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To: "DA Submission Mailbox" <DASubmission@northernbeaches.nsw.gov.au>
Subject: Online Submission

11/10/2021

MR Julian Callebaut
Charles ST
Freshwater NSW

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

Hi Adam,

We are close neighbours of the Harbord Hotel.

DA 2021/1620 proposes various amendments including two additional bars (first floor and attic), creation of patron access to the elevated first floor balcony for up to 100 people (historically residential accommodation) which includes an outdoor loudspeaker and the creation of recording studio.

The proposed works do not achieve the standards and controls set out in the Local Environment Plan and applicable Development Control Plan and should not be approved. For example, the proposal:

(i) Adversely impacts the acoustic privacy of neighbours:

- The first-floor elevated balcony will substantively adversely impact our acoustic privacy through increased noise flowing from the pub into our home. We have already experienced this in the refurbishment works completed to date which included expanded outside seating. The balcony which can have up to 100 people will materially impact our amenity;
- The loudspeaker on the first-floor elevated balcony will further exacerbate the adverse impact on our acoustic privacy;
- The proposed works will increase the already significant disturbance around our home that has occurred since the initial pub refurbishment adversely impacting our acoustic privacy and amenity, this has included:
 - o Substantive increase in intoxicated people walking past our home late at night, increasing noise and anti-social behaviour; and
 - o Substantive increase in cars revving, taxis and/or ubers hooting, increasing noise and reducing safety.

(ii) Increased traffic generation: increased capacity will increase the flow of traffic into and around the residential neighbourhood, at the same time as increasing anti-social behaviour on the surrounding streets. This has already been observed with the current refurbishment. The DA details no consideration of how road safety in and around the pub will be enhanced to protect the community from the inevitable increased risks to safety.

(iii) Does not fit the locality and not in the public interest:

- The Harbord Hotel is located within a high-density residential zone and neighbourhood. It does not fit the locality. However, historically the community has supported the Harbord Hotel as it has been an inclusive family pub that was considerate of the impact it had on its neighbours and the community.
- The proposed works go too far in promoting private interests above that of the public interest with the Hotel appearing to be intent on losing its social license to operate within the high-density residential community.
- The public interest is served by ensuring that Freshwater remains a safe, accessible, family friendly community where everyone respects the privacy and amenity of those that live in the community. DA2021/1620 will not serve this - including increasing noise, anti-social behaviour and disturbances,

increased traffic generation and car revving, reduced family amenity and decreased safety.

Regards,
Julian