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To: "DA Submission Mailbox" <DASubmission@northernbeaches.nsw.gov.au>
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09/10/2021

MRS Ulrike Brisby
32A Playfair RD
North Curl Curl NSW 2099



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

I would like to register my objection to this proposed overdevelopment of the site. I lived next door to the existing pub for over 10 years and had to endure the disturbances associated with a licensed premise in a residential zone. Anti-social behaviour such as public urinating, street fighting, parking problems and noise was a regular occurrence. An intensification of the existing land use can only worsen this situation.

There are a number of flaws in the application that are contrary to good planning principles including failure to comply with the objectives of the R2 low density residential land zoning of the locality. Failure to provide adequate on site parking in accordance with the Councils parking controls and breach of the Councils height policy to introduce a "recording studio for live music". I fail to see how a recording studio is an ancillary use of a "local pub".

All of these breaches of the Council's planning controls can only lead to one conclusion, that is the proposal is an overdevelopment of the site.

A fact that was supported by a land and environment court ruling in 1998 for a very similar development proposal. Appeal 10746 of 1997 determined on 12 August 1998 which found a very similar development application "showed little appreciation for the surrounding residential properties."

I believe this proposal is no different and even a more intense development than the 1997 application and should be refused as it was back in 1998 by the Court.

thank you