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Subject: Online Submission

06/10/2021

MR Gary Munro
49A UNDERCLIFF RD
FRESHWATER NSW 2096
[REDACTED]

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

I strongly object to the proposal on the following grounds:

1. Noise - the quiet amenity of the residential area will be adversely impacted by the proposed addition of bars, recording studio and sound system. The Freshwater basin is a natural amphitheatre and noise is projected 360 degrees and magnified. This will be completely at odds with a residential settling.
2. Traffic - the area is a high traffic area both pedestrians and vehicles. The region from Oliver Street east to the beach has experienced increased movement and congestion with development of the Lawrence St commercial area. This congestion has resulted in vehicles seeking alternate routes to avoid Lawrence St precinct with Charles Street and Undercliff Road becoming the preferred alternate route. This traffic phenomenon combined with the increase in traffic movement associated with this development application will increase significantly the risk of vehicle accidents in the immediate surround area.
3. No safe Drop-off and Pick-up Area - there is no safe area for taxis and ride share providers to drop off and collect passengers resulting in double parking in the surrounding streets of Moore Rd, Charles St and Undercliff Rd. This increases the risk of accidents in poorly lit, residential streets with high pedestrian traffic including families with children moving to and from the beach.
4. Transition of patrons at closing time - the previous Licensee ensured patrons were safely exited from the premises and in a timely manner. This has ceased to happen under the existing Licensee. Increasing the capacity will only exacerbate this problem and further negatively impact the amenity of the surrounding residents.
5. Destruction of the local amenity - the surrounding streets have experienced increase in empty and/or broken bottles and glasses originating from the hotel. This is dangerous for pedestrians including families moving to and from the beach area along Moore Rd and Undercliff Rd. The previous Licensee always had personnel patrol the surrounding streets and collect empty and/or broken bottles and glasses left by the hotel patrons. This no longer occurs. This proposed development application will increase the destruction of the local amenity.
6. Parking - there is insufficient parking in the immediate area for residents and patrons now. The proposed development will add to an already exhausted parking situation. I refer the Officer to a development application by the previous Licensee to expand the upper level floor to include dining facilities. The DA was declined for reasons including lack of suitable parking.
7. Diminished Property Values - increased commercial activity in a predominately residential area will negatively impact property values.

No resident should be negatively impacted by this development application. Council has a duty of care to protect resident and residents property from undesirable and inappropriate development.

