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**Sent:** 20/05/2020 9:43:32 AM  
**Subject:** Online Submission

20/05/2020

MR Jeff Bembrick  
3 / 27 Moore RD  
Freshwater NSW 2096  
jbembrick@gmail.com

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

Civil Works have commenced in rear of Hotel Site (DA2020/0468).  
Stockpiles of materials and workers are evident 20/05/2020 in Parking Area behind hotel. Are these works approved and compliant?  
Do the works form part of the Development DA2020/0468 that is currently under review by Council? Have they commenced prior to the decision on the Application?

The Application warrants careful review by Council due to apparent deficiencies in content and detail and inadequacies under the EP&A Act.

The SEE does not appear to fully address aspects that represent intensification of use and likely disturbance of the neighbourhood amenity  
Apparent aim to increase gaming by 66%  
Description of changes not fully described or properly assessed as could be expected for such an activity within what is residential area  
Noise Impacts are inadequately addressed  
I suggest the SEE needs recall, update and re-submission to satisfy requirements of EP&A Act.

I will provide more detail later before closing date.