
From: David Bell
Sent: 12/09/2024 1:25:14 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: PEX 2024/0005 - 31 Moore