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08/10/2021

MS Jennifer LEETE
Unit 5 - 32 Undercliff RD
Freshwater NSW 2096

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

I have reviewed the plan and associated documents on the Councils website.

I request that the Council REJECT this application.

In summary, I believe it should be rejected because it does not fit with the nature of the residential area in which the site is located.

The reasons it does not fit are that the resultant Noise, Traffic and loss of Views will have an overwhelmingly negative impact on the amenity of the surrounding residential area. This includes very negative impacts for residents of Charles Street, Moore Road, Undercliff Road and indeed the whole of the Freshwater basin area.

In relation to Traffic and Parking, one of the documents states that an additional 8 parking spaces will be provided but also that an additional 50 patrons will be allowed for in the upper area as well as up to 100 patrons to be allowed on the first floor balcony area. The current (recently redeveloped) downstairs bar and dining areas of the Hotel are already very crowded and very noisy particularly on Friday evenings and over weekends, and regrettably there has been an increase in anti-social behaviour, especially noise and offensive language in the surrounding residential area caused by patrons affected by alcohol leaving the premises. Whilst there is a reference in the report on Traffic to a mini bus being provided to transport patrons from Manly Wharf I am frankly dubious that this will ever actually happen. Further I do not think the demographic type of the patrons now frequenting the Hotel will be interested in catching Mini buses. I suggest they extra patrons are more likely to come by private cars or Uber. There are already major issues with lack of parking in Undercliff Road, Charles St and Moore Road and this development would exacerbate that problem.

In relation to loss of views, our Strata property, 32 Undercliff Road, which was built in 1969, will be impacted by the increase in the roof height of the Southern Wing of the building. This is particularly the case for the six apartments on levels 1-3 of our building. For these apartment owners there will be a slight loss of ocean views. Although this is a relatively minor loss, the fact that the development exceeds the maximum height restrictions makes it more of an issue.

In relation to Noise, this is a major problem with the proposed development. The Acoustic Report, provided with the Application highlights the major challenge of adding additional sources of noise disruption in terms of impact on the surrounding residential area. The fact that the complex strategies proposed in the report are seen to be necessary points to the total inappropriateness of the Application for a site in a residential area. It indicates major work needs to be undertaken and unrealistic operational limitations put in place in an attempt to constrain the transmission of noise to surrounding residences. Most of the "solutions" proposed in the report depend upon human intervention including keeping windows and screens closed and requiring management action to reduce the numbers of patrons on the first floor balcony after 10pm. Frankly, once the application has been approved and the work undertaken, I have no faith that compliance with the suggested restrictions will occur. Further, in a world in which we need to "live with the COVID-19 Delta variant" and when there has been a big emphasis on improved ventilation and air flow in hospitality venues. For these reasons I have absolutely no doubt that if the proposed development goes ahead there will be substantial noise transmission in the immediate residential vicinity and throughout the Freshwater Basin. I note also that the acoustic report shows no attempt to measure or analyse the transmission of noise into the Freshwater Basin generally.

To reiterate, the proposed development would have major negative impacts on the surrounding residential areas in terms of noise, traffic and disruption. It would substantially reduce the chances for local residents of the peaceful enjoyment of their own homes and is out of character with this residential area.