
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 2/08/2024 8:28:46 AM
To: DA Submission Mailbox
Subject: Online Submission

02/08/2024

MR Tom Oates
71 Undercliff Road RD
Freshwater NSW 2096
[REDACTED]

RE: DA2024/0946 - 80 Undercliff Road FRESHWATER NSW 2096

Dear Council,

DA 2024 / 0946 - 80 Undercliff Road Freshwater

We object to the above development application by the owner of 80 Undercliff Rd, Symaco Pty Ltd.

Symaco is also the owner/operator of the Terrey Hills Miramare Gardens wedding venue.

The Freshwater basin and heritage listed 80 Undercliff Road is no place for a large wedding venue like Miramare Gardens.

In their wedding and function centre development application for 80 Undercliff Rd:

- Symaco is offering no off-street parking at all.
- Symaco is seeking operating hours of 10am-midnight, 6 days a week and 10am-10pm on Sundays.
- Symaco is seeking approval for use of amplified music (eg DJ, live band), both inside and outside.
- Symaco is seeking approval for 130 patrons at any time (7 days a week, 365 days a year).
- Symaco has removed references to "weddings" and "functions" in their SOEE but is seeking approval as a wedding and function centre as confirmed in their own BCA report as to the building's proposed use - Class 9b - Function Centre - contrary to the zoning for the site - restaurant use only (which is BCA Class 6 - Restaurant).
- Symaco is applying to (voluntarily) surrender the previous development consents for 80 Undercliff Road so as to remove important conditions in those consents, which protect and limit the use of the historic building (as to noise, patronage, use of gardens, operating hours, etc). In 1980, local historian Gwen Gordon and many in the local community fought hard to secure the above conditions (which Symaco is seeking to remove) as part of their opposition to the private development of the heritage site.

If approved, the benefit of the new development consent will 'run with the land', with the wedding operator/owner Symaco, or any tenant / operator they lease the premises to, such as Pilu, being able to exploit the overly generous approvals indefinitely.

In terms of noise and parking alone, the sought approvals will unreasonably and adversely impact us and other neighbours (and the local community) for decades to come - and long after Pilu has ceased to be a tenant / operator.

Regards,

Tom Oates