

## 35-75 Harrington Street, The Rocks

As residential owners in The Rocks (adjacent to the proposed development), we already must deal with noise from multiple venues up to midnight and into the early hours of the morning. Currently, The Argyle Pub, the MCA function centre and The Glenmore Hotel all have loud music in the close vicinity of our apartment at 88 Cumberland St, The Rocks. The addition of another roof top place of entertainment should not be considered at all and so we object to the development in its current form (i.e., with a rooftop pool and entertaining areas).

If the rooftop pool and entertaining areas are to be approved, then the problem with the current submission, and specially the EIS, is that it does not acknowledge the immediate area as a residential domain. The writer confirms in the EIS, the recommended management measures “will comply with the relevant criteria at all the surrounding *commercial and retail receivers*”. The Rocks has always been, and is increasingly growing, as a residential community.

Therefore, the criteria for ensuring the “quite enjoyment” of adjacent residential neighbours must be set at a higher standard. We suggest the following conditions to address a residential situation;

- ♣ Maximum of 40 patrons on the rooftop common area, including the pool area and outdoor dining spaces. Only patrons staying in the hotel (and their guests) to use rooftop facilities.
- ♣ With regards to internal music within the venue, background music being played in the internal restaurant areas must be limited to 50dBALA10 when measured as a sound pressure level within the space. No music or patron noise (at all) from the development is to be audible at any adjacent residential property.
- ♣ No music is to be played in the outdoor seating or pool areas.
- ♣ All operable windows and doors to external seating areas are to be fully closed after 10pm.
- ♣ Removal of glass or waste should be done internally and must not be taken after 8:00pm and before 8:00am.
- ♣ A Senior Hotel Manager (who has the authority to make immediate changes) must be on site and available during the hours of operation. The contact number of the Manager on duty must be publicly displayed for the purposes of receiving any complaints.
- ♣ Security Guards (with specific knowledge of the conditions of approval regarding noise and patron behaviour) must be located at all entry and egress points during hours of operation.

We object to the development of this site to include rooftop pool and entertaining areas, as it will further add to the already unbearable noise we currently have to deal with at night and into the early hours of the morning. We ask that the Department have the roof top amenities deleted by the Developer before any approval is granted.