

Dear Ms Tuor,

**DA2021/1620 – Harbord Hotel – Additions and Alterations – Scale of Intensification
Concerns over apparent inadequate Assessment by Proponent and misleading Application**

This submission follows previous correspondence raising concerns of myself and neighbours as to:

- Apparent misleading information in DA2021/1620 and the Boston Forsyth SEE, specifically the use of 820 patrons as representative of current operations;
- Council's Assessment supporting the application based on flawed information and what can be regarded as token 'Assessment' of significant matters warranting more diligent review.
- Concerns that approval of the DA will result in significant intensification, increased impacts on neighbours and further unacceptable degradation of the residential amenity.

Subsequently the NBLPP reviewed the application including, through the Public meeting on 15 December 2021 and, quite rightly sought more information from the proponent to confirm the details of the Application and to strengthen the basis on which it can be determined.

It is notable that at the NBLPP meeting on 15 December 2021, that Greg Boston (the Hotel's planning advisor) was unable to substantiate details on the supposed increase in numbers of only 50 from 820 to 870 (information which he should have been well aware of having prepared the SEE). He deferred to Glenn Piper, who was also challenged on that day to explain patron numbers and how the DA represents an increase of only 50 to lift numbers to 870.

Glenn's response to the meeting appeared to confirm that existing use is at much lower numbers than 820. Similarly, neighbours are not accepting that this DA represents only a minor increase in patronage (extra 50) and are not aware that the Hotel has previously been operating at a level of anywhere near 820. In short, impacts have not been experienced for 820 patrons and impacts at much lesser numbers can be very disturbing to the residential amenity. Exit of 820 or 870 at closing time of midnight would mean discharge rate of 29-30 patrons/minute over half an hour (within 20-30m of surrounding residences). That result could flow from consent for the application, and it would result in huge adverse impact on the residential amenity. I have not seen any controls that will prevent a significant escalation of disturbance and most relevantly, sleep disturbance.

I am aware of the subsequent additional information, as follows:

- a) **Proponent response (via Greg Boston on 13 February 2022) to the Council and NBLPP**, providing further information relating to the NBLPP request, incl. supplementary SEE;
- b) **Council Memorandum to NBLPP of 10 March 2022** providing comment and further information, but lacking review of the most significant impact of intensification of Hotel operations, late night discharge – One shuttle bus with 30-40 minute cycle time doesn't resolve this problem.

In summary, I remain concerned that the DA as submitted was misleading and the exhibition and consultation that occurred as part of the EP&A processes did not properly represent the scale of intensification and impacts of that intensification have not been adequately considered. The

additional information does not remove the reality that the application is for significant intensification that should not be summarily dismissed. The DA should be refused as excessive intensification in the residential zoning that will most likely lead to degraded residential amenity.

1. Patronage

The Hotel response seems to focus on demonstrating that 820 people can be crammed into the existing facility (to support high initial patron number and playing down extent of intensification).

In terms of the technical detail of quantification in the additional information, it seems to be a rough calculation of floor space, but in places lacks consideration of tables and chairs that are normal furniture within those areas and passage-ways for service and movements to bars, amenities and exits or other parts of the premises (e.g. northern courtyard) meaning the numbers estimated are the proponent's optimistic estimation of maximum numbers. It does not confirm that the Hotel has previously operated at that level and hence impact of 820 patrons is untested.

More relevant to the review of the application is,

- not how many people could be crammed in (to justify reference to 820 as existing patronage), but
- how many people have been attending functions prior to the DA submission (much less than 820) and the level of impact that applied at those times (significant impacts can occur at numbers much lower than 820); and
- none of the proposed controls can realistically mitigate the disturbance impacts of over 800 people leaving the Hotel late at night into the nearby residential area, around midnight and early morning.

Neighbours are of the view that prior operations have been much less than 820 (more in the range 500-550 on a busy night) and at those times discharge has significant disturbance that often peaks after midnight for 20-30 minutes and sometimes continues to 12:40am. Recent Hotel activities during the DA review have appeared to reduce numbers for late night discharge (around midnight) thereby not being representative of impacts of the scale of activities targeted by the application.

2. Discharge of large numbers late at night

Discharge of intoxicated patrons late at night directly into the neighbouring residential area can lead to sleep disturbance for those in the immediate surrounding residential amenity, an impact that to date has not been adequately assessed by the DA. Even small numbers of rowdy patrons can disrupt the amenity and cause sleep disturbance. Why is a major impact of this Hotel's activity (discharge at and around midnight into early hours of the morning) not the subject of assessment to inform the determination of this DA that would result in significant intensification of the Hotel activities. The intensification sought by the DA, and impacts can extend to midnight and early morning. (I note that the Hotel is supposed to cease operation at midnight, but discharge can extend to 12:40am, if the Hotel ceases operation at midnight, doors should be closed, service and entertainment stop at 11.45pm or earlier and patrons leave and be off premises by midnight and not congregating in the neighbouring residential area causing disturbance in early hours.

I have observed the discharge from the Hotel late at night (late night is the time that I have concern about impacts due to potential for sleep disturbance, that can occur on any night of the week and with numbers much less than the 870 sought by this DA).

