

From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 9/10/2021 2:05 PM
To: "DA Submission Mailbox" <DASubmission@northernbeaches.nsw.gov.au>
Subject: Online Submission

09/10/2021

PROF DAVID HILL
20 MOORE RD
FRESHWATER NSW 2096
[REDACTED]

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

Professor David J Hill
20 Moore Road (corner with Charles St)
Freshwater 2096

Re: Submission DA 2021/1620

Firstly I emphatically oppose this new development of the Harbord Hotel on the grounds of projected disruption to broader village lifestyle and more devastating effects particularly for those who live in close proximity to the Hotel. The evidence is already there given the outcomes from Stage 1 and this has brought distrust and major new concerns. Some more details are given below.

- Background

My wife and I have lived (except for some years overseas) at 20 Moore Rd across the road from the Hotel since 2010, like many others buying in at premium prices to enjoy a beachside village lifestyle. The Hotel was an integral part of this: we ate in the Bistro regularly, met friends for sporting events there and the odd noise was no more than a local household party every now and then. The management even went further with many initiatives to keep locals happy by clearing bottles from footpath gardens, busing patrons away before midnight and accomodating family events. Because of my frequent travel my wife actually felt safer in this community, was friends with staff and one day the Hotel security helped her check our house when she feared a break-in. As best as I recall there was one security person some nights each week and he spent most of the time just chatting to passersby. This said I have heard from earlier residents that there has been a continuous erosion of the noise safeguards which started with much earlier closing times given the proximity to residences. My impression is that this last step at Stage 1 has been one too far.

- Hopes for development lost

We did however look forward to the refurbishment, maybe to a more modern restaurant (UK gastro pub style, which I have enjoyed often with two levels of food one more dining the other more bar food), maybe a cocktail bar. The physical indications looked good. But the reality has been a shock. I will try to summarise. Since the Hotel reopened the situation has changed dramatically with an unacceptable impact on the nearby community. Some evidence of completely new impacts at our house are as follows:

- The clientele has changed from being more community based to attracting masses of louder younger people, many barely eighteen it would seem;
- The noise levels reach awful levels at times, e.g. an open air guitarist mid-afternoon who could be heard from one end of Moore Road to the other let alone at my working desk just over the road;
- Finding a drunk patron in a belligerent mood lying in a garden near our front gate; his manner was threatening to my wife;
- Finding several swearing patrons trespassing our property while waiting for a bus;
- A small group actually entered our property to piss on a door next to where my granddaughter was asleep; our daughter-in-law was very frightened;

- A high level of foul language by young passers-by into the early hours;
- The line-ups outside the hotel and associated traffic (taxis etc) frequently congested Moore road;
- On several occasions quite late the many security guards now employed were hopeless to keep large groups of loud drunken people from making noise, in one case in a frightening brawl that entered our driveway;
- Walking out the front door in the morning to find beer bottles and cans thrown in the outside garden, over the fence and into our bin area.

- Please consider

The impacts have to be seen in layers across; 1) Freshwater suburb and village; 2) the so-called Basin area; 3) neighbours of the Hotel, some no more than about 20 meters away (boundary to boundary). This Hotel as far as I know is unique in the Northern beaches in having residential housing on all boundaries. The last group consist of on young families, retirees moved in from other areas and people simply enjoying a peaceful seaside life some for many decades. The impacts accordingly range from loss of lifestyle to excessive noise and street mis-behaviour to destruction of lifestyle and possibly health. The whole basin stands to lose property values and street peace. The concerns of the last group of neighbours must be considered separately and not averaged into the wider community.

- Fears for later Stages

The developers have already shown they cannot deliver a community hotel at Stage 1. The noise control, behaviour management and even the promised restaurant were all major disappointments. The so-called restaurant in my view is just another bar with some tables (not so uncommon) with less quality food than the prior Bistro so the intention is clearly to have four bar areas spilling out onto two balconies. Again: families, retirees and working people will be just about 30 meters away from a drinks and music centre if this development succeeds. This is totally unacceptable and I hear of people already talking about independent reports and lawyers.

- Some support noted

We note that the Friends of Freshwater have supported the development. Please note they have a serious conflict of interest as they hold all meetings in the Hotel and it should be checked whether any of the leaders actually live near the Hotel (I am sure none are in the frontline neighbours above). While they do some good community activities I see no evidence of any expertise relating to planning matters. Also we accept that a relatively small percentage of people love drinking and loud music into the late hours. Well they already have venues in Manly and the village away from those who prefer (and paid for) a more peaceful lifestyle.

- Protections missing

The following should have been guaranteed in the submission; none of the reports come close to convincing me they were:

1. Noise limits for weekdays, weekends, daytime, night time that allow for health and lifestyle of the diverse (children to older retirees) nearby and for the wider Basin area; not just some 10-8am generic limit;
2. Strategies guaranteed to prevent the street behaviour ruining our village, e.g. close the bottle shop earlier, limit numbers etc etc;
3. Facilities commensurate with the community, including a proper bistro and bars suited to a diverse community not hordes of outsiders.

- Finally

We are a community of retirees, young families and working people, many working from home these days. We are concerned about our quality of life and housing values already. I wonder if Council people have talked to any of us. I in particular invite Adam Croft to do this and hear first hand of evidence of the different layers of impacts already felt and likely here which will ultimately come back to Council accountability. I regard the Stage 1 approval as already a proven failure so please make sure this is not compounded with more. This would be a travesty that in my opinion warrants a major upheaval of community resistance to go on as needed.

Regards David J Hill

BE, BSc, PhD, FIEEE, FAA, FTSE, FEngHK

<https://www.linkedin.com/in/professor-david-hill-99b19b14/>

<https://www.facebook.com/profile.php?id=100073603086375&sk>