
From: Sharyne Mullens
Sent: 8/09/2024 9:18:13 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Submission: PEX2024/0005 - 31 Moore Road FRESHWATER NSW 2096

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I'm for the rezoning, but with provisions to address the local residents' concerns and I believe that a covenant should be included as a condition of the rezoning approval to retain the long term affordable accommodation apartments at 64 Undercliff Rd.

I believe the increase in local jobs and encouraging more patrons to Freshwater businesses is important and a benefit to this development. But the biggest concerns for residents also needs to be addressed:

1. Noise Concerns / Overdevelopment: I'd like to see a restriction put on how many people the hotel can room. The current concept is 36 rooms (~72 occupants) and knocks down the apartments at 64 Undercliff Rd. I'd like to see the number of rooms reduced and the apartments at 64 Undercliff Rd be kept as long term accommodation. Long term accommodation in Freshwater is very hard to come by and quite expensive. Lower cost units are critical to our community to keep living costs down a covenant on the rezoning could insure these apartments remain as affordable housing.

A pool is also unnecessary for the location, given it's so close to the beach, and could also add additional noise concerns for residents at night.

2. Parking and Traffic: While there are a number of car parks being proposed by the concept design, I'd also like to see additional parking restrictions on some of the nearby streets. Such as restricting parking on Undercliff Rd to 3 hours from 8am-6pm, with resident permits excepted. This would help alleviate some of the parking concerns by residents.

3. Unknown DA for future development: Given there's no additional DA for the new hotel building, and only concept designs, I'd be cautious to approve the rezoning without a DA to review along side it. Part of resident concerns is it is unknown (concepts only) what exactly Harbord Hotel seek to build on that location. Considering this rezoning in conjunction with a development application for the site would make it easier to understand.

Thank you
Sharyne and Tyrone Mullens