Since the NBLPP meeting and during the course of the Hotel forming its response and the further consideration of the DA by Council and NBLPP, I believe the Hotel has worked towards creating a

perception that late night impacts are manageable. From my observations, it appears that the number of people exiting at midnight is substantially reduced perhaps 100-200 max. On Saturday night, 1/1/2022, I observed a maximum of about 150 people leaving between 10pm and 12:39am. A bus was operating, but had half hour cycle time (departure to return) then another 10 minutes before leaving again, 40 minutes full cycle time, last trip at 12:10am (patrons still leave after that time, spilling into residential area). With max seating of 25-30 (and cycle time), the bus won't contribute much to dispersal of the large numbers proposed by the DA and hasn't been tested (820 not substantiated from an impact perspective). Ubers tend to double park for pick ups (rather than use Hotel rear car park, safer and quieter, suggested in neighbour's submissions, but not adopted by Glenn Piper). Noisy patrons waiting for Ubers on footpaths outside homes and bedrooms (within 10-20m of bedrooms) where neighbours are trying to sleep is a regular source of sleep disturbance and that impact can only increase with intensification of the Hotel's late-night operations.

3. Options for Determination of the DA

Based on the misleading nature of the DA (inflated existing patronage – not evident for operations to date), it would be reasonable to refuse the DA. Reasons for refusal may rely on the misleading detail in the DA, the scale of actual intensification, the likely increase in impacts on residential amenity/degradation of residential amenity.

A further basis for refusal would be the inadequacy of the exhibition process that used a misleading DA/SEE and played down the extent of intensification leading the stakeholder local community to be unaware of the full implications of the proposal and potential increased impacts.

Council's assessments do not appear to give adequate consideration to matters that relate to impacts on residential amenity. Council has done Administrative Reports and fallen short on critical analysis and appearing to accept proponent submissions and give less credence to community submissions. The Council is not expected to be a road-block to reasonable development, but the integrity of its assessments should distinguish the accuracy of claims by proponents and ensure that decisions are properly informed on impacts and their management. In my view, the Council Assessments for this DA have failed to protect residential constituent's interests and the residential amenity (Council indicated increased patron numbers were only 6%). Council needs to review the adequacy of its assessment processes and capability of persons in the planning section.

In terms of the potentially misleading information, that appears to be used to playdown the level of intensification, the question remains whether this was intentional. The 820 patron number does appear to have been created to serve the applicant's purpose and make the increase to 870 seem much less (only 50 – 6%). Where information is deliberately misleading, the proponent should not be rewarded with approval, rather refusal is more appropriate and should the proponent wish, they could submit a new application with genuine detail (in a single SEE document) to provide for an adequate assessment (by community and determining authority) and legitimate processing of the application. Attempts to mislead a planning process under the EP&A Act, warrant strong response by the regulator and lack of regulatory response could be considered as sanctioning departure from requirements of the EP&A Act, a position the Council should stringently avoid.

I am dissatisfied with the content of the DA2021/1620, and what appears to be misleading information, Council's inadequate Assessment Report for purposes of determination of DA2021/1620 and potential for the DA and flawed process, if consent granted, to lead to degraded residential amenity for neighbours to the Hotel.

4. Specific issues of concern are listed below:

- Substandard SEE supporting the DA – deficient impact assessment and misleading, significantly under-representing the scale of intensification and trying to gloss over the very likely increased impacts
- DA seeks approx. 74.5% increase in floor space (my calculation, not clearly stated in DA/SEE)
- DA had patron count of 549 (indicated as busy night) (549 to 870 is a 58% increase in patrons) – while not the same as floor space, both numbers are significant intensification.
- Council's original assessment report (that went to NBLPP prior to Public meeting) accepted the proponent's suggested increase of 50 Patrons and, on that basis, then stated that increase in Patron numbers is only 6% and used that to dismiss neighbour concerns. Operation at 870 would be well beyond previous operation levels and have greater impacts.
- Hotel is close set in surrounding residential area (approx. 25m setback) – existing impacts are inconsistent with residential amenity protection and intensification will undoubtedly further degrade the amenity – a key impact is discharge to residential zone late at night
- The location for the proposal is wholly inappropriate and contrasts with the locations of 11 other licensed facilities in southern part of Northern Beaches LGA, 10 are in Business Districts as described in my previous submission of 11 October 2021.
- Significant intensification (sought by application) would further degrade the residential amenity. Neither Council or, NBLPP should approve a proposal that degrades residential amenity. While the Hotel use is permitted, the WLEP Aims for residential amenity not to be degraded, as would be the case from the Hotel's intensification of activities.
- In regards to NBLPP question 6, the development of the attic space appears to be part of the proponent's aggressive over-development of the site and maximising profit (potentially at expense of local community). Discussion by the proponent during the NBLPP meeting wandered into value of food and drink offerings for the Attic area (additional to the Sound Studio purpose and potentially, the key game). Development appears to require non-compliant change to roof (it received more attention in SEE, than impact assessment)
- Given that the SEE and DA appear misleading, and the public exhibition was therefore deficient, then where inadequacy confirmed by the NBLPP investigations, the DA should be refused. If in the undesirable situation that approval were given, then much more stringent controls would need to be locked in to ensure ongoing protection of the residential amenity.
- it is questionable whether the Proponent's performance can be relied on to manage impacts going forward and no approval should rely on the Proponent respecting neighbour concerns.
- The Council Memo 10 March 2022, indicates that proponent's requested amendment of Condition 36 offers an additional transport option for patrons, i.e shuttle bus 9pm to 12am. This is regarded as '*a drop in the ocean*' to manage the scale of intensification sought by the DA. Cycle time and small capacity of the shuttle bus would only account for a small number of the potential patrons discharging from the Hotel late at night. It is inadequate mitigation for the scale of the impact. The Proponent has ignored reasonable suggestions by neighbours to have a pick up point at the rear of the premises (within Hotel car park), not in Moore Road, approx. 20m from neighbouring houses.
- In page 3 of the supplementary SEE, the proponent seems to make a case that financial viability relies on increased patron numbers. The proponent will have undertaken Due Diligence as part of its acquisition of the Hotel and would not have been justified in assuming that approval of significant intensification of Hotel operations would be provided where the residential amenity was to be substantially impacted by the intensification. The

