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Subject: Online Submission

24/08/2021

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RE: DA2021/1311 - 1031 Barrenjoey Road PALM BEACH NSW 2108

Dr Philip & Mrs Bozena Georgouras
3A Iluka Road,
Palm Beach NSW 2108

24 August 2021

Mr Nick Keeler
Planner

Together with my wife and mother in-law, we occupy our residence at 3A Iluka Road Palm Beach also known as 1033-1035 Barrenjoey Rd Palm Beach, next door to the subject property 1031 Barrenjoey Rd.

We wish to express our strongest objection to proposed changes of use of 1031 from daytime only café closing at 3pm to extended hours seven days per week restaurant with music, consumption of alcohol trading from 6.30am up to 9.30pm at night with no doubt after hours cleaning and lingering of patrons after close of trading.

This property has non complying existing use rights for a small café closing by 3pm which were respected by the former occupants "The Greedy Goat".

Our objections are as follows:

1. NOISE As witnessed on Good Friday 2 April 2021 an unauthorized function was held finishing after 10pm. The noise from this gathering was disturbing to me and my family but wanting to be good neighbours we put up with the interruption to our sleep hoping this was a one-off event, but obviously it is apparent that this is not the case, and will become the norm if this unreasonable change to trading is allowed with accompanying noise disturbance.

The spread of tables and chairs on the footpath and encroaching onto our grass nature strip in front of our property has occurred on a regular basis since Coast has taken over accompanied by milk crates and other refuse. I presume this will only get worse with the increased intensity of trading. This highlights the problem that the venue is too small to even deal with their milk crates!

2. REFUSE Where do the proprietors propose to store the increased refuse from increase in trading and if they need extra or larger bins will these be left as is happening at present on the roadside in front of our property? I would like an assurance by council that as with other business waste that this is stored on site in the building in appropriate shielded bays.

3. PARKING With parking in local streets i.e. Barrenjoey Rd and Iluka Rd being utilized by people accessing the local wharf residents and their visitors parking is almost always at capacity.

What provision does the applicant make for the parking for a 36 seat restaurant and staff?
This is an impossibility.

The supporters of this D.A. on council website as at 23/08/21 number five, two of which live at the same address, one does not give their address, the others live far enough from the venue that there is no way that the real and pressing points I have raised could be of any significance to them, as they may have a meal or function and go home to enjoy quiet enjoyment of their property, leaving us the close neighbours to put up with our LOSS OF QUIET ENJOYMENT of our properties. I feel that this is not only grossly unfair is discrimination against us the local neighbours.

In summary it is our opinion that this D.A. for restaurant extended trading hours at 1031 Barrenjoey Rd Palm Beach should be declined. We have no objection to the café continuing to trade as at present closing at 3pm. This is not the right venue for increased commerce and sets a dangerous precedent if it is allowed by our council which I hope and believe have the best interests of its residents at heart.

I wish to spend my retirement years at 3A Iluka Road in quiet enjoyment with my family without having to put up with a problem on our boundary (as 1031 has no set back from our side boundary). We strongly object to the proposal.

Dr Philip Georgouras
Mrs Bozena Georgouras