

**From:** "Dr Gloria S Wright" [REDACTED]  
**Sent:** 10/10/2021 7:41 PM  
**To:** "Council Northernbeaches Mailbox"  
<Council.Northernbeaches@northernbeaches.nsw.gov.au>  
**Subject:** Objection DA 2021/1620  
**Attachments:** Submission Harbord Hotel\_October 2021.pdf

Dear Council, Kindly accept and upload the submission attached re DA 2021/1620 for the Stage 2 of the Harbord Hotel, 29 Moore Rd, Freshwater, NSW 2096.

Please make my submission public and viewable on your website. Kindly confirm receipt of this email and uploading of the attached document.

Sincerely,  
Gloria Wright  
Resident, 20 Moore Rd, Freshwater  
[REDACTED]

Name: Dr Gloria S Wright [REDACTED] Address: 20 Moore Road, Freshwater NSW 2096 Re DA 2021/1620, Harbord Hotel, 29 Moore Rd, Freshwater, NSW

**My substantiated objection to the Harbord Hotel (the pub), DA 2021/1620 Stage 2 development, rests on the residential zoning status of Freshwater (R2).**

*I draw on three qualifications to support my objections:*

- a) Documented resident experience less than 20 metres from the Harbord Hotel and,
- b) Professional qualifications (USyd. PhD, Social Work and Education), advanced research analysis skills, registered Expert Witness
- c) Professional practice: from my professional rooms in my home, helping people with learning disabilities and diagnosed mental health disorders: children to aged; published author of 2 books working author; media commentator and professional speaker: health & society

While there are several reasons why Council is accountable for the just preservation of the Freshwater environment and community, I name just three:

1. Noise Pollution impacting health: expansion of high levels of amplified noise is proven to negatively impact biological & mental health, evidence-based
2. Environment and Safety: increased waste; damaged amenities; marine and nocturnal wildlife impact; preventable demands on an already overworked police force; disturbance of the peace late at night/early hours making Freshwater less safe.
3. Liveability decline and Asset devaluation: decrease in privacy for residents; increased noise and associated health risks is specifically named in criteria-based globally applied methodologies to assess liveability rankings. Freshwater will decline in liveability, perceptions and home values will likely show less favourable liveability.

### **3 reasons to reject this application**

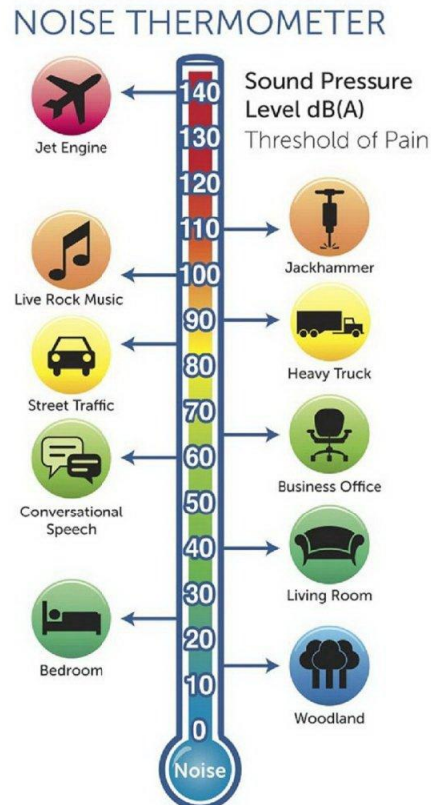
This DA application mocks the seriousness of residential zoning (R2) because the noise pollution, disorderliness and decline in quality already experienced in Stage 1, is set to increase, see above.

#### **1. Noise Pollution**

Expansion of high levels of amplified noise will impact health: biological & mental, with evidence-based cause and effect consequences for residents – street and traffic noise pollution add further elements of disruption:

3 bars, outdoor balcony use (once residential) with up to 100 people partying on the balcony, live amplified music (as experienced in Stage 1, and as advertised in the pub's website to attract young drinking patrons) with an additional bar function and commercial kitchen, and also, expansion to create a recording studio in the once residential attic, with yet another bar, will, according to peer reviewed research of similar, reduce the wellness, productivity, education outcomes and feeling of safety of residents: from babies and children through to our aged folks; from people studying and working from home, to those seeking reasonable relaxation in the sanctuary of their homes. See simplified illustration in the noise thermometer below – live & amplified music more than doubles acceptability for residential living and sleeping and approaches human pain threshold – it's more than 'annoyance', it's painful and anxiety inducing.

*I, for example, can hear actual lyrics of songs played through double glazed windows whilst attempting to counsel clients, write serious material and prepare speeches/presentations.*



## 2. Environment and safety

Freshwater, a jewel in the northern beaches LGA, once known for its previously friendly family pub and relaxed village lifestyle. Stage 1 of the Pub development has already failed its promises. It has already attracted ‘party people’ and poor social management of the same.