case made by the proponent does not justify approval to the detriment of the residential community and would be contrary to the Aims of the WLEP.

- In terms of complaints – these are under-reported. I have not reported times I am disturbed, due to it not solving the problem at the time and the impost on that reporting with no assurance that any response will occur. My submissions to DA are my collective complaint.

5. Conclusions

I am significantly concerned by the substance of DA2021/1620 and apparent misleading information that led to a deficient public exhibition of the DA and appears to demonstrate the proponent's disregard for the integrity of EP&A Act processes and the surrounding community's residential amenity and well-being.

The DA is clearly an attempt to maximise profitability of the Hotel, while not properly considering the sensitivity of the residential zone setting and close proximity of neighbour's residences and due to late night discharge, very likely degradation of residential amenity including sleep disturbance.

Neighbour's are right to be concerned about increased impacts and require a credible assessment of relevant issues of noise, disturbance and management of late night discharge, all of which have presented as significant concerns by neighbours. With the large patron number increase and intensification, that will undoubtedly result in serious impacts that will further degrade the residential amenity and, which is contrary to the Aims of the WLEP.

The Harbord Hotel is located in a much more sensitive setting than most other licensed premises on the Northern Beaches (Residential R2 Zone where surrounding homes are within 30m and already significantly impacted). The Harbord Hotel appears to be the least suitable location, within southern half of Northern Beaches LGA, for such a Proposal with its proposed intensification.

Neighbours to the proposal were concerned by the extent of the development proposed at this sensitive location but, were further alarmed by what appears to be a sub-standard and dismissive assessment of genuine impacts currently and significantly increased impacts for the proposal. Lots of pages of administrative checks are worth little, if key assessments are not undertaken or undertaken with flawed information. Neighbours to this proposal want to see more rigour to the assessment of impacts and assurance that controls will be adequate to manage the very likely increased impacts, otherwise the DA should be refused. The proposal is inconsistent with the Aims of the WLEP Clause 1.2 and should be rejected. It is overly ambitious development that does not respect the neighbourhood amenity.

I seek your consideration of the above matters in respect of what appears a deficient and flawed assessment for an over-ambitious development that does not warrant approval on the currently supplied information. Should you have any questions on this matter, please do not hesitate to contact me.

Yours Sincerely

Jeff Bembrick
3/27 Moore Road
Freshwater NSW 2096

Neighbour to the Hotel.

Attachments A to D follow,

Attachment A – Extracts from Traffic Assessment – Patron Count

8. In order to gauge parking conditions, surveys of hotel customers and staff were undertaken on Saturday 29th February, 2020. These surveys coincided with a busier evening at the hotel when an event was being held. The surveys recorded the travel modes of both groups at the hotel.

Note – The surveys were indicated to be for a busier evening, therefore expected to be representative of higher level of Patrons.

Colston Budd Rogers & Kafes Pty Ltd

13. Counts of the number of patrons were also undertaken. The results are summarized in Table 3.

Table 3: Number of patrons in hotel	
Time	Number of people
4:00 pm	132
4:30	204
5:00	209
5:30	274
6:00	371
6:30	394
7:00	456
7:30	517
8:00	498
8:30	549
9:00	489
9:30	464
10:00	419

14. Table 3 shows that the maximum number of patrons in the hotel was 549, at 8:30 pm. There were 38 employees on the site on the survey day.

*Note the survey only went to 10pm and numbers had declined from 8.30pm – **Max 549***

21. This is a low generation, equivalent to an average of only one additional vehicle every three to four minutes. Such a low traffic generation would not have noticeable effects on the operation of the surrounding road network.

