

**From:**  
**To:** [Council Mailbox](#)  
**Subject:** Submission – Development Application DA2020/0468 for Alterations and Additions to the Harbord Beach Hotel  
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## Submission – Development Application DA2020/0468 for Alterations and Additions to the Harbord Beach Hotel

As a long-term resident of Undercliff Road, the development application presents a number of important concerns which serve as the basis of this submission:

### 1. No acoustic glazing to windows along the western elevation (Charles Street)

The plans do not indicate an upgrade to double glazed fixed acoustic glass windows along the Charles Street frontage of the Ground Floor. This is despite a specific recommendation to do so within the Acoustic Report. The installation of acoustic glazing along the western side should be considered necessary given the proximity to residential households and likelihood of noise/live entertainment coming from the bar.

### 2. Relocation of the rear public entry from the car park

Customers that utilise the car parking area to the south are now made to walk out car park to enter the pub or, are forced to walk with their families through the gambling area. Further, repurposing the iconic rear public entry to effectively become that for the exclusive use of the gambling area raising concern as to whether this proposed configuration is consistent with guidelines that require these areas to not attract the attention of people outside the venue. This impracticality will be particularly noticeable on days such as Anzac Day where events are typically held in the southern carpark attracting hundreds of people.

### 3. Provision for 30 poker machines

There is no reference in the application addressing the pub's current legal provision for 30 poker machines. It also appears that the gambling area has been increased, encompassing an area that until now had alternative forms of gaming/entertainment like pool tables. Whilst it is disappointing that the new owners have chosen a business model and legacy that relies on poker machines, it is understood that measures and alternatives can be looked at to reduce the impact of harm on locals who have problems with gambling.

Respectfully, it is advised that the council's assessment of this development application pay close attention to the issues that have been highlighted in this submission.