
Sent: 2/06/2020 4:01:13 PM
Subject: Online Submission

02/06/2020

MR Talofa Pouli
30 Moore RD
FRESHWATER NSW
talofa@lambandwalters.com.au

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

Attention: Thomas Prosser

RE: Development Application DA 2020/0468
29/31 Moore Road, Freshwater
Alterations and Additions to a Hotel

Submitted On behalf of Owners Corporation SP210
30 Moore Road, Freshwater (White Waves, 48 residents)

In relation to proposed works under DA2020/0468 we wish to submit our concerns.

Many of our residents enjoy the Harbord Hotel facilities, be it the restaurant, Bottle shop or bar facilities and we are supportive of positive improvements for patrons and surrounding residents alike.

It appears this application has been raised at a time where, due to Covid-19 the community engagement and awareness will be at it lowest and any acoustic testing will NOT be a true or accurate representation of the reality when they have live entertainment with numerous patrons inside & in the external beer garden where, prior to Covid-19 lock-down, they had speakers systems placed blasting loud music. This is not in keeping with the cultur & attitude of 'local' looking after the 'locals' that Freshwater, for the most, part enjoys.

We wish to raise our concerns regarding:

Noise - inadequate acoustic insulation in particular to windows on Moore/Charles streets to reduce sound & none in the external areas. This is needed for evenings when they engage with loud, live entertainment. It should be noted that previously installed awnings over the external beer garden & restaurants (originally installed to help dampen sound) have since been removed and no replacement has been installed or included in the DA to counter this.

Concerns regarding the Hotels intention to increase gaming, this is no in line with the local community environment and contributes to adverse behaviour and stress as a result of gambling addiction. The impact cannot be understated for those affected and should not be encouraged by increasing such facilities, in addition to gambling facilities already available at the nearby Harbord Diggers Club.

Increased late night patronage over the years has been managed quite well under the previous owner & hotel manager however it would serve the surrounding residents, at the close of

business, to move all exiting Patrons to the rear car-park for Vehicular Pickup - Taxis/Uber etc. The over-spill of people at closing after midnight means mass congregation on the streets of Charles & Moore Roads with often loud, disruptive behaviour often occurring, affecting our residents sleep & mental well-being.

We would like to propose that the applications DA 2020/0468 in its current form does not address the above concerns & therefore is not in the local Community interest.

Regards,

Owners Corporation
SP210
C/- Lamb & Walters Strata Manager