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To: DA Submission Mailbox
Subject: Online Submission

13/09/2022

MISS Qingliang Zhong
3 / 22 - 26 Albert ST
Freshwater NSW 2096
[REDACTED]

RE: DA2022/1320 - 20 Albert Street FRESHWATER NSW 2096

Hi NB Council,

I am a resident and owner of the unit next-door/above St. Alma restaurant (20 Albert St Freshwater).

I do not support the proposal in DA2022/1320, reasons being:

1. By allowing the restaurant develop the outdoor space into dining area, the restaurant will no longer have space for their deliveries. There is no loading zone in front of the restaurant. It will significantly disrupt the traffic flow in Albert St if the restaurant doesn't have its own loading zone (currently they use the outdoor space as their loading zone, which works well). The normal traffic in Freshwater, particularly in Albert St is already quite busy and very congested in warmer seasons. I note that there was a traffic report completed in the middle of the Covid lock-down previously when the restaurant submitted the previous DA prior to its opening. That traffic report simply cannot be relied on due to the obvious reason - it was done during lock-down and in winter. It is also not reasonable to convert the parking space in front of the restaurant to load zone due to already limited parking spaces in the Freshwater town centre.
2. The proposed extended operating hours will significantly disrupt the residents nearby, especially our unit block which situated right above the restaurant. At the moment, we already have heavy noises at night after the restaurant closes at 10pm, as the patrons making their way out and linger in front of the restaurant, smoking and making noises. By extending the operating hours, this situation will only worsen. Freshwater already has its bars/pubs that operate till midnight. As residents, we'd appreciate council's careful consideration to minimise noises in the neighbourhood late in the night.

Many thanks.

Regards,
Virginia