

**From:** "JR Howard" [REDACTED]  
**Sent:** 12/10/2021 2:20 PM  
**To:** "Council Northernbeaches Mailbox"  
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**Subject:** Harbord Hotel Renovations DA2021/1620

Hi,  
We live at 10 Charles Street Freshwater, 100 metres diagonally across from the Harbord Hotel.

We are not against the renovations in principle, however there must be a balance between enjoying the Hotel and accepting the Pub is located in a "low density residential neighbourhood". Therefore noise levels must be managed at all times especially at night. The current owners have a poor relationship with many neighbours in the surrounding streets due to a notable increase in noise levels since they took ownership of the premises 18 months ago. Noise issues have been raised with the Hotel owners on many occasions already, however only minimal changes have been made which have not had the desired effect.

1. The existing ground floor (beer garden) glass is completely ineffective. A wide opening around the top of the stairs (at beer garden level) has no glass at all plus a number of opening windows results in noise flowing straight out onto the streets.

This old glass needs to be replaced in full, with new glass doors right across the entrance, including high grade acoustic glass, with no opening windows and to minimise ambient noise including music.

Outdoor speakers should not be approved in the beer garden.

2. A new first level entertainment space is proposed with a bar and restaurant opening onto a large open air balcony. The Hotel will increase its clientele twofold and the noise level on the street will also increase dramatically.

High grade acoustic glass needs to be installed to a height suitable to minimise ambient noise including music.

Again, outdoor speakers should not be approved on the first floor balcony and height restrictions should be met.

3. New underground parking is proposed with the entrance/exit off Moore Road, however this access needs to be moved. Moore Road is a very busy road with heavy foot traffic between Freshwater village shops and the beach. The foot traffic is frequented by parents with prams, family's, kids, bikes, boogie boards and surfboards.

Due to the heavy foot traffic, an entrance/exit on Moore Road is a recipe for disaster, there will be an increased likelihood of an injury and that will not sit well with the community. The entrance/exit to the new underground parking should be from the pub's property in Charles Street adjacent to the current driveway servicing the off street parking.

4. An application for a Loft music studio and bar in the roof space, apparently for local music talent? I do not disapprove, providing the loft is completely soundproof. I am not sure why another bar is necessary on a 3rd level, this bar should not have any open windows to the street. The bar seems unnecessary all considered.

5. I am concerned the Hotels owners may want to turn the pub into a day/night music venue, nightclub and recording studio. New Years Eve is being promoted to end at 2am, that cannot adhere to a neighbourhood in a low density residential zone.

Patrons, taxis and cars then have to exit the premises which often spills out onto the street's and going by past history, the noise often does not settle down for up to an hour or so after closing. That would be 3am.

To quote the Hotel's newsletter....

**NYE AT HARBORD**

Spend your New Year's Eve at Harbord with DJ / producer GENERIK, supported by Sypress Sounds, Tony Garcia, Dr Mendez and Bobby Fischer.

\$30 tickets, includes three drink tokens redeemable before 7pm. Your choice of house beer, wine or spirits.

Party kicks off at 5pm, ends at 2am.

## **HARBORDLIFE NYD**

New Year's Day at Harbord.

12 hours. 12 DJs. Good vibes.

First release: \$25 | Second release: \$30 | Final release: \$35

VIP: \$175 includes 5hr drink & canapé package and exclusive access to VIP area

12pm til 12am.

## **SUMMER SESSIONS**

Live music, we've missed you. We're stoked to kick off our summer music program — cracking tunes every Thursday, Friday, Saturday and Sunday. This week's lineup:

Thursday: Ellis Hall from 8pm

Friday: Jayden Sierra from 9pm

Saturday: DJs from 7pm til late

Sunday: Live R&B with Gang of Brothers from 5pm til sundown

This proposed music schedule is unacceptable. I am not against music, however the owners of the hotel must consider their neighbours and community. Music should not be heard in the streets at any time and should stop at a suitable hour to support a low density residential neighbourhood, not 12pm or 2am.

Thank you for your consideration.

Kind regards

Robert and Julianne Howard

