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Subject: Online Submission

24/08/2021

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RE: DA2021/1311 - 1031 Barrenjoey Road PALM BEACH NSW 2108

M & LP Georgouras
1040 Barrenjoey Road
Palm Beach NSW 2108

24 August 2021

Mr Nick Keeler
Planner
Northern Beaches Council

RE: DA2021/1311 - Change of Use - Use of Premises as a café including a change of hours.

We strongly object to the applicants request to change of use of 1031 Barrenjoey Rd Palm Beach to a café including extended operating hours.

We consider that the impact on the surrounding residents of this R2 zone is totally unreasonable. Our main concern is that there will be a negative impact by way of:

1. Pedestrian Access via footpath/Congestion
2. Parking
3. Noise
4. Refuse

1. Pedestrian Access via footpath/Congestion - the applicants are running this business under the name of "Coast", the previous owner operated as the "Greedy Goat", and as a result operates the business under existing rights as this business would normally be prohibited in this R2 zone.

The previous owner complied with the approved guidelines of council restricting their business hours and therefore the impact of their business on their neighbours.

When the business changed hands it was apparent the new owners intention was to expand and intensify the operation of this business.

Presently tables are placed on the footpath in front of the premises and their neighbours as a result it is very difficult to pass along this narrow walkway. I understand that seating is not

permissible in this area as it is zoned SP2 and there is no historical consent for this use.

It is surprising even in light of these facts that the applicant wishes to place 50% of their patrons outside the premises possibly 18 to 20 people.

As we all know palm beach has a retail centre with premises that can accommodate this intensity of use without disturbing the amenity of their immediate neighbours.

2. Parking - As any resident of Palm Beach knows parking in this area is very restricted and in the summer months impossible to find. Increasing the number of patrons especially at night will just exacerbate this problem.

Frankly this is not an area where patronage of business should be intensified.

3. Noise - Any resident of this part of Palm Beach knows how low the background noise is at night. We live at 1040 Barrenjoey Road, which is approximately 50 metres to the north of the Coast venue. Our house is on the high side of the street and on a quiet summer night we can hear the conversations of people in the street within a 50 metre radius. Therefore, if we extrapolate this to 35 people enjoying themselves at night it would be unbearable for all surrounding neighbours.

The acoustic study that was carried out is grossly inadequate and subjective as monitors were placed on level ground around the subject site. It is obvious to any resident on the high side of Barrenjoey Rd, that noise levels appear to double compared to level area. This has not been considered.

When illegal functions were held at 1031 Barrenjoey Rd the noise at 10.30pm at night was very disturbing and if alcohol was allowed patrons the noise level would be intolerable.

Also are the toilet facilities adequate enough to serve this amount of patrons?

4. Refuse - Presently, we have been disappointed to notice milk crates and other refuse being left on the footpath and neighbouring verges after closing time. Also large rubbish bins were left on the verge apart from the collection day so if the number of patrons was increased to the level sought the amount of refuse would double. Due to the restricted size of these premises is there room to store refuse on site?

Our family has continuously owned homes in this area of Palm Beach since 1964. Over those years we have observed councils intent to maintain the amenity of this beautiful area. This has progressed from Warringah Shire Council to Pittwater Council now to Northern Beaches Council. Hopefully Northern Beaches Council can maintain the intention of preserving the uniqueness of this area by not allowing over use and over development.

By allowing intensification of a business like this in this position will not only detract from the amenity of the residences far from the site but also will serve to devalue the residences in close proximity to it.

We are happy for the current café to run as it has been within the current hours but we object to the new proposal in its entirety.

M & LP Georgouras.