Note that Item 21 shows a low number of vehicles (one every 3 or 4 minutes) For Hotel discharge, expected to be mainly Taxis, if each taxi carries 4 passengers, then that would account for only 30 to 40 Patrons over 30 minutes. The traffic analysis significantly under-estimates vehicle movements that would occur with discharge of 870 people at closing time (nothing in the DA or proposed conditions prevents that circumstance)

Attachment B – Assessment of increase in Gross Floor Area for Changed Use

Objection to Harbord Hotel DA2021/1620 – Excessive expansion

OCTOBER 2021

The DA proposes an increased intensification of the Hotel activities, as follows:

- Northern Courtyard (Lower Ground Floor) – No significant change indicated
- Ground Floor – (Upper Ground Floor) Indicated as generally the same
- First Floor – Change of Use – Accommodation gone – **New Use as Drinking Area**
- First Floor Balcony – **New Use –60 to 100? people in elevated outdoor area**
- Attic Level - **New Use Sound Studio** – (Why should new use be permitted and why a bar?)
- Attic Level - **New Use - Bar Facility (Requires non-compliant roof change)**
- **Increased patron numbers** – discharge late at night can only increase disturbance
- **Increased vehicles**, greater pressure on local parking, noise and disturbance (no capacity)

Table 1.1 – Overview of changes in use and consequences

CURRENT FORM OF DEVELOPMENT	PROPOSED DEVELOPMENT
LOWER GROUND - Northern Courtyard – Open Noise penetrates surrounding residences, series of requests to reduce volume and control impact	Indicated Nil or Minor Change
UPPER GROUND – Bar, Gambling and Entertainment – Exit at late evening to early morning is disturbing, including sleep disturbance	Indicated Nil or Minor Change of Form (Out of Scope) – The existing unsatisfactory impacts will be combined with impacts of new developments – Cumulative impact from increased Patronage likely to be substantial and result in more sleep disturbance
LEVEL 1 – Accommodation – Low Impact	Substantive change From LOW Impact to HIGH IMPACT
ATTIC – Non-Service area – No Impact	NEW Use with Cumulative High Impact by increased Patronage

Table 1.2 – Overview of changes in use and floor space for the existing and changed/new uses

(REFER APPENDIX A)	CURRENT FORM OF DEVELOPMENT	PROPOSED DEVELOPMENT (Substantial Intensification)	
LOWER GROUND - Northern Courtyard – (Beverage, Food)	236 m ² Existing Adverse impact	236 m ² (same) (Figure 1.3)	936 m² EXISTING
UPPER GROUND – Bar – Gambling, Food	730 m ² Existing Adverse Impact	730 m ² (same) (Figure 1.4)	
LEVEL 1 – Accommodation	0 – Existing Accommodation	New Bar - 530 m² (Figure 1.5)	720 m² (NEW) Up-Scaling
ATTIC – Non-Service area	0 – No Services in Attic	New Bar - 190 m² (Figure 1.6)	
TOTAL (Beverage, Food, Entertainment, Gambling)	966 m ² – EXISTING Existing Adverse Impact	1686 m² - PROPOSED (74.5% increase in area)	

The intensification with **74.5% increase in floor space** – Extension to Level 1 and Attic (areas with previously NO impact) will increase impacts on residential area. The external Level 1 Balcony is the most obvious aspect for direct impacts on neighbouring residential area and potential for noise to carry across Freshwater Basin. Increased Patron numbers is the other consequence that will increase impacts at this Residential zoned locality – neighbour's doubt the owner's intent to contain Patron numbers and limit impacts. As per comparative analysis (Section 2) of 12 Licensed premises in NBC LGA, shows how inappropriate this HH proposal is related to the 11 other sites in less sensitive areas.

1.2 DETAILS OF EXISTING FACILITIES

Existing Facilities are shown in Figures 1.3 and 1.4. These appear to cover an area of 936 m². Impacts of these areas are the current status and, are regarded as excessive for the residential zoning of the location. Quite simply, the Hotel activity is drawing too many people into this otherwise quiet residential location. Reduction of closing times to 10pm would be more appropriate, but even 11pm would be the most effective means to control late night sleep disturbance.

