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To: "DA Submission Mailbox" <DASubmission@northernbeaches.nsw.gov.au>
Subject: Online Submission

11/10/2021

MR John Brisby
2 / 10 - 2/10 Moore RD
Freshwater NSW 2096

RE: DA2021/1620 - 31 Moore Road FRESHWATER NSW 2096

RE: DA2021/1620 - 29 Moore Road FRESHWATER NSW 2096

I would like to object to the application for alterations to the Harbord Hotel.

I believe these plans, proposed increase in patronage and use of the facility is an overdevelopment of the site and intensification from our local pub to a large entertainment venue not in keeping with a residential zone or community needs.

I object to the following;

- Additional patronage up to 900 people will increase ongoing issues of concern to residents even with existing operations - considerable noise, congestion, parking/traffic issues, safety risks and increase anti-social behaviour to the area.
- There are already two outdoor spaces as part of recent upgrades. The addition of an elevated outdoor space seems unnecessary. Amplification equipment and extra patrons will increase noise and disruption across all of the Freshwater precinct.
- The proposed use of the level 1 area as entertainment space with sound, audio visual and recording studio is an overdevelopment and unnecessary. This is not in keeping with plan of management as "local corner pub" nor meeting needs of local residents.
- Increased traffic congestion and safety concerns without adequate parking provision and people management. Parking for residents is already difficult in the area. I do not believe the area can cope with extra demand as a result of increase in patronage.
- Proposed new roof line does not meet height restrictions and will alter the heritage listed exterior.
- Heritage listing should not all for addition of acoustic sound barriers on level 1.
- Our property is near a bus stop. We regularly have late evening disruptions and have to clean up rubbish and other issues relating to intoxicated patrons around our premises. This would increase as a result of increase in patronage and change of demographic for the hotel.

Many thanks for your consideration.

John Brisby