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**Sent:** 18/02/2024 2:46:47 PM  
**Subject:** Mod2023/0684 - "The Joey"

Dear Councillors,

It has come to my attention that the above development is seeking to extend its hours until 11pm/ 7 days per week.

I have read through all of the submissions, for and against. I am amused but also disappointed by the number of friends and family of the developers (yes I know most of them) who have written in their support for these extended hours, on the basis of needing another venue to have dinner and to make the Joey accessible to all residents on the Northern Beaches.

Sadly, not much thought has gone into most of these submissions. The proposed modifications of the hours are required in order for the developer to be able to operate at a profit as they will have to host functions. Especially through the winter months. It has been a huge outlay for them (\$7M?) and they will only be able to recoup those costs if they are able to hold functions.

The submissions state they mostly want another venue to have dinner, this will not happen as it will be unavailable due to private functions. Some submissions raise Dunes as an example. Dunes is not open for dinners for the general public now because they only hold functions in the evenings (in order to stay profitable). I suspect the same will occur at The Joey, why else would they need to stay open until 11pm?.

I've had a good look at the menu(s) and also believe that the operator is not catering for "everyone". It's very expensive and I imagine most people won't be able to afford to eat there more than once every 3 months if that. Again, not much thought has gone into supporting the changes to operating hours for those impacted in the immediate area.

The developer is an experienced publican and I imagine their intentions are to create a "bar" atmosphere, based around alcohol consumption, similar to their other venues that operate this way, along with DJ's and live music. Otherwise again...why would they require a licence to operate until 11pm, 7 days a week.

Palm Beach is a National Park destination which most people visit, to enjoy the serenity and healthy outdoor living culture. Most locals are happy to enjoy a low key sunset dinner and then retire home for an early night and be up early for their surf/swim/walk. The impact that noise, rubbish and traffic will have on the local ratepayers cannot be ignored. Not to mention that another huge venue / big operator like this will only take away business from the smaller local operators who are actually the ones that need support and will only suffer with these bigger operators.

I have lived in the area for 53 years (since birth) and all my family are residents of the peninsula. I am a little disappointed that these submissions of support have been shot off without any real thought for those residing in the immediate area who are the ones affected by the noise that travels across the water not to mention the traffic noise after 11pm. It has already been experienced by residents with the last operators on Friday and Saturday nights and it would be very detrimental to extend this to 7 days a week.

The fact that the notice of modification somehow went “missing” from most residents affected is unfortunate. If the immediate residents who are affected knew about this, I imagine the reaction would be very similar to what has occurred with the development at 231 Whale Beach Rd and the mass of objections to its proposal to expand.

Perhaps if the ratepayers had been approached instead of the developers friends and family, there could have been a better outcome agreed on for everyone.

I would love nothing more than to be able to enjoy a sunset dinner and a few drinks with friends at the Joey. Sadly, I’ve seen Casa Restaurant mostly half empty over summer, despite offering a great atmosphere, menu and cocktails, it hasn’t been utilised. I wonder then, if another late night venue is needed, why weren’t the supporters eating and drinking here?

I think its reasonable to allow sunset dinners and close at 9pm, to cater for all patrons. Most people on holidays on the northern beaches after a long day on the beach, aren’t looking for a late evening meal past 9pm, (in my experience). This would also be a reasonable solution to ensuring noise and traffic and drunken behaviour and extra rubbish etc is not impeded on the local community who reside in the area.

I wish I could be a little more eloquent in my email and explaining my opinions on the matter. At least I hope, a bit more thought has gone into my response I guess than the one liner emails of a few keyboard warriors I have read in these submissions.

Thank you for allowing my reply.

Sally Constable  
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