
Sent: 30/05/2020 11:38:53 PM
Subject: Online Submission

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MR Not Disclosed
ST
Freshwater NSW
Freshwaterhideaway1@gmail.com

RE: DA2020/0468 - 31 Moore Road FRESHWATER NSW 2096

Submission re Development Application 2020/0468

My residence is one of approximately 80 residential properties surrounding the immediate area of the Harbord Beach Hotel. I have lived here for just over 25 years.

I have read the 3 submissions already received by the Council and concur with the issues raised - lack of consultation regarding more than doubling the present number of poker machines, Effective management of patrons needed when the Hotel closes each evening and the inadequate acoustic glazing in the main bar area on the north west side of the Hotel, especially non compliance in keeping all windows closed when music is playing in the evenings.

My main concern regarding the DA application is the outdated acoustic report supplied by the owners of Harbord Beach Hotel.

The report needs to be relevant to the new operations and venue areas of the Hotel. Instead The Acoustic Group report submitted with this DA states that they refer to their previous reports and acoustic testing performed in 1998 - 22 years ago and limited testing of the internal main bar in 2006 - 14 years ago!! The only current acoustic test was performed on 22/04/2020 when the Hotel was in Corona virus lockdown as was noted in the report.

There has been a definite increase in noise and music levels in the newly implemented live music venue operating in the outside beer garden facing Moore Road. There has also been a higher volume of noise and music heard from the residents emanating from inside the Hotel's main bar area since the new ownership commenced in February this year.

Obviously a new and independent report and acoustic testing is required. The timing of when the testing is performed should be during the highest impact on the surrounding community, when the hotel is back to full operations on a Saturday from 2pm (when there is outdoor live music) through to 11pm.

This hotel operates within a predominantly residential area and as such is quite an unusual environment for a pub to operate in. The residents and the previous owners of the Hotel have happily co existed for many decades and as such residential concerns should be the most important factor in assessing this new DA, especially as the Local community is a major part of the Hotel's patronage. All matters of concern from the residents must be resolved now before this DA is approved so that any further Development Applications received for future changes to the current operations of the Hotel will be addressed according to current guidelines, updated reporting of local community impacts and open consultations and with the surrounding residents.