

From: [REDACTED]
Sent: 6/10/2021 5:47 PM
To: "Council Northernbeaches Mailbox"
<Council.Northernbeaches@northernbeaches.nsw.gov.au>
Subject: DA2021/1620 Submission
Attachments: 06Submission Harbord Hotel stage 2.docx

Herewith our submission to Northern Beaches Council re Proposed development DA2021/1620 Harbord Hotel stage 2 .

Yours sincerely
Ian Alexander and Louise Alexander

06/102021

6a Charles St

Freshwater NSW2096

Re:Harbord Hotel DA2021/1620-29/31 Moore Rd Freshwater NSW2096

We have lived here in the Freshwater basin diagonally opposite the hotel since 2007.It is about 50 metres away.

Our main bedroom and balcony has a line of sight directly to the hotel and especially the outdoor courtyard and balcony.

It has been a very harmonious relationship with the previous pub management .

We understand progress and change will inevitably occur .

However we wish to strongly object to the proposed stage 2 development of the Harbord Hotel.

The hotel has changed its character and the venue has changed from a friendly local pub to a larger scale noisy commercial hotel and this proposed redevelopment further extends this.

Reasons for objection:

1.Intensification of use.

An existing first floor residential area will be transformed into a bar ,entertainment facility and live recording studio.

Intensification of land use will result in an extra 80 patrons from 820 up to 900 plus increased staff to 62.This is not in compliance of the objectives of the Warringah LEP2011-Land use zoning.

Up to 60 to 100 patrons will be on the balcony with attendant noise issues across the Freshwater basin.

The hotel is immersed in a residential R2 zone area.There is a 30m setback.The proposed level 1 will be 30-40 metres from homes.Compare this with other NB LGA hotels which are not in residential zones.The R2 zoning is to provide low density residential use.

2 Increased noise levels.

Since change of ownership there has been a noticeable increase in noise in Moore rd and Charles St, from loud voices yelling and screaming especially from 10pm from the outdoor courtyard or front steps or if the western windows are opened ,plus taxis and

ubers sounding horns for departing patrons. This noise has intruded into our homes and disturbed our sleep.

The opening of the current courtyard windows in warm weather defeats the sound absorbing purpose of acting as a sound barrier.

Departing patrons make noise until 12.30am regularly and bottles and cans are found in the garden and street. Bad language can regularly be heard into our home from the current patron groups as they stand outside awaiting pickups home.

Working residents are surely entitled to get a good night peaceful sleep after 10pm weekdays.

It will become worse if the balcony is opened as a bar with 50 extra patrons leaving and the whole Freshwater Basin will be affected as sound is amplified at night.

There are 2 other bars in Freshwater village and the Harbord Diggers club providing adequate alcohol provision as alternatives.

A previous acoustic report was inadequate as it was carried out on a quiet midweek night. No sound receivers were placed near our house.

I am highly dubious that 2m glass panels and an acoustic ceiling panel would block the sound of the outdoor patrons. An independent acoustic report needs to be undertaken on a busy weekend.

Live music and an upstairs outdoor PA system will just add to the noise and disturb what has previously been a peaceful relaxed residential environment.

We and nearby local residents have had to make formal noise complaints about the noisy music from the lower level outdoor courtyard plus noisy departing patrons in February 2021. Adding an upstairs PA system will just reproduce the same noise problems

3. Traffic and parking problems

There is limited parking within the hotel some 23 spaces. An additional 8 are proposed but where? On the bottleshop driveway and what happens to the drive-thru?

The traffic consultants suggest 60 cars will be parked in nearby streets adding to an already difficult parking problem for Undercliff and Moore and Charles st residents.

We understand a previous upper development proposal was contested and won in the Land and Environment Court in the late 190s due to a lack of additional car spaces. The same problem continues if this proposal proceeds.

Parking in Moore road and Undercliff rd has been steadily worsening since we moved here. Our common driveway for 6 townhouses has been blocked for hours on 2 occasions since 2007 by hotel patrons who don't seem to care who they inconvenience. More cars on our roads will only exacerbate this.

4 Non compliant height levels.

Converting the attic to a recording studio will exceed the height limit of 8.5m clause 4.3 of Warringah LEP. This is for an unnecessary use that is not part of a local community and will detract from the heritage value of the existing building .

5 Life quality.

The attraction of Freshwater as a peaceful family friendly beachside suburb risks being lost with a noisy venue day and night 7 days a week .A young louder party people demographic has been attracted to the Harbord hotel since the renovations.

Adding to this the parking and traffic congestion will only worsen reducing the residential attractiveness and perhaps affecting property values longer term.

We ask the council planning committee to reject this DA

Signed

Dr Ian Alexander, retired

Mrs Louise Alexander