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RE: DA2019/1119 - 4 / 0 Bennett Street CURL CURL NSW 2096

I strongly object to Cambridge Markets operating a market 50 Sundays a year at Harbord Bowling Club.

My key objections are that the operation of the market will result in

1. Traffic congestion in Bennett St and unsafe situations on the road: I don't believe we will only see 1 additional car every 2 minutes (see flawed assumption below from the ETMP)
2. Issues with parking in Bennett St and Stirgess Ave: no talk at all about the fact that we already have issues with parking when sport activities take place and the combined effect of adding a busy market to it
3. Increased noise disturbance from: generators (see comments below)

Operation of a market every Sunday (effectively a new business) in a residential area is completely inappropriate use of the Harbord Bowling Club.

The application actually says clearly that there will be reduced use of the actual purpose of the Harbord Bowling Club: bowling.

Points I would like to call out to support the above view:

1. Number of visitors by car: Event Traffic Management Plan, section Traffic, page 17: "events are forecasted to attract up to 500 attendees each week. The will come from bikes, ubers, buses, taxis, cars and on foot". Are we seriously supposed to believe that there will be more people coming by bikes, ubers, buses and taxis than by private car? Looks like a flawed assumption without any proper basis. By the way: do we really believe there will be only up to 500 attendees each week. Assuming on average everybody buys 1 item (no lookers only), the 50 stall holders will have 10 sales each. Either this market goes bust very quickly or the assumption is purposely kept too low. - Event Traffic Management Plan, section Hours of Work and Noise reduction, page 24 states: "it is expected that less than 30 cars per hour will use the surrounding street as it is expected that the venue will be predominantly patronized by the local community". Considering the large number of supporters of this proposal who interestingly seem to be mostly members who have moved out of the area and do not live in the neighbouring streets (!), I think this is very much a flawed assumption.
2. Noise from generators - Event Traffic Management Plan, page 29 diagram: noting

the location of 2 generators that apparently are located outside the Harbord Bowling Club. Not addressed anywhere in the ETMP. Not addressed anywhere in the Acoustic Impact section of the Statement of Environmental Effects from Cambridge Markets. However it is mentioned in the Power Supplies section where it is mentioned that 'silent generators' will be used. It also says that 'if a generator is required it will be located at the furthest point from nearby residents'. I can't see how that has been done when looking at the location of the generators on page 29 of ETMP. I also would like to know where i can buy silent generators, looks like a great invention!

3. Noise from music - from Statement of Environmental effects - music to be played from 10am to 2pm using low level, small battery powered speakers. Don't know what small battery powered speakers look like but what I do know is that this is not certainly not just acoustic music as stated by the CEO in the letter to local residents. Who is wrong here? The CEO or the Statement of Environmental Effects. I am afraid it is both considering the quality of supporting documentation and we will end up with large speakers!

4. No consideration of other sporting events and traffic impacts in the ETMP - Event Traffic Management Plan: there is no consideration at all for any of the many other sporting events that take place on Sundays, e.g. cricket, AFL, hockey, netball. The assumption that the 22 car spots on the western side of Stirgess Ave are available for patrons of the market is flawed. Any observation on a typical Sunday will support this. Same story for the 22 car spots on the western side of Stirgess Ave.

5. Proposed use of Freshwater Seniors Campus - there are 89 parking spots available in this area. The big question is: will they be used? Anyone of us who frequents malls, shops will see that people tend to park as close as possible to the shops, mall entry etc. Without any real push to use this parking spot (and there is nothing to see about this in the ETMP) this parking will not be used. You might want to look at the map on page 20 of the ETMP to see that it is too far away.

6. Quality of the Traffic Management plan - for a plan that is supposedly final, key information about who from the police and RMS is missing. This provides doubts if there really has been any consultation with them regarding this plan.

7. Engagement of HBC with neighbours - Harbord Bowling Club has not engaged at all with local residents to seek any input in the proposal before the development application notification to the residents. The letter sent out recently by the CEO is too late and does not address the stated intention of to continue to remain a good neighbour. See also earlier comment about noise from music.

8. Letters from the council to impacted neighbours\u8232?The DA shows which neighbours will be impacted and who got a letter. I don't believe at all that houses to the western side of Bennett St will not be impacted by any traffic issues. Again, simple observation of traffic on a sporting weekend will proof this.