

From: "David Lucas" [REDACTED]
Sent: 11/10/2021 10:48 AM
To: "Council Northernbeaches Mailbox"
<Council.Northernbeaches@northernbeaches.nsw.gov.au>
Subject: DA 2021.1620

Dear Sirs and Mesdames

I object to the proposed alterations and additions at the Harbord Hotel.

As is admitted by the Applicant, they are additions and alterations to how the Hotel operated when purchased. It makes a mockery of the planning process to allow the applicant to first get permission and then incrementally upsize the development when if it had shown its true hand at the initial time the proposal may well have been rejected

The Hotel has pre-existing rights, yet cannot intrude into the enjoyment of the property owners of their own rights. As with all property owners, the Hotel must use and enjoy its property rights within the confines of its own property.

The proposals will

- (i) unreasonable generate traffic flow not on the subject property, but to all the surrounds. It is generating more traffic but making no allowance for it to accommodate that increased traffic;
- (ii) unreasonable generating of excess noise from the property into the surrounds. Not just music but the sounds of general merriment that emanates from such a venue;
- (iii) not be policed in any way outside the property boundaries by the applicant - the "privatise profits" and "socialise losses" mentality.

All the Best
David Lucas
38 Charles Street
Freshwater 2029



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