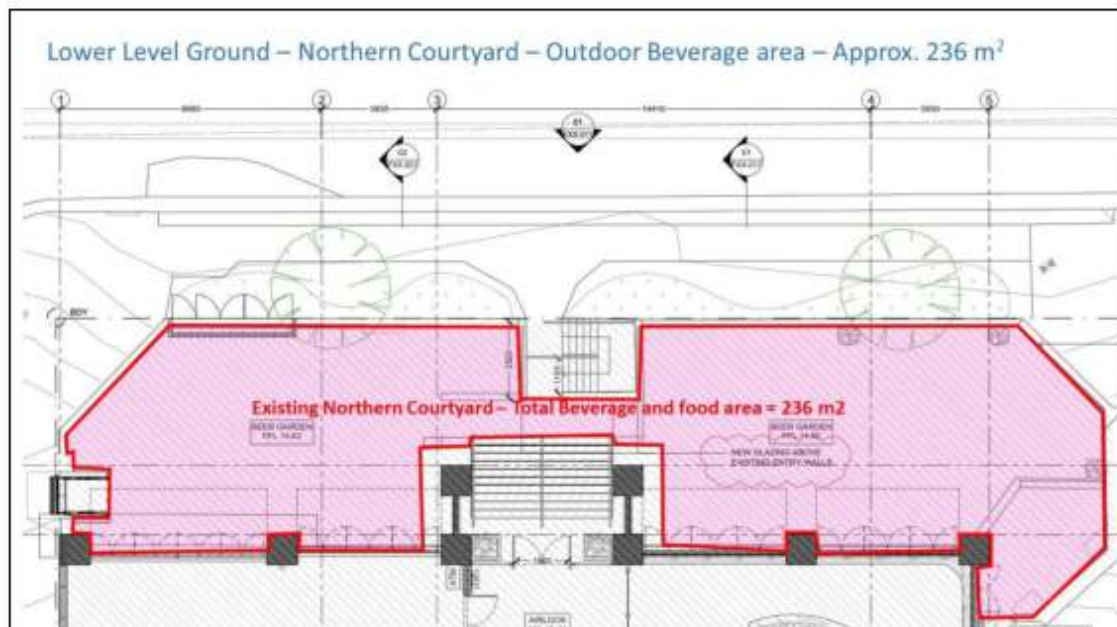


Figure 1.3 – Northern Courtyard (Lower Ground Level)

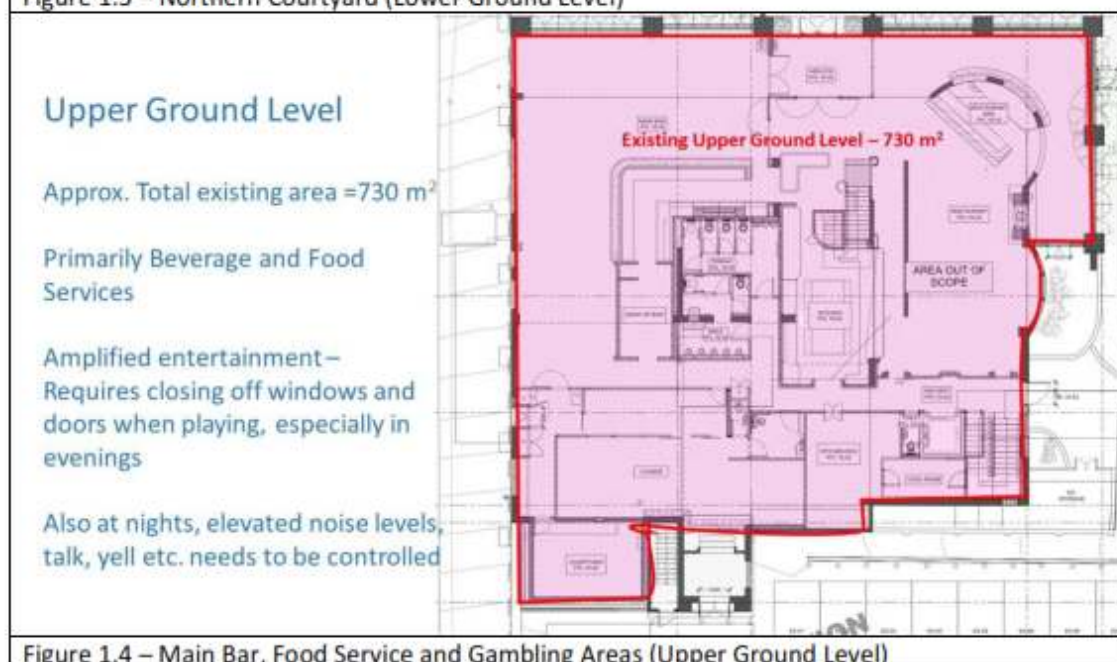


Figure 1.4 – Main Bar, Food Service and Gambling Areas (Upper Ground Level)

Where existing impacts are inadequately managed, complaints have arisen, and sleep disturbance is a regular occurrence, then further intensification must not be approved. Council must respect the Aims of the WLEP and act to protect the residential amenity. The current development is beyond a satisfactory impact and, no expansion/intensification is justified.

1.3 - DETAILS OF _____ FACILITIES (PROPOSED FACILITIES)

Proposed Expansion and Intensification (Up to 1,000 people in 30m by 30m building in R2 Zone?)

