
Sent: 22/08/2024 1:34:06 PM
Subject: Submission PEX2024/0005 Harbord Hotel

To Rebecca Sio
From: Portanger Family 22 Undercliff Road Freshwater

We strongly Object to the amendment of WLEP2011 to include a Motel. The Harbord Hotel {HH} has the privilege of being able to operate a PUB on R2 Residential zoned land in a R2 zoned area. As long time Residents we know that by making this amendment to allow for the Pub activity it was never the Council's Intention that the PUB be turned into a version of "Coogee Bay Hotel" with Live Bands/Nightclub/Music Studio and now with proposed 37 Room Motel and large outdoor elevated Pool.(I noted in the prelim meeting with the council that the Environmental Officer expressed concerns about noise due to live entertainment and said the applicant should engage with neighbours based on what I have read this has not happened) The Applicant/Developer/Owner has made it quite clear what their intentions are for the proposed Motel to serve as an extension of the existing Pub that provides a performance space and promotes musicians; The HH applied to the 24Hr Commissioner Michael Rodrigues and received Dusk Down Funding to Promote Local Business. The Commissioner has confirmed that this does not change existing Alcohol Licencing or operating hours. Freshwater is NOT part of the 24hr economy. Freshwater is NOT a special entertainment precinct or entertainment precinct in fact it is NOT a precinct and the inadequate infrastructure/Geography and Residential zoning would prevent it becoming so. The HH previous DA to nearly double the floor space and increased capacity to over 700 people is still being built so the Freshwater Area is still to experience the ramifications of this which is I guess is why the application has been submitted now.

I would like to add his proposal will have a negative impact on the whole of the Freshwater Basin every road that leads to the beach and as Freshwater is a basin the noise will travel around the whole area and the notification area should have been extended to include the whole Freshwater Basin.

We have the following concerns:

Housing: There is a well documented Housing crisis and it would be difficult for any Government to justify removing housing at 64 Undercliff Rd to put a Motel. There is an abundance of temporary self contained accommodation in Freshwater which does not cause any undue impact on the area and adds to the economy and would be much more pleasant to stay in for visitors than a 20m/21m square box as are many rooms in the HH proposal,

Infrastructure/Congestion/Parking:

The Infrastructure in Freshwater is not able to cope with this or any other new development of this scale. There are 4 new Housing and shop Housing Developments and hundreds of new residents making their way in and out of the Area and well as an ever increasing number of Trucks servicing commercial Business. The main street on the village centre Lawrence/Albert is congested and it is forcing large Trucks and cars into the back streets like Undercliff Road and Soldiers Avenue. The proposed HH developments will force more large loud Trucks into Undercliff Road and all other Streets carrying Laundry/Supplies/Alcohol/Garbage. As the applicant has made clear that the proposed Motel will be used to support events and activities at the Hotel then we can expect there would be many more Vehicles to the area which will have to park and the additional 30 odd spaces proposed by the applicant will not make any

real difference when you are talking about proposed 37 rooms and Vehicles associated with the activity - performer/roadies/equipment, In summer months the roads are gridlocked and people drive round and round the streets looking for parking that is not there until they give up and go elsewhere - this is the reality that everyone knows well. The streets are full of cars from people who work in the Area - the Freshwater Village has had to set up rollers doors on the Moore Road that don't open to the public until after their own staff have been able to park, The Staff from the HH have to park somewhere as well as there is only 1 Bus at night 167 which carries about 70 people and last Bus in about 12'20am. When there are 700 plus people trying to get and poor transport they drive. More cars mean more congestion and more parking issues. This is NOT about "NOT IN MY BACKYARD" this is about the realities of the Geography and Transport system in Freshwater and the difficulties of moving around curving and hilly narrow roads which are difficult for Buses and Trucks. The Transport report provided by the applicant is grossly inadequate and not useful to assess this application.

Noise and Smell:

Noise from intoxicated people-noise from music-noise from Trucks especially refrigerated trucks that sit parked for lengthy times unloading with engines running-noise from Exhaust running all day and night- noise from compressors-noise from Kegs of Beer being dropped on the ground-noise from the large elevated outdoor pool. There is a cumulative effect to noise every addition leads to further lost amenity and as offensive noise is measure against background noise when that background keeps increasing then it means people have to live like prisoners in their own homes with doors and windows closed in order to sleep and not wanting to sit on their balconies or in yard as the noise make it unpleasant. The smell from Exhausts is becoming a real issue in Freshwater I would say it's extremely offensive at peak times and I think there needs to be a greater emphasis on ensuring regular servicing of these units as well as the smell from ever increasing number of grease truck extractions which generate both noise and smell, What's being proposed by HH is not in the public or community interest and will lead to lost Amenity for all who live and visit Freshwater. One of the Aims of the WLEP 2011 is E1 to "ensure that non-residential development does not have an adverse effect on the amenity of residential properties and public places" and this cannot be met with this development. I also note in this proposal that there is the added Mechanical ventilation from the underground carpark so we will have the pleasure of this added noise and carbon dioxide.

Antisocial Behaviour:

I concur with my neighbours regarding the increase in late night noise, broken glass, urination on property, vomit even during the late afternoon and we can look forward to this getting even worse when the second level of HH opens. Many Pubs stopped the live music for a reason because it led to an increase in overdrinking (including from the bottle shops) and violence and damage to property and noise, so I guess we can look forward to this too. There is real lack of toilet facilities in Freshwater and it is a major problem.

Finally:

The appearance of the proposed motel does not in any way complement the Heritage nature of the Pub and the size and bulk of the Motel will be a blight on the streetscape of Undercliff Road and Charles St and Moore Road, One of the other aims of the WAP2011 is to "ensure that development does not have an adverse effect on streetscapes and vistas" and this proposal from HH does not satisfy this particularly the view from Undercliff and the lack of setback to match the other properties beside this proposal in Undercliff Road.

Council please consider the above and Do Not allow this inclusion of a 37 Room Motel in Undercliffe Road. We are custodians of this land for future generations to enjoy and we should work to protect it from Developers whose only interest is to maximise return on their investment at any expense. It is also my opinion that it will negatively impact the local business as most people to the HH are at night and the Business open at night are largely competitors to HH and HH will seek to retain ever food and drink dollar while during the day customers of other shops won't be able to park so they will go elsewhere. Basically resident/visitors/businesses all seek to lose from this proposal which will change the culture of Freshwater.

Thankyou
The Portanger Family