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

07/10/2021

MR Derek Hanson
13 Charles ST
Freshwater NSW 2096
[REDACTED]

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

I strongly object to the proposal at The Harbord Hotel.

1. Noise

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the quiet amenity of the residential area will be adversely impacted by the proposed addition of bars, recording studio and sound system. The Freshwater basin is a natural amphitheatre and noise is projected 360 degrees and magnified. This will be completely at odds with a residential setting.

2. Traffic

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the area is a high traffic area both pedestrians and vehicles. The region from Oliver Street east to the beach has experienced increased movement and congestion with the development of the Lawrence St commercial area. This congestion has resulted in vehicles seeking alternate routes to avoid Lawrence St precinct with Charles Street and Undercliff Road becoming the preferred alternate route. This traffic phenomenon combined with the increase in traffic movement associated with this development application will increase significantly the risk of vehicle accidents in the immediate surround area.

3. No safe Drop-off and Pick-up Area

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there is no safe area for taxis and ride share providers to drop off and collect passengers resulting in double parking in the surrounding streets of Moore Rd, Charles St and Undercliff Rd. This increases the risk of accidents in poorly lit, residential streets with high pedestrian traffic including families with children moving to and from the beach.

4. Transition of patrons at closing time

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the previous Licensee ensured patrons were safely exited from the premises and in a timely manner. This has ceased to happen under the existing Licensee. Increasing the capacity will only exacerbate this problem and further negatively impact the amenity of the surrounding residents.

Parking

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there is insufficient parking in the immediate area for residents and patrons now. The proposed development will add to an already exhausted parking situation. I refer the Officer to a development application by the previous Licensee to expand the upper-level floor to include dining facilities. The DA was declined for reasons including lack of suitable parking.

This application should ABSOLUTELY be rejected. There is MORE than enough evidence that there are flaws with this application.

I believe that the application has 3 fatal flaws that lead to the conclusion that the application should be refused. Firstly significant intensification of a non-complying land use within a R2 Low density

residential zone. Secondly, non-compliance with the parking requirements of DCP 2011 and thirdly, non compliance with the height requirements of clause 4.3 of the Warringah LEP.

Thank you for the opportunity to make this submission and I wish to be informed of any decision made and when the item would be considered by the Local Planning Panel