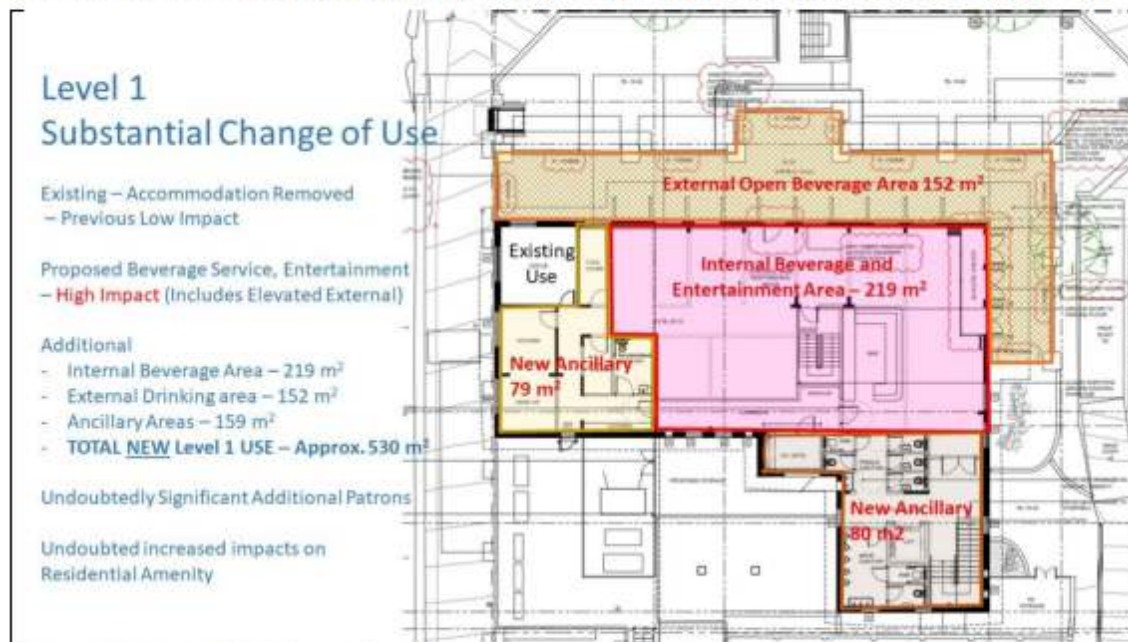


Figure 1.5 – Level 1 – Change from Low Impact Accommodation to High Impact Use

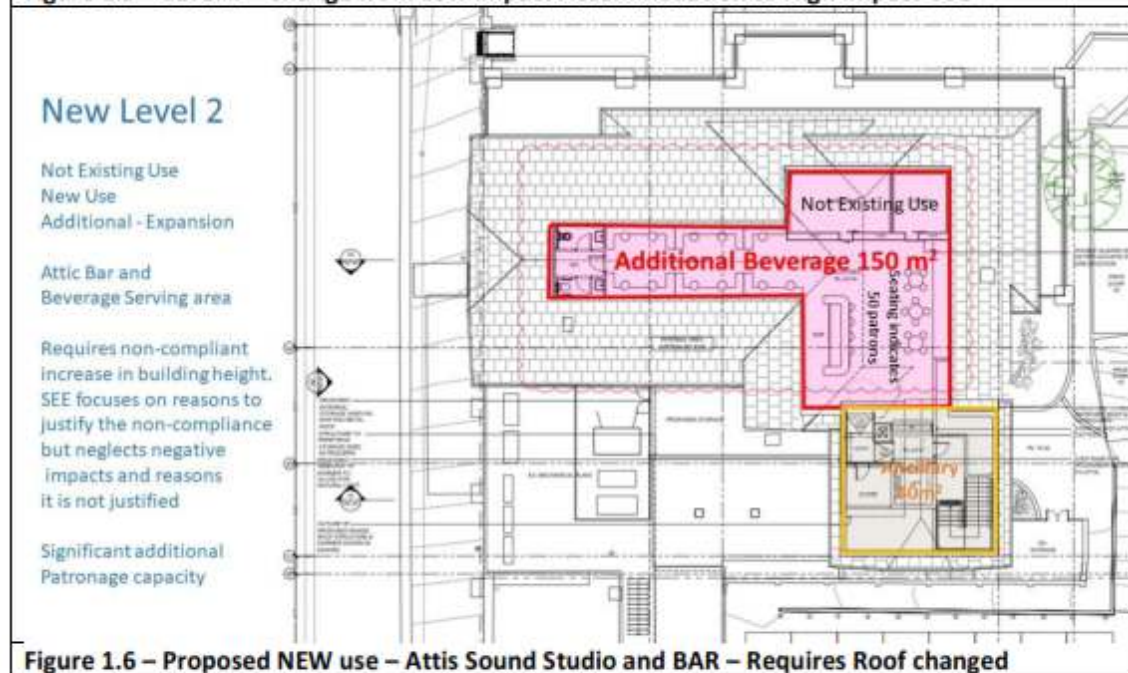


Figure 1.6 – Proposed NEW use – Attis Sound Studio and BAR – Requires Roof changed

Figures 1.5 and 1.6 indicate the areas of proposed Changed Use and New Use. These are assessed in Table 1.2, as a 74.5% increase/intensification of the Harbord Hotel Activities.

The increase in area and expected reduced Covid constraints, is likely to lead to max numbers of over 1,000 and up to 1500 (in a small 30m2 by 30m2 building). Highly inappropriate in Zone R2.

Based on current impacts being inconsistent with residential amenity, there is NO justification for exacerbating adverse impacts on the residential zone constituents.

The Proposal must be unreservedly rejected due to further impacts on residential amenity.

