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10/10/2021

DR Kristina Vikman
1 / 26 Moore RD
Freshwater NSW 2096


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

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I would like to object and raise my concerns regarding the current application to further develop the Harbord Hotel in Freshwater.

As much as the Hotel is an iconic meeting ground for the Freshwater residents, being a fantastic venue for drinks and food and contributing to the local community spirit, its location in an R2 zoned low density residential area such as the Freshwater Basin also limits its use as an entertainment venue. This area is NOT suitable for night club like activity, late live music, amplified music from several levels, increased number of outdoor entertainment areas with outdoor speakers. It's understandable that the owners would want to expand their business as much as possible in order to increase revenue, however not to the expense of the local residents. No other comparative venues of this size in the surrounding areas impact residential properties like the Harbord Hotel does. Why would the council suddenly approve this unrealistic overdevelopment without considering the residents? All the Hotels in Manly; Manly Wharf, Ivanhoe, New Brighton and Steyne, are all in commercial business districts with much less surrounding residents and minimal disturbance. Why not keep it to this? Same with Brookvale, Dee Why and The Beach and Sands further up the beaches.

The proposed expansion and development of the venue with roughly 70% increase to the commercial space will result in extreme disturbance and nuisance to residents of Freshwater. The surrounding residents are already suffering from the result of drunken patrons remaining in the area outside the hotel, dangerous drop offs and pickups by cars, taxis, ubers, and most of it all the noise level and visual privacy to surrounding properties during the Hotel's operating hours is already over the limit and not complying with the existing DA Approval from their last development. The Notice of Determination for the previous modification application (Mod2015/0215 and DA2015/0061) clearly states "No Clear Glass on Fence Panels" in order to protect the acoustic and visual privacy of surrounding residential properties, however, this was breached as soon as the venue opened up, without any reprimands from the council, which is extremely disappointing. Clear glass fencing was put up all along the Hotel building's boundaries to be more aesthetically pleasing, without any consideration to the nearby residents or the existing DA.

The proposal is a clear overdevelopment of this site. By turning the level 1 balcony in to a patronage area it will further increase the noise level and allow sound to travel even higher and further, plus completely abolish the visual privacy for many of the nearby residential houses. Why is there a need for another, unnecessary, outdoor space, when there are already two existing ones? Why add this on only to annoy and disturb the surroundings? To attract more guests? Well, what are the priorities for the council, to please commercial businesses to the max, or to primarily look after and protect the rights of its tax-paying residents?

Increasing the number of patrons to 800 plus has an enormous impact on the area. Where are all these patrons quietly going to go once they leave? How are they getting out of there? How many pick-ups and

drop offs will it require to move these people, with cars stopping in private residential driveways directly outside residents' bedrooms?

The current proposed development application should be declined and revised to better consider the R2 zoning. The acoustic report needs to be outsourced to, and reviewed by, acoustic engineers, as it is an extremely important aspect of any development to the existing building.

Dr Kristina Vikman & Mr Mattias Friberg
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