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**From:** [REDACTED]  
**Sent:** 25/08/2024 9:27:12 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** PEX2024/0005 - Planning Proposal 29-31 Moore Rd and 64 Undercliffe Rd Freshwater  
**Attachments:** PEX2024\_0005 - Planning Proposal 29-31 Moore Rd and 64 Undercliffe Rd Freshwater (2).pdf;

Good evening,

Attached is our submission opposing the Planning Proposal for Harbord Hotel.

With such limited time to respond, I hope the attached will suffice and it is clear we cannot support the current proposal as it stands.

Could I please request that my personal details are not added to the submission or any documents that will be referenced or housed online. I understand if it is appropriate to reference our address.

Should you need to contact me directly, please do so on the number below.

Kind regards,

[REDACTED]

25 August 2024

**Re: Planning Proposal – 29-31 Moore Road and 64 Undercliff Road Freshwater NSW 2096**

Dear Ms. Sio,

Ref: PEX2024/0005

Please find below our submission opposing Planning Proposal 29-31 Moore Road & 64 Undercliff Rd Freshwater. We reside directly across the road from the entry of the pub, this has been our family home for over 24 years and we have always embraced the pub, its staff and the social aspects of the location we reside. Since 2020, the increase of disruptions to our home has been undeniable. Listed below is just some of the ways we are **currently** impacted:

- Reduced street parking
- Noise (mostly from patrons after they have left the pub and continue to float around the streets)
- Litter - almost every weekend we are met with bottles, cans and sometimes drug substances on our lawn and in the gutter. We note that this is often people getting out of their Ubers and then leaving the can/bottle in the gutter before entering the pub.
- Increased Uber activity, where they use our driveway as a pickup/drop off point obstructing our driveway
- Increased traffic

After hearing of the latest planning proposal we were understandably concerned about the further impact that will most definitely occur should a development of this size go ahead. We were shocked to have such a short notice of such a huge proposal in an **R2 zone** and are quite concerned about what this means for our homes and Freshwater as a whole. The additional use of 64 Undercliffe Rd should not be permitted. It is a residential dwelling, does not form part of the footprint of the pub and should remain a much needed space for long term occupants. The impact of increased traffic with already narrow, busy streets is also a big concern given that this is already such a challenge with the pub's current capacity.

The pub has expanded its operations enough under the previous DA's.

The most concerning element of this proposal is the potential change of zoning. Setting a precedent for future developers to continue on the same path. We have already lost enough of our natural environment and village feel, however changes to the zoning will only allow for more of the same. Freshwater as we know it, won't be the same again.

Kind Regards,

[Redacted Signature]