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**From:** Robert Mackinnon  
**Sent:** 12/03/2024 2:00:32 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: Submission in relation to Mod2023/0684  
**Attachments:** 2024\_03\_12\_DDP\_The\_Joey\_Mackinnon.pdf;

Please ensure the following submission is received and accounted for prior to the DDP meeting on this matter tomorrow.

Thanks and regards,

Robert

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Robert Mackinnon  
16 Norma Road  
Palm Beach NSW 2108

Development Determination Panel  
Northern Beaches Council

**Re: DA Mod2023/0684 – extended hours of operation for “The Joey”**

Dear Panel,

I write both as a concerned citizen, a longstanding member of the Palm Beach community and as Secretary of the Palm Beach & Whale Beach Association. This matter has just come to my attention and is of concern to the many people who have enjoyed partaking the hospitality of “Carmel’s By The Sea” and the subsequent guises to it that have taken place over many years.

My concerns with the proposed extension in trading hours are as follows:

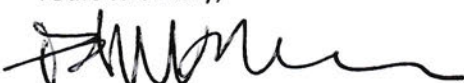
1. **Alienation of public land** – It is evident that those who operate “The Joey” intend to make it a venue for weddings and other functions, no doubt a strong driver in extending closing time until 11pm. Indeed, in the short time since its opening, several weddings have taken place. Due to its location, it could easily become nothing more than a reception place for weddings and other celebrations, something the proprietors of “The Joey” are heavily promoting on their website and elsewhere, one of them boasting that it will accommodate 250 standing guests for cocktail parties. Local people and visitors to the area should be entitled to enjoy an evening meal at this unique location and not turned away due to private functions taking precedence. Further, the landscaped area outside “The Joey” is clearly marked by Council as being for public use, an inconceivable notion whilst a wedding reception is in full swing.
2. **Noise and unruly behaviour** – The acoustics of “The Joey”, probably due to its backing onto a golf course and being set on the water, allow sound to travel a long distance, something that doesn’t appear to be the case for its counterpart “Dunes” in Governor Phillip Park. Already, nearby residents in Waratah Road have been vocal in their concerns about noise. Should evening use be confined to dining rather than holding private functions, this problem will be overcome.
3. **Public support for this extension of hours is questionable** – Whilst 132 people might have provided support for the extended hours, analysis of those responses indicate either a connection with the proprietors or a naïve belief that the extended hours will benefit diners, rather than the venue becoming a full-time function centre. Further, many of those who have indicated support for the proposal are from outside the area with addresses that include Avalon Beach, Clareville, Mona Vale, Bilgola Plateau, Scotland Island, Double Bay, Mosman, Cammeray, Earlwood, Rangeville and Boorowa. To be clear, the proprietors have a responsibility to cater for the general public, not dedicate its use to private functions.

**Recommendation** – Given the above, I suggest the hours of operation be changed as follows, the logic being that a 9pm closing time might obviate against the venue’s use as a function centre, thereby allowing the public at large to enjoy use of this extraordinary location.

Sunday through Thursday: 7am to 9pm

Friday and Saturday: 7am to 11pm.

Yours faithfully,



12 March 2024