


**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 10/10/2021 2:38 PM  
**To:** "DA Submission Mailbox" <DASubmission@northernbeaches.nsw.gov.au>  
**Subject:** Online Submission

10/10/2021

MR Kenneth Nichol  
17 - A Koolooro AVE  
Freshwater NSW 2096  


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

Dear Council Members

I am writing to express my concern regarding the subject development proposal DA2021/1620 relevant to the Harbord Hotel.

I am very concerned by the likely impact that development proposal (if granted) will have on the lifestyle of us residents in the Harbord valley.

The proposal is in my opinion, totally unsuitable for our low density residential area as it will increase the commercial space by 770 square meters which is equivalent to a 74.5% increase. The streets surrounding the Harbord Hotel are already jam packed with cars and the noise levels particularly in the evening are annoying.

Also, the noise created by patrons leaving the Hotel in the early hours of the morning is already unacceptable and will get worse and the current problem of debris deposited in residents gardens will only get worse.

As you would be aware, the Freshwater Basin is zoned low level residential and I can only imagine the noise that will flow from a balcony on level 1 if the development approval is granted.

We have previously experienced (and lived with) increased noise level and disturbance on special days such as Anzac Day and Melbourne Cup day. It would be totally unacceptable for this to become the norm rather than the exception.

In conclusion, I would be supportive of the Harbord Hotel continuing in its existing identity as a local Hotel but not as a defacto night club with all of the noise, traffic and social issues that a redevelopment of the Harbord Hotel will create.

Yours Sincerely  
K.E.Nichol  
17a Koolooro Avenue  
Freshwater 2096 NSW