

[REDACTED]

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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** Sunday, 25 August 2024 3:56 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

25/08/2024

PROF DAVID HILL  
20 MOORE RD  
FRESHWATER NSW 2096  
[REDACTED]

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

Dear Rebecca Sio

We have just seen a notice for another Planning Proposal for the Harbord Hotel a few days ago with some considerable concern.

We live directly across Moore Road from the hotel, i.e. about 20m from its front entry, on the corner with Charles St. We already expressed concerns about the earlier development having the potential to cause loss of lifestyle for residents in the close vicinity of the hotel in Moore, Charles, Undercliffe due to the noise and particularly the lack of capability in the area for parking much beyond residents overflow. While the changes to the neighbourhood since the recent development have indeed been disruptive to residents especially on certain days, e.g. the Uber type traffic literally in driveways on Moore Rd reflects the earlier concern. While we are very disappointed in the Council for ignoring these concerns, we can see some attempts to minimise the actual noise maybe after complaints from nearby residents. The Hotel management should also have been warned for its appalling poor security concerning keeping residents from disruptions by loud foul-mouthed and often drunk people leaving the pub. Their view that once the customers are a few meters away it is none of their concern has many in the community on edge about what might come from an even bigger development.

We acknowledge that many locals, especially those who do not live in adjacent roads, accepted the first development to the Harbord Hotel. There were rumours of another stage involving some accommodation at the back given accommodation on the second level was removed, but the expectation was no more than a residential block of flats. Given the decisions we have heard of for other developments in the Northern Beaches where houses are much further away I am shocked that such a proposal as submitted now could be submitted let alone possibly approved. I would expect very serious pushback from locals on this one. Rezoning to enable effectively a travellers hotel literally on our doorstep would be a travesty, affecting the community negatively and only benefiting the hotels owners bank accounts.

Which brings us to the proposed rezoning. Our understanding here is that a rezoning must benefit the community to be legally valid. While the redevelopment of the actual pub was a grey area for discussing benefits with immediate neighbours losing out for the argued benefit of those living more remotely, there is clearly no benefit to the community from such a large traveller hotel on our doorstep.

We have no hesitation in completely opposing the new proposed development

David Hill and Gloria Wright