

From:
Sent: Monday, 13 December 2021 11:39 PM
To: Planning Panels - Northern Beaches; Adam Croft
Subject: Re: Northern Beaches Local Planning Panel Notice

Categories: NBLPP

Re DA2021/1620

Address: 29 Moore Road Freshwater & 31 Moore Road Freshwater

Description: Alterations and additions to an existing pub (Harbord Hotel)

Thank you for your notification and details regarding the planning meeting for this Wednesday 15 December.

In addition to our objection previously lodged with regard to the intensification and overdevelopment of this site. We hold concerns around the ambiguity of patron numbers/floor space and associated parking requirements, in particular the reference to the previous owners DA in 1997.

The proposed increase in floor space and terrace area is of a similar nature to the 1997 application, in fact this application has the potential to have a higher intensity given there is live entertainment vs the proposed level 1 restaurant dining area in 1997.

In the council assessment at this time (1997) it was noted the parking requirement was on the ratio of 1 parking space per 2 m2 of bar area and 1 space per 5m2 of dining. The assessment for this DA does not specify parking requirements despite a significant increase in floor space and patron numbers and similar pubs in residential zones in the Northern Beaches area as comparisons.

The reference to the previous application of an increase in 150 patrons vs 50 in this application is not a comparison given the peak period patron numbers noted in the 1997 application was 288 vs this application peak period of 500 patrons.

Has there been an event or time when the 820 capacity limits have been reached and if so what complaints or issues arose from these numbers. We question whether the current floor space, outside of COVID limitations, could cater for 820 patrons.

Is the proposed approval for this DA based on the capacity of 50 patrons in total for Level 1? How would the capacities be applied?

We also note the 1997 DA had existing car parking spaces at 25 vs current DA car parking at 22 (this is currently less due to bins and storage), despite the increase in floor space from the 2020 development.

We trust the panel seriously considers all the facts in relation to this development to ensure a suitable family friendly local pub serving the local community is maintained rather than an extensive entertainment venue more suited to a commercial zone.

Many thanks

Allan King

On Wed, Dec 8, 2021 at 2:59 PM <noreply@northernbeaches.nsw.gov.au> wrote:

Dear Allan Steven King,

RE: DA2021/1620 (29 Moore Road Freshwater & 31 Moore Road Freshwater)

Please find attached a letter in relation to Council's Local Planning Panel meeting.

Thank you,

Northern Beaches Council



Northern Beaches Council

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