


From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 10/10/2021 2:32 PM
To: "DA Submission Mailbox" <DASubmission@northernbeaches.nsw.gov.au>
Subject: Online Submission

10/10/2021

MS Yi Wang
- 43 Undercliff RD
Freshwater NSW 2096


RE: DA2021/1620 - 31 Moore Road FRESHWATER NSW 2096

Dear Northern Beaches Council Assessing Officer,

I am writing to you to raise our deep concerns about Stage 2 of the Harbord Hotel's DA (DA 2021/1620), which we staunchly oppose. For your reference, our property is approximately 15 metres from the establishment, and so we reasonably foresee that should this DA pass, our quality of life will be materially impacted.

Even since the hotel's recent conversion, we have already:

- frequently picked up broken glass from discarded schooners and drink bottles
- frequently been adversely affected by the already-ample noise pollution (from live music, loud shouting etc.)
- been verbally intimidated when returning home to loitering patrons at the foot of our driveway, on one occasion receiving derogatory verbal abuse when entering the house
- been impacted by the traffic congestion from pickup/drop-off services

The additional bars (and thereby added capacity) that are planned will exacerbate the above beyond all reason. With a balcony bar allowing 100 additional patrons and PA speaker system, there will clearly be little to no noise regulation (And so how will neighbouring residents be able to sleep?). The proposed development breaches height restrictions already, but if approved, how will that affect the privacy of neighbouring houses?

In most cases, such developments are within appropriate commercial areas (e.g. Manly's Steyne Hotel or the Coogee Pavilion), and so residents are only minimally disturbed, if at all; in this case, however, the impact on residents will be enormous... Considering that Freshwater Basin is a low residential area, the proposed development is obscenely inappropriate for such a setting.

Moreover, once completed, the development will be greatly at odds with the character of the wider residential area, tarnishing its identity and the unique charm that makes it special. Freshwater represents a quieter refuge - a wholesome and family-friendly retreat; its essence deserves to be protected. We implore you not to sell its soul so frivolously.

We sincerely hope that you will consider our request.

Kind regards,
43 Undercliff Road