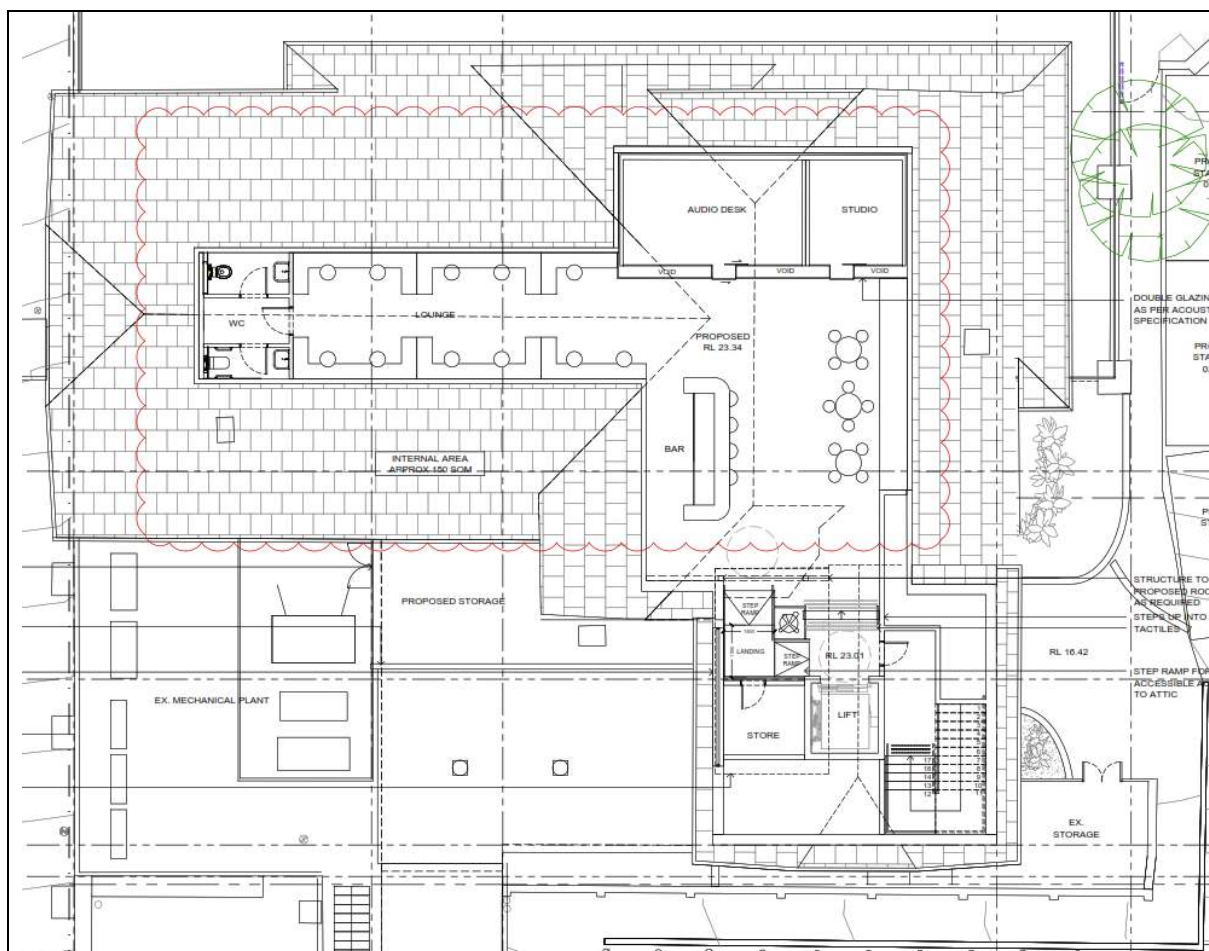
Attachment C – Drawing of proposed Attic Area showing additional spaces for Patrons

The drawing below shows the General Arrangement of the Upper Floor (elsewhere referred to as the Attic). The Drawing appears to indicate seating and standing room that could provide for 40 to 50 patrons (almost the full indicated increase in Patrons on this floor alone).

The Level 1 Floor (prior accommodation) when redeveloped offers a further 530m² by my indicative analysis which is also going to provide for substantial increased Patron numbers.

Why would neighbour's think that existing areas will have any less Patrons?

Overall, as separately indicated the prior Patron amounts appear lower than the supposed 820 and well below the target 870. The impacts of 820 and 870 have not been experienced and, not adequately tested by the DA. I have no idea how the Hotel can manage noise and disturbance late at night from 870 people leaving late at night. Even 10 people or less can be disturbing to the extent of interrupting neighbour's sleep, so the cumulative effect from increased Patron numbers will undoubtedly increase impacts that are totally inconsistent with residential Zone R2 amenity.



Extract from DWG No. DA D02-011 B of 28/07/21 – Upper Floor (Attic) including seating / standing arrangements that could provide for 40 to 50 additional Patrons

Attachment D – Comparative Analysis of HH Site versus other Licensed Premises

2. COMPARATIVE ANALYSIS OF HH PROPOSAL IN RELATION TO OTHER LICENSED PREMISES

Neighbours to the Hotel find it incomprehensible that Harbord Hotel can contemplate upscaling an already High Impact Licensed Premises in this residential area. Furthermore, neighbours expect that no responsible Determining Authority would approve a development of this nature in a residential area with such small set back, high probability of increased impact, limited traffic management potential and very little way to reduce late night disturbance, except to wind back the closing hours to protect the expected residential amenity at late night. If Council approves this application, then review must be escalated to NSW Government to redress inadequate planning decision making. Similarly, this Application should not be considered separately from Licensing and referral and full independent Social Impact Analysis should be undertaken prior to any decision by Council

To indicate the context of Harbord Hotel proposal and its setting as a Licensed Premises, a comparative analysis has been provided in this document, contrasting the setting and unsuitability of HH Proposal relative to the settings and form of 11 other Licensed Premises in the Northern Beaches Council (NBC) LGA. All 11 other premises are more appropriately located – not residential!

