

[REDACTED]

From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: Sunday, 25 August 2024 8:49 PM
To: DA Submission Mailbox
Subject: Online Submission

25/08/2024

MRS Emily Lewis
27 Undercliff Road RD
Freshwater NSW 2096
[REDACTED]

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

Dear Rebecca,

I am writing to note my strenuous objections to the proposal PEX2024/0005.

The reasons for my objection are as follows:

There are no compelling reasons for rezoning this very local residential area in a way to permit hotel accommodation. Such a rezoning would have a material adverse impact on the fundamental character of this local suburb and negatively impact on its residents.

The Council has done a very good job with the recent and ongoing upgrade to the Freshwater beach precinct, keeping the improvements in line with the local area. It is a haven for local families from the peninsula, and a safe, family friendly locality. The proposed development risks ruining this and fundamentally changing the area when there is no need for hotel accommodation to be in this area.

The addition of a hotel, in addition to the already approved expansion of the Harbord Hotel, risks having a significantly adverse impact on the residential character of the local community. I am extremely surprised that this application is even being considered before the impact of the expanded Harbord Hotel can be assessed.

The streets impacted are all narrow residential streets that are already struggling with parking and traffic issues - and more importantly safety issues. Children and elderly residents in particular already struggle to navigate the streets safely with the existing traffic load, and frustrated people trying to find a park. The additional of a hotel, with visitors coming and going, supplies, etc, will further aggravate a very difficult situation. It would certainly change the safety of the area, for the young and elderly people who live in these surrounding streets. This is not a suitable site for a hotel.

It is not appropriate to change the zoning rules for the commercial benefit of a discrete developer, at the expense of the local community. If additional hotel accommodation is really an imperative for the Northern Beaches community, there should be a broad based consultation on this, with consideration of other more appropriate sites.

Just because the Harbord Hotel is located in this position, does not make it a suitable location for a hotel. A commercial hotel is better suited to a commercial hub like Manly, or other thoroughfares along Pittwater Road that can accommodate increased traffic load and the related pollution.

There is no doubt that any such development would lead to substantial and ongoing noise and air pollution from the increased traffic, visitors, hotel patrons, air conditioning/heating, deliveries etc. Further pollution would result from the increased refuse from such a business, which would contribute to water pollution to the local waterways. This would not be reversible and a detriment to the local ecosystem, in a suburb where local volunteers do so much to

protect the flora and fauna and run off into the beach area. It is unfair to inflict this detrimental impact on the local residential community, purely for the commercial gains of a local business.

It is clear there is no need for hotel development in Freshwater.

I also note I am dismayed at the lack of consultation, by the owners of the hotel, with the local community on a proposal that would have a very large adverse impact on the local community.

I would be happy to discuss my submissions further with you.

Kind regards

Emily Lewis