

From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: Sunday, 25 August 2024 11:55 AM
To: DA Submission Mailbox
Subject: Online Submission

25/08/2024

MR Paul Brisby
33 Moore Road ST
Freshwater NSW 2096

RE: PEX2024/0005 - 31 Moore Road FRESHWATER NSW 2096

I am joint owner of the adjoining property to the east (33 Moore Road) of the subject site. My family has owned this property for over 60 years. We have lived and accepted the existing use of the site as a Neighbourhood Pub as it has been there as long as we have.

I object to this planning proposal to amend the the current LEP Zoning of R2 Low Density Residential land use to allow Hotel accomodation as the neighbourhood has alsway been and should remain Low Density Residential. The current use of the site as a Pub creates issues for the locality such as noise, lack of parking, litter, street fighting, unruly late nigh behaviour etc. I am sure you will find reports of such activities if you check the Management Plan for the current operation and with the local police.

The lack of on site parking has been a long standing isse for the site and you will recall that a development application back in the 2002 was overturned and refused by the Land and Environment Court upon appeal by a group of local residents on the issue of lack of on site parking. This was after the Council had given its approval for the development.

The proposed construction of a 72 space below ground carpark will have significant impact on adjoining sites, in particular my families property at 33 Moore Road which is a slab on ground construction. The depth of excavation for the proposed basement is more than likely going to require underpinning and ground anchors to be installed to stabilise our property and we would be very reluctant to give permission for the installation of ground anchors (if requested).

I believe a Council storm water pipe conveying storm water runoff from the catchment above the site is currently located where the basement is proposed. If approved this pipe and the storm water flows would have diverted and catered for elsewhere.

In conclusion the site is zoned R2 Low Density residnetial for a reason -its a low density residnetial neighbourhood precinct please leave it that way.