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

12/10/2021

MRS Caroline Barnett
45 Undercliff RD
Freshwater NSW 2096
[REDACTED]

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

Dear Council,

Thanks for the opportunity to express our views on the latest proposed development of the Harbor Hotel. We are residents living directly behind the Harbord Hotel. We have strong concerns about the proposed development DA2021/1620 and believe it cannot be supported in its current form for three main reasons:

- 1 - Significant intensification of a non-complying land use within a R2 Low density 2021/703975 residential zone.
- 2 - Non-compliance with the parking requirements of DCP 2011
- 3 - Non-compliance with the height requirements of clause 4.3 of the Warringah LEP.

The Harbord hotel is in a low-density residential zoning. This proposed Development application changes what has always been the quiet local pub to a large entertainment venue with increased noise, human and vehicle traffic and with the addition of the top level kitchen, increased kitchen exhaust noise which is aimed straight at our house. It is inappropriate in this zoning and out of character for the locality.

Parking on Undercliff Road has always been a struggle but the increase of capacity will exacerbate the problem. Already we have cars either fully or partially parking over our driveway and noisy intoxicated people leaving at midnight to make their way to Manly. The nature strip across the road from our house, above the Hotels car park, has turned into the local urinal and bottle dumping site as people leave. To increase the patronage will only increase the problem. The proposed extra 8 car spaces are clearly not sufficient.

We note a recording studio is proposed to be introduced on the top-level however this appears to be inconsistent with clause 14 of Schedule 1 of the WLEP 2011.

It has been determined that the raise roof element in the south-eastern corner of the building will have a maximum height above ground level existing, measured at its ridgeline, of between 9.8 metres at its southern end and 10.7 metres at its northern end. We note this represents a non-compliance of up to 2.2 metres (25%). We are concerned that the additional visual mass will create an adverse bulk impact on such a highly visible site, and detract from the distinct heritage features on the external facades.

The Notice of Determination for the previous modification application (Mod2015/0215 and DA2015/0061) clearly states "No Clear Glass on Fence Panels" in order to protect the acoustic and visual privacy of surrounding residential properties, however, this was breached as soon as the venue opened.

The airlock soundproofing of the internal spaces and the improved glazing has resulted in a positive reduction in noise from the existing bar itself however the same attention was not paid to the external kitchen exhaust system and significant noise pollution day and night is a major problem as a result. We are concerned that an outdoor top level bar will only exacerbate the already unreasonable noise levels but we

would respectfully request that any Development Approval include as a clear and non-negotiable condition that industry best practice noise suppression technologies be applied to minimise noise from any external kitchen exhaust and other air conditioning outside plant.

We bought our house 6 years ago happy to be across the road from the Habord Hotel in it's original form but we did not envisage an overdeveloped entertainment venue. We're concerned at the prospect of losing the quiet community atmosphere that we enjoy today along with our neighbours. The Hotel seems to be getting too big and we just don't see any practical way 800 patrons can leave quietly.

Kind Regards,
Caroline and Mark Barnett