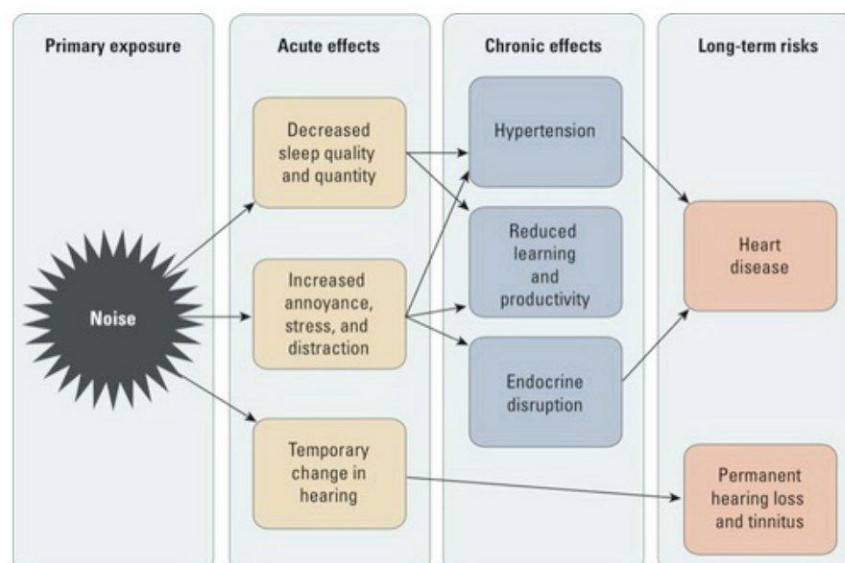
*Since the Stage 1 development, and never previously, I have observed people leaving the pub and I’ve documented the behaviour. I have also attended inebriated distressed young people in the street after midnight and witnessed projectiles including high heel shoes being thrown and violence; My son, with pregnant wife, has dealt with people urinating on our glass doors and front gate – and then he himself has cleaned up the urine in the early hours of the morning; and around 7am in the morning, I have been blocked from exiting exit my front gate to walk my dogs by a hung over patron swearing about the pub; my husband has gathered uncountable bottles and cans left in our garden and at the bus stop, and has himself cleaned up broken glass on the pathways to prevent young children and animals from lacerating their feet. The pub security guards have been unable to curtail antisocial behaviour.*

Research in noise impact is not new – it’s been studied for decades. The following snippets are not intended as an academic presentation, but to assist in pointing to the hazards.

*People in noisy environments experience a subjective habituation to noise, but their cardiovascular system does not (Muzet, 2002); The body’s initial startle to noise activation of the sympathetic part of the nervous system...blood pressure rises with noise transients and heart rate increases with noise level (Harlabidus et al. 2008); The effects of noise on conscious subjects are insidious...increased psychosocial stress (Babisch et al. 2013, Stasfeld 1992); Children in noisy environments have poor school performance (Sandrock et al. 2009). “Nocturnal noise pollution must be avoided near residential areas as sleep disturbances have serious long-term health consequences. Pregnant women, fetus, newborns, infants, and children are most susceptible to noise induced health hazards and should be given utmost protection. Educational institutions, workplaces, commercial and industrial areas should be regularly monitored for noise levels and protective ear muffs and plugs be used. Public be educated repeatedly regarding health hazards of noise. Traffic*



*noise should be regulated to be within safe limits... Areas of noise pollution must be identified and corrective measures be taken..Gupta (2020)*



*Environmental Noise Pollution: Developing an effective Public Health Response (Hammer, M. 2014)*

Note: This submission is not the forum to boast numerous research papers, analysis, and articles (although these are available upon request). Noise Pollution from amplified music, human behaviour and traffic, close to residences has been specifically studied and has consistently been found to impact the health of those living directly and measurably nearby: biological decline including increased heart disease and other very serious illnesses, reduction in life span from sleep disturbance and deprivation and mental health decline including a range of diagnosed disorders previously not experienced. Moreover, children whose sleep is disturbed by amplified noise have marked increase in anxiety, a decline in educational outcomes, and higher rates of diagnosed disabilities.

### 3. Liveability decline and Asset devaluation

Liveability of suburbs and cities continues to attract interest and has well developed and tested criteria. One such component is perceived quality of life and actual health outcomes. The stage 2 development if it proceeds as is will cause a decline in liveability in the Freshwater Basin. Several factors have been noted in this complaint and include glaring lighting intruding homes, set to worsen from open balcony use; increased traffic and associated Uber/Taxis with no clear designated safe areas causing danger and hazards; rise in residential stress. Criteria-based assessment referencing noise pollution from similar establishments is specifically referenced in liveability scoring. Notwithstanding market fluctuations and other global and policy influences, it's not unreasonable to expect relative property prices in the Freshwater Basin to decline as a direct result of the Stage 2 impact. For criteria, see <https://www.eiu.com/> and <https://livabilityindex.aarp.org/how-are-livability-scores-determined>.

### Closing comments

It is not only council's duty to take community concerns into account, but also prudent for Council to foresee the impending issues of this application and prevent the collective action of residents which may be otherwise invoked.

Dr Gloria S Wright PhD (USyd) Education and Social Work  
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 Director Learning Solutions Global (Hong Kong SAR and Asia Pacific)  
 Resident, 20 Moore Road, Freshwater, NSW, 2096