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11/10/2021

MR J Taylor
31 / 30 Moore Road ST
Freshwater NSW
[REDACTED]

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

I'm writing to voice my opposition to the Proposed changes to the Harbord hotel with the addition of another bar sound studio and outdoor sound PA system to the upper balcony area.

I am a 30 year resident of WhiteWaves, Freshwater & a regular patron of the hotel & am happy with most of the changes they've undertaken to improve the hotel so far however this new addition is inappropriate for the residential region they exist in.

My home will be directly impacted by loss of privacy, as the balcony provides direct eye-line into my bedroom, bathroom and living room. To have up to 100 pairs of eyes having line of sight to my primary living bedroom and bathroom is untenable.

In addition to the impact of noise from the proposal to my sleeping and working from home situation.

The existing changes made last year, have not even had a full 12 months operation due to the Covid restrictions & in the short months it was operational, the noise has increased and the impact of antisocial behaviour has directly affecting our building and surrounding gardens from destruction of plants to patrons urinating in our property.

The lack of planning to address the increased anti social, noise, lose of amenity to residents and the lack of respect to to the residential community is simply appalling.

I witnessed 'sound testing' occurring during a Covid lockdown period on a mid week day in the day time - to really unrealistic and irrelevant to the time & activity the impact will be in real terms. The basin is a ab acoustic amphitheater due to the surrounding hills amplifying all sounds across the entire Freshwater basin impacting all of us.

It's is apparent from the past summer when the Hotel was open and operating live music that the 'enclosed' system is still audible to redo dents and to even contemplate adding a further non enclosed system is ludicrous.

The increase of non local patrons coming to the hotel has further created problems with parking, Uber's & taxis etc with pick up drop-off particularly at the Moore Road / Charles Street junction dangerous & the impact of people queueing on Moore road Impeding foot traffic to and from the beach and cafés of our local area problematic.

A final point I would like to raise is the non-compliance to the original plan of frosted windows to the beer garden and the non-compliance to Building code of Australia with the opening of windows, of which I have witnessed incredibly dangerous situation of children leaning out of the windows when within the beer garden - this is a clear breach of the BCA and this also has not been rectified as was a condition of the previous approval. The council is Negligent in managing and monitoring the previous development

conditions and therefore it is imperative due diligence is strictly followed for any future decision, as the failure to do so in the current adherence to the agreed standards are glaringly lacking.

Please respect the Freshwater community and our precious piece of paradise - we are not Bondi and would not want to become anything like it,