

From: [REDACTED]
To: [REDACTED]
Cc: [PAC Enquiries Mailbox](#)
Subject: Re: Modification to Old Clare Hotel Block 3A Central Park Project Approval - D487/17
Date: Tuesday, 24 October 2017 6:27:23 PM
Attachments: [image001.png](#)
[OCPE_907_LivingroomProximity.MOV](#)
[OCPE_907_BedroomProximity.mov](#)
[OCPE_907_LivingroomProximity.pdf](#)
[OCPE_907_LivingroomProximity_5peopleLoud.MOV](#)
[OldClareHotel_March13th2016_708LivingRoom.MOV](#)
[OldClareHotel_March13th2016_907LivingRoom.MOV](#)

Hi Philippa,

I received this email today about a upcoming commission meeting,

I would like to have the below email and attachments as a submission for this commission meeting in objection to the proposal and if possible speak showing some of the attachments in this email. How do i make sure the Mr Stephen O'Connor (chair), Mr David Johnson and Ms Carol Austin. read my email and see attachments?

Please give me a call on [REDACTED] anytime

Hi,

I am Benjamin Richard Malter of [REDACTED] Carlton St, Chippendale. I am currently an owner/occupier of an apartment on the [REDACTED] floor of 3 Carlton St Chippendale, known as ONE Central Park East (OCPE) ("the apartment"). I live in this apartment with my wife Natalie, who regularly works from home.

I am also the strata committee chair person and have been living at the OCPE building since the building finished construction in November 2013. The Old Clare Hotel was refurbished with a new rooftop pool area constructed for hotel guests completed in 2015

The OCPE building is located across the street from the Old Clare Hotel. A laneway (Carlton St) runs between the Old Clare Hotel and the OCPE. The apartment is located directly opposite the Old Clare Hotel and approximately two (2) to three (3) floors above the Old Clare Hotel rooftop pool area ("the rooftop"). It is my understanding that the rooftop area is for guest only. My bedroom and living room are oriented directly opposite to the rooftop and both rooms face out over the rooftop as do many other units in OCPE.

The apartment has floor-to-ceiling glass double glazed sliding doors that when opened, extend the living room into the outdoor area. This design feature is also used in the bedroom. The sliding glass doors are my windows for my apartment if I need fresh air. The inside/outside living design is a big part of the amenity and footprint of the living areas of the apartment and the accessibility to my green plants that are part of the iconic design of One Central Park East, and therefore it is not feasible to keep the glass doors closed all the time.

Attached File: OCPE_907_LivingroomProximity.MOV
Attached File: OCPE_907_BedroomProximity.mov
Attached File: OCPE_907_LivingroomProximity.pdf

When there are 20 or more people on the rooftop, the noise caused from the chatter alone (not including music) requires me to close my glass door windows. When numbers on the rooftop are double this the chatter noise comes into my unit while my double glazed sliding glass door windows are closed

There have been times when less than 5 people have caused intrusive noise with no alcohol let alone this venue wanting a full open bar as they are seeking approval.

Attached File: OCPE_907_LivingroomProximity_5peopleLoud.MOV

A petition was formed and signed by 50 individual residential units against this bar entertainment use such as I am due to proximity, noise affecting living and health, privacy and our resale value of our homes.

Attached File: OldClareHotelDA_ObjectionPetition.jpg

The Old Clare had run this guest pool rooftop as an entertainment venue briefly receiving a 15 thousand dollar fine and made living in our apartments unbearable during these times.

Attached File: OldClareHotel_March13th2016_907LivingRoom.MOV

Attached File: OldClareHotel_March13th2016_907LivingRoom.MOV

If anything the hotel should be putting in measures to protect the neighbouring residents who have been living here prior to the rooftop being constructed from noise it can easily generate by a mere few guests staying at the hotel making noise with no bar on the rooftop considering our bedrooms and living rooms are less than a stone toss away. There is no possible way they can run a bar entertainment venue with out significantly negatively impacting a huge amount of residents with noise affecting living and health. Please reject this and stop this rooftop guest pool turning into an alcohol serving bar entertainment venue noting that the hotel already has a bar downstairs.

On Tue, Oct 24, 2017 at 4:53 PM, PAC Enquiries Mailbox <pac@pac.nsw.gov.au> wrote:

Dear Sir/Madam,

Please see the attached letter notifying the forthcoming Planning Assessment Commission meeting on the above proposal for your information.

Please don't hesitate to contact us if you have any questions on the Commission's process on [\(02\) 9383 2100](tel:0293832100).

Kind Regards

Philippa Vale | Project Support Officer Secretariat

NSW Planning Assessment Commission

Level 3, 201 Elizabeth Street Sydney NSW 2000

e: [REDACTED] | p: 9383 2100 | f: 9299 9835 | www.pac.nsw.gov.au



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Ben Malter



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