The 12 Licensed Premises considered (including HH) are indicated in Table 2.1 below.

Table 2.1 – Overview of Licensed Premises considered by the Comparative Analysis

Harbord Hotel	Comparison Premises	Zone / Adjacent
Totally surrounded by Residential zoning Draws large number of patrons to otherwise quiet location	Wharf Hotel - Manly	Business District/Harbour
	Ivanhoe Hotel - Manly	Business District/Corso
	New Brighton Hotel - Manly	Business District/Corso
	Hotel Steyne - Manly	Business District/Corso
Current impacts disturb and degrade residential amenity, intrusive noise Sleep disturbance 10pm-12.30am Proposed expansion and intensification brings more serious impacts that are beyond those for 11 licensed premises to the right, that are located in less sensitive areas	Harbord Diggers Freshwater	Harbord Headland
	Brookvale Hotel - Brookvale	Business District/Pittwater Rd
	Manly Leagues - Brookvale	Business District/Pittwater Rd
	Dee Why Hotel – Dee Why	Business District/Pittwater Rd
	Dee Why RSL – Dee Why	Business District/Pittwater Rd
	The Beach Club - Collaroy	Business District/Pittwater Rd
	Sands Hotel - Narrabeen	Business District/Pittwater Rd

Table 2.2 over page shows more detail on the difference in settings of HH and 11 Licensed Premises.

Appendix A complements **Table 2.2** and shows illustrative information for each of the 12 Licensed Premises. The Harbord Hotel stands out as being located in a much more sensitive planning zone for which WLEP stated aims include: protection of the residential amenity and to ensure non-residential development does not have an adverse effect on the amenity of residential properties

In summary, **the Harbord Hotel DA at the Location is NOT suitable for the proposed intensification and should NOT be approved.**

Table 2.2 Comparison of Harbord Hotel setting with other NB LGA Hotels/Clubs

Licensed Premises	Location Context - Physical Setting and Setbacks
Manly – Wharf Bar - (Business District / Harbourside)	Between Business District and Harbour – At times loud and noise carries, but much greater setback from residential area. Patrons exit to Business district or foreshore and Jetty
Ivanhoe Hotel, Manly (Business District – On Corso)	On Corso, enclosed beverage areas, minor exterior balcony Noise and disturbance contained in building within Business District. Patrons discharge to Corso (Business District)
New Brighton Hotel Manly (Business District - On Corso)	Mostly enclosed – narrow balcony on Corso Noise and disturbance contained in Business District Patrons discharge to Corso or Sydney Street
Hotel Steyne, Manly (Business District – Corso, Beachfront end)	Enclosed service areas – Beach and Ocean to northeast Noise and disturbance mostly in Business District Patrons discharge to Corso, Sydney Street or South Steyne
Harbord Hotel, Freshwater (Within Residential area) Many families resident in surrounding area	Immersed in Residential area – Min 30m setback. Many homes in close proximity and adjacent exit routes. Proposed additional Level 1 outdoor area 30 to 40 metres from homes. Significant intensification of activities is proposed despite close residential amenity
Harbord Diggers (Headland)	Mostly Enclosed – Open on Ocean Side. Better designed and managed than Harbord Hotel, more suitable setting. Noise and disturbance mostly contained on Ocean side of facility. Patrons leave via Bus or walking, greater setbacks.
Brookvale Hotel, Brookvale (Pittwater Road)	Within Business District, adjacent busy Pittwater Road Noise and Disturbance more likely contained within premises
Manly Leagues Club, Brookvale Pittwater Road	Business District, adjacent busy Pittwater Road Primary impacts for Business District
Dee Why Hotel (Pittwater Rd)	Within Business District, adjacent busy Pittwater Road Primary impacts for Business District
Dee Why RSL (Pittwater Road)	Adjacent busy Pittwater Road Primary impacts for Business District
The Beach Club, Collaroy Pittwater Road	Between busy Pittwater Road and Ocean Primary impacts for Business District
The Sands Hotel, Narrabeen (Pittwater Rd)	Between busy Pittwater Road and Ocean Street Primary impacts for Business District
<p>The above Table indicates the striking contrast between the Harbord Hotel setting and that of 11 other Pubs and Clubs in Southern Northern Beaches LGA. Harbord Hotel has distinctly much less setback from adjacent residential area, less suitable for intensification of Beverage services and discharge of patrons late at night, as well as <u>elevated outdoor area</u>. (See also Appendix B)</p> <p>On this basis, it requires much greater attention to the nature of impacts and increase of impacts beyond the existing service levels (already causing sleep disturbance). The HH site location requires greater constraint on intensity of development and much tighter controls on ancillary disturbance such as late-night discharge of patrons, than would be the case for other licensed premises on the Northern Beaches that may still be subject to requirements for effective management even though in Business District – but less sensitive than HH Proposal location.</p>	