
Sent: 21/09/2021 7:20:50 PM
Subject: Online Submission

21/09/2021

MRS J Waters
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RE: DA2021/1541 - 20 Albert Street FRESHWATER NSW 2096

J Waters 21st September, 2021
21/18-26 Albert Street, Freshwater

RE: DA2021/1541 - 20 Albert Street, Freshwater
Attention: Clare Constanzo

Firstly, I would like to mention that as of today, I have yet to receive my letter of notification from Northern Beaches Council for this DA application. I was only made aware of it by concerned residents.

The DA application on the Council website describes the change of use "to a restaurant" and on the Referral letter to Environmental Health and Protection that it is seeking consent for a "food premises" (paragraph 1, page 1) omitting the bar component outlined in the Applicants Plan of Management statement.

One of my concerns is at what time does this restaurant and bar change from a business predominantly serving food with alcohol to a business predominately selling alcohol with food because of the Applicants request to have trading hours extend to 12am(midnight).

The Applicants reference in their Plan of Management (page 1, Concept) that the Alma Freshwater will be its "spacious sister" restaurant to the Alma Avalon. They acknowledge (Plan of Management page 4) that the proposed Alma Freshwater restaurant and bar foresee "similar noise emissions" to the Alma Avalon. With the proposed longer trading hours and seating capacity for the Alma Freshwater it is obviously unlikely that the noise emissions will be "similar".

If you look at the Alma Avalon's website equal marketing is given to the restaurant and bar facilities emphasising their separate appeal and offerings under the one business.

The DA was referred to a Northern Beaches Environmental Health and Protection Officer for a qualified assessment and the DA application was refused (14 September 2021). The Council, as I understand it, are citing major concerns with the DA's supporting documents in relation to Noise (The Acoustic Report predictions/calculation of noise levels)

Sanitary facilities (lack there of)

Design (location of outdoor dining area and its close proximity to residential neighbours)

Exhaust system (smoke, odour and height)

The Council Referral concluded that this "proposal is unsupported" (again as I understand it)

because of the negative/adverse affects of noise, disturbance, social behaviour, health and safety issues for residents, locals and potential patrons of this proposed restaurant and bar. The Freshwater Village, shopping, retail, commercial and eateries area are (predominately located on Lawrence Street and Albert Street)and in recent years this same area has increased in new and renovated residential apartments and shop top housing. For example The Oceans Development and my apartment building 18 - 26 Albert Street, Freshwater plus the future residential development (currently under a DA application process at 50 Lawrence Street, Freshwater.

It is up to the Northern Beaches Council to acknowledge this increase in demand and development of residential apartments when approving "supported" and harmonious DA applications for new businesses. For the Council to consider appropriate business trading hours and not to "justify" decisions on the past but look to the future. To current and improved community balance for our Freshwater Village area.

Thank you for your consideration