From:	DYPXCPWEB@northernbeaches.nsw.gov.au
Sent:	9/07/2023 5:33:59 PM
To:	DA Submission Mailbox
Subject:	Online Submission

09/07/2023

MR Ross Locket
406 / 2 - 4222 Sylvan Avenue ST
Balgowlah NSW 2093

RE: DA2023/0782 - 20 Albert Street FRESHWATER NSW 2096

I am an owner of a property in 22 Albert Street which is adjacent to the proposed outdoor dining area at no 20 Albert Street

The proposal for outdoor seating for St Alma restaurant has already been considered and rejected by council previously

The latest proposal still does not satisfactorily address the issue of noise affecting the adjacent residential units as a result of establishing an outdoor dining area

In my opinion the noise can only be satisfactorily negated by totally enclosing the proposed outdoor dining area which the application does not request

The proposed outside dining area is directly below several residential apartments which will be adversely affected by noise from the proposed outdoor dining area

When the owners of these units purchased their properties there was no outdoor dining area and most likely not even a restaurant next door (previously Bendigo Bank which operated 9 am to 5 pm)

The noise from the outdoor dining area is also most likely going to have a detrimental effect on the value of their units

The application also requests that the 3 car spaces in front of the restaurant be converted to a loading zone between 6 am and 8.30 pm

Freshwater already suffers from a lack of on street parking Existing business' have been able to cope without a loading zone in these spaces for many years

The 3 spaces in question are used extensively 7 days a week between 6 am and 8.30 pm as people use them to buy from Bakers Delight (located at 22 Albert St) which is open at 6 am and at 7 am onwards when IGA (also located at 22 Albert St) and the nearby coffee shops open

The outdoor dining area proposal should again be refused and the car spaces in front of St Alma should remain as they are so that nearby business' are not affected

Ross Locket