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To: "DA Submission Mailbox" <DASubmission@northernbeaches.nsw.gov.au>
Subject: Online Submission

11/10/2021

MR Allan King
 2 / 33 Moore RD
 Freshwater NSW 2096
 [REDACTED]

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

RE: DA2021/1620 - 29 Moore Road FRESHWATER NSW 2096

We strongly object to the application for alterations to the Harbord Hotel.

We note the application and plan of management refers to the facility as a "safe, friendly local corner pub". Where the proposed application relates to altering the "local pub" to an extensive entertainment venue to include two additional bars, performance space, audio visual, audio desk, a recording studio as well as an additional outside area with sound system on top of the existing outdoor beer garden on the ground floor.

This site is situated in a residential area, not a commercial precinct.

Our family has been a neighbour of the Hotel for over 40 years and understand there will be certain level of noise and disruption during weekends and peak events and have lived with this. The recent amendments to the hotel, increase in patronage and change in demographic target market and trading has increased disturbances, rubbish and traffic congestion.

We object on the following basis;

- Amplification and over development of the site. We note a less intensive application was appealed in the Land & Environment No 10746 of 1997, the appeal was upheld by the court in 1998 on the basis of overdevelopment of the site.
- Proposed new roof line does not meet height restrictions and will alter the heritage listed exterior.
- The addition of acoustic sound barriers on level 1 is at odds to the heritage listing of the building. The current clear glass on fence panels in beer garden are not compliant to DA 2015/0061 that specified - No Clear Glass on Fence Panels in order to protect the acoustic and visual privacy of surrounding residential properties.
- Additional patronage up to 900 people will add considerable noise, congestion, parking, traffic issues, safety risks and increase anti-social behaviour to the area.
- The addition of another outdoor space, particularly elevated with amplification equipment will add to noise and disruption not just to local residents but further across the entire Freshwater precinct. Loss of privacy, these areas have direct view into a number of local residences.
- The proposed use of the level 1 area as entertainment space including extensive sound system and recording studio is an overdevelopment and not in keeping with a "local corner pub".
- Lack of parking and increased traffic congestion and safety. We note the reference in the traffic survey using a peak event 29 February, 2020, prior to stage 1 development. The report estimates patronage peak at 8.30 pm to be 549. There is no reference to the number of people surveyed in the assessment of travel. This event as well as the annual Anzac Day celebrations with high volumes of patronage have a significant impact to the local residents, with noise, congestion, disruption and anti social behaviour. There is an understanding that these are one off days of celebration. We hold significant concerns about the area coping with a forecast an increase of 60% capacity peak events to 7 days per week and for potential extended trading hours. Observation of parking in surrounding streets during the last month while the hotel has been

closed to patrons has seen the surrounding streets full including half the hotel car park.

- We also hold concerns about the impact and change of feel and reputation on Freshwater Village. We note the change in demographic/target market and reach of the hotel has had since completion of stage 1 development.
- While hotel management try to negate inconvenience to neighbours by patrons leaving the hotel, this is difficult to control at current levels of patronage and hotel facilities. The addition of another level of the hotel, varied use, trading hours and increase in capacity will further exacerbate these issues. Our premises regularly has people leaving rubbish, sitting and using our private property, urinating and other anti-social behaviour as well as significant noise issues as patrons leave and or wait for transport or bid their farewells.
- All people management and transport arrangements including any bus services should be facilitated using the hotel car park and footprint not surrounding properties/area.
- Environmental issues - Management, as a key venue in the community should take more responsibility for the environment and associated rubbish resulting from bottle shop/take away sales. Rubbish and broken bottles/glass during recent lockdown and increase in outdoor picnicking has been left to council, local cafés or residents despite the Hotel also operating early mornings as a café and benefiting from bottle and takeaway sales.
- We note reference on the plans to works and development of the bottle shop. We strongly oppose any further building works on this building, which is on our boundary.

Thank you for consideration of our objections and hope that with community consultation and council support the hotel can continue to operate as a friendly corner pub servicing Freshwater and Northern Beaches residents.

Regards

Melinda & Allan King