

# Mercantile Hotel Response to Responses SSD-8665

The Response to Submissions (RtS) is largely put forward as a justification of the original proposal as submitted. The design and proposed operation as detailed in the application has not been amended to specifically address the concerns of nearby residents.

Consequently my submission and comments remain unaltered from those I previously submitted.

I make the following additional comments:

## **1. Noise of amplified music and patrons emitted from the George St bar area and footpath after 10pm**

The general approach from the consultants is that there are proposed minimal changes to the George St bar area and no assessment has been made of noise emitted from this area and no acoustic treatment is proposed for this area.

Alterations and additions of the extent proposed in this application should necessitate a complete upgrade of the acoustic treatment of the entire building. Just as alterations and additions of this magnitude require an upgrade of fire and environmental services, such work should necessitate the upgrade of the acoustic treatment of the building and the methods of operation.

In particular:

- i) An acoustic assessment should include noise emissions from the property between 10pm and 2am when amplified music is playing to assess the impact on the residential property and specifically our bedrooms facing onto George St.
- ii) The only access to the George St footpath should be from the southern most doors to the bar, all of the doors and windows north of that being kept closed at all times.
- iii) All doors and windows facing George St should be acoustically treated and the George St bar should be air-conditioned so as contain noise generated within the building.

I have had discussions with representatives of the hotel operators who have expressed a willingness to address the noise emission issues from the George St bar with the view of improved long term hotel operations.

Work involved in the acoustic treatment of the existing ground floor bar will have some heritage implications. All sections of Government, including the Heritage Branch and Property NSW, should work cooperatively with the applicant to facilitate the acoustic improvements that will result in considerable improvements to our residential amenity.

## **2. Hours of Operation**

The existing actual, rather than approved, hours of operation are up to 11pm Sunday to Thursday and up to 1am on Saturday and Sunday mornings.

The hotel management have stated that there is no intention to extend the hours of operation.

Any extension beyond the existing actual hours will increase the impacts of noise emissions from the premises and the noise of patrons leaving the premises late at night and in the early hours of the morning. This is particularly the case in respect to noise emissions from the proposed roof terrace and the George St footpath.

Any development consent that may issue should limit the hours of operation to the existing actual hours. Any future extension of hours could then be the subject of a future application and assessed on the basis of the impact at that time.

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