

**From:** [REDACTED]  
**To:** [Council Northernbeaches Mailbox](#)  
**Subject:** TRIMMED: Your public notice re PEX2024/0005 August 9-25  
**Date:** Wednesday, 28 August 2024 11:38:32 AM

---

Rebecca Sio  
Planning Officer  
NBCC  
August 28 2024

From (Dr) Neil Tucker 3/21 Moore Rd Freshwater NSW

Hello Rebecca

I have just returned yesterday and found the Notice re PEX2024/005 which I realise is now beyond the date of submission.

Nonetheless I am writing briefly with a few thoughts. This email may not make the formal submission, but I ask you to receive it and hope it will contribute to the planning decision process.

The critical issue is that the proposal requires a change of Zoning to the Freshwater area. Yes, it is for this single proposal, but it then creates a rule change and precedent.

I note that some time in the past something occurred in a planning permission process to allow the large transverse block of flats (the only one) to be built across the end of Moore Rd effectively blocking out all visual access to the iconic beach for all others for all time. The building is aberrant to the surroundings.

This instance of the application by the Harbord Hotel raises not only the Zoning change and precedent but further implications for traffic management - number of vehicles, parking, vehicle behaviour (all of which are chronically problematic to Moore Rd and streets surrounding the Hotel and beach access), and for patron management.

In principle it is excellent for Freshwater to have a historic hotel at its heart. What is of chronic concern is the associated traffic and parking, and the behaviour of mostly younger people approaching the hotel and leaving it - mainly Thursday to Sunday nights - loud shrieking noise affecting residents, broken bottles, rowdy waiting and access to bus transport, breaking (multiple times) newly planted trees. The Hotel seems to exercise no responsibility for this behaviour and its impact - seemingly concerned (only) to extend its footprint and business?

I/we are totally opposed to granting this application. We do not believe it will add public amenity to the benefit of all in an already crowded increasingly popular area - to the contrary.

I hope you will be guided by the wishes of all affected local persons, not the single wishes of one business owner.

Sincerely  
Neil Tucker  
[REDACTED]