian government processes, it is only fair and reasonable for the proposed amendments to be put on hold so that proper scrutiny can be given.

Lastly, the Department of Planning and Environment assessment report has failed to address each and every public concern in its assessment from the dozens of submissions received which is only due and proper. I would like to ask that the Department of Planning and Environment address these public concerns fully.

Thank you for your time considering my objection to the proposed modification of the Old Clare Hotel Rooftop Pool Area.

Laura Martin  
Central Park Resident

Hello my name is Laura Martin and I am a Central Park resident living in east facade that will be significantly negatively impacted by the proposed modification to the Old Clare Rooftop area. In this statement I would like to explain why my neighbours and myself do not believe that the proposed rooftop bar is favourable in our community and that the suggested modification of usage is strongly against the intended use for this site. These adverse impacts have been especially felt on floors 4,5,6,7,8,9 of 3 Carlton Street, Central Park.

Imagine its a Sunday, its your only day off for the week and your about to enjoy your day relaxing at home. 12pm hits and so does an American spring break pool party next door. This party goes from 12pm until 10pm all day and night. Now imagine this 7 days a week from 12pm to 10pm when you not only live there but also work from home. This is what it was like living a mere 20 meters next to a rooftop bar that promoted a wreck-less pool party atmosphere. This is the scenario that myself and my neighbours experienced when the Old Clare Rooftop bar was operating illegally for 6 months and we do not feel that building a partial pergola is a solution nor do we want the type of intoxicated patrons that attended the venue in our community.

I would like to point out that the Old Clare Rooftop Pool area was only ever approved to operate on the basis as a hotel bar intended for hotel guests only. The information proposed in the modification application and new recommendation are misleading and framed to indicate that public usage has always been intended for this site. However the proposed venue is a modification of the original intended usage of a hotel pool and bar for hotel guests only. This was made apparent when the Old Clare Hotel received a \$15000 fine for operating illegally for being open to the public.

Within the new recommendation it sited that as the location is in a city area it is a reasonable request. I disagree with this and believe that this is not a strong enough justification for opening up the rooftop bar to the public. Chippendale is not a city location, it is a residential area, the majority of buildings in this area are filled with people living in apartments, it is not an area full of office workers that leave in the evening, it is an area that people come home to and has a very strong community. It is important to mention that I have no problem whatsoever for this venue to be used as a functioning hotel rooftop pool for guests only which was what was originally planned and intended. This factor was considered when I moved into my apartment three years ago and I looked up the proposed use for this rooftop pool area. I am young and also enjoy what Sydney night-life has to offer but the proposed modification of usage for this area is unreasonable in a residential area and will negatively impact on the apartment livability and on the wider community.

In the new recommendation made, I don't feel that sufficient consideration and care has been taken to understand the severe impacts felt by the residents in the East Tower of 3 Carlton Street Chippendale, especially on the grounds of privacy and noise. As the 3 Carlton Street Chippendale building has been designed to maximise light and fresh air via the glass doors are that open from floor to ceiling. As residents in this building, we do not have an option to close a small window if we want privacy and no noise. The uniqueness of this apartment building also attracts a lot of attention and is used as a backdrop for taking pictures which impacts greatly on residents privacy. This means that if the rooftop bar is to operate as a public bar myself and residents living in the East Facade of Central Park will be severally impacted. Having already experienced this negative impact for 6 months when the bar was operating illegally, I strongly disagree that the proposed partial rooftop will solve issues around noise and privacy.