
Sent: 3/09/2024 2:13:59 PM

Subject: Public Exhibition Document PEX2024/0005 29 Moore Rd Freshwater

Please accept this as my concerns re the proposed rezoning of 29 Moore Rd Freshwater to allow R2 admissible use modification.

As a Founder and current committee member of Friends of Freshwater Inc. this submission is in no way representative of the Group and is purely a personal point of view.

As a long term resident of Freshwater living in the Basin, I have major concerns as follows:

- 35 room hotel with a pool is a major over development of the property
- rezoning R2 residential to R2 admissible use modification would set a precedent for development of high density occupancy short-term or otherwise in quiet residential areas with high value homes
- with no clear submission of a build DA and only concept designs, this leaves too much to "blue sky" and not enough to detail.
- the current anomalies that exist of multi-dwelling units on Moore Rd, Ocean View Rd and surrounds including White Waves on Moore Rd & Gore Sts are examples of developers flouting the rules and building multi-storey units that were done in an earlier time when regulations and oversight was lax.
- the community has for many years embraced the unique character of the Village and has banded together to ensure that developments were both in character with and added to amenity without encroaching on existing building rules. This build is outside of what is within character and surrounds.
- the excuse that nearest accommodation is Manly and Brookvale is irrelevant. Freshwater is clearly not Manly, Brookvale or Dee Why and is simply not able to accommodate what these locations can. Ingress and egress are limited. Lawrence/Albert St is the only main commercial area in Freshwater. Should it be determined short-term accommodation is required in the Village, then perhaps the commercial precinct is a better option.
- there have been several examples of how the community feels re over-build including Irene Crump Reserve history, action taken to stop a 98 unit development in the heart of Freshie on the current Oceans 11 site, the management of the development of the old Harbord Growers site and more.

I am not against community amenity improvement and sensible, sustainable development moving forward with the times and the renovations on the Harbord Hotel has been done very well to date, however, I don't see the addition of this proposed rezoning to accommodate a very large short-term accommodation facility as a benefit to the community, to the neighbours nor to the overall character of Freshwater.

Kind Regards
Denise Goldstein
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Freshwater

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Denise Goldstein - Managing Partner



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