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Subject: Online Submission

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RE: Mod2020/0416 - 31 Moore Road FRESHWATER NSW 2096

Attention:Thomas Prosser
Northern beaches Council Planning and development.

Modification Application2020/0416-DA2020/0468
29-31 Moore Rd Freshwater NSW 2096

This submission is concerned with modifications to the previously approved development of the Harbord Beach Hotel which affects local residents due to increased activities in the courtyard areas and increased noise from increased late night hours of operation of the northern courtyard impacting upon neighbours causing sleep disturbance .

1 The northern courtyard has minimal acoustic mitigation measures apart from some low glass windows .Since the change of hotel ownership and increased courtyard use patrons are yelling and shouting at late night hours which are able to be heard inside our homes .This is not in keeping with the WLEP2000 objectives and are inappropriate for a residential zone .Patrons do not depart till midnight up to 12.30am causing noise in the neighbourhood.

Hours of outside use in the courtyards should be limited to 10pm weekdays and midnight weekends to minimise sleep disturbance of nearby residents.Most residents in the suburb appear to be in bed by 10pm weeknights if lack of home lights suggests .

2 Poor disability access.The current proposal shows a DDA lift at the corner of Moore rd and Charles st which requires an external footpath ramp .Opening of the wall to Charles st leads to potentially more noise to the surrounding neighbours .

Any lift requires that the full height of the entry point have an acoustic barrier at all times.I understand that this has been proposed.by the developer.Perhaps disabled access should be moved to the rear entry (planned to be closed permanently)as this would be a better solution.

3Existing clear barriers in the courtyards are of low height and have minimal acoustic attenuation especially if the sliding windows are opened. .They need raising or other acoustic sound absorption materials need to be employed in the courtyards as voices can heard above background noise in my lounge room and 2nd bedroom over 500 metres away anytime the courtyards are full and especially later in the evenings.

4 Noise assessments should be undertaken daytime and night-time esp at weekends when non Covid 19 conditions are removed so as to truly reflect real conditions of the hotel ,not as now with limited patrons .