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To: "DA Submission Mailbox" <DASubmission@northernbeaches.nsw.gov.au>
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07/10/2021

MR Talofa Pouli
ST
NSW


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

RE: DA2021/1620 - 31 Moore Road FRESHWATER NSW 2096 Alterations and additions to an existing pub (Harbord Hotel)

On behalf of the 48 owners & residents of 30 Moore Road, we strongly object to the proposal for the development of 29-31 Moore Road, Freshwater.

The Harbord Hotel is in a Low Density Residential zoning which serves local individuals and families and those that visit our fabulous beach. An owner or manager of the Hotel has always lived in the apartment on Level 1, and been part of the community.

This proposal changes what has always been a local pub to a large entertainment venue, which is inappropriate in this zoning. It will attract a different patronage from outside the area, day and night, and disrupt the amenity of the whole suburb.

The previous changes have not even had 12 months continuous operation due to the Covid restrictions, however it was noted during operation times that an increase traffic, parking and public disturbance was experienced. Our property had damage to gardens from patrons leaving the hotel. We object to this proposal for the following reasons -

1. NOISE

Higher noise levels will emit from the Hotel due to a doubling of the commercial floor space. Patrons attracted to entertainment venues tend to be young, loud and only leave a venue when it closes. The façade of the building will reflect the noise from the Level 1 balcony over the top of the glass screens to the upper levels of 30 Moore Road. Bedroom windows opposite the hotel will have increased noise levels, making it hard to sleep. Patrons leaving the premises late at night already disrupt the peace and quiet of the residential neighbourhood. Residents are already tolerating loud talking, bad language, taxis blowing horns, car doors slamming, rubbish and broken bottles in the street and people urinating in gardens and our carpark. More patrons will increase noise and the incidents of bad behaviour.

2. TRAFFIC & PARKING

Traffic in this area during summer is chaotic and parking impossible. An increase in the number of patrons and staff at the Hotel will impact the traffic and parking in the area. The corner of Moore Road and Gore Street is a high risk corner for traffic accidents. The location of the 8 additional car parks mentioned in the Traffic and Parking Report does not appear on the plan and is insufficient to meet the additional 100 patrons being catered for in the proposal.

3. LOSS OF PRIVACY

The proposed balcony level development would allow the patrons views into bathrooms & bedrooms of our residents at 30 Moore Road.

4. CONCLUSION

In conclusion we strongly object to this proposal based on the substantial loss of amenity & privacy it will cause to the residents of 30 Moore Road and to other residents in our neighbourhood.

Owners Corporation SP210 for 48 owners.
30 Moore Road, Freshwater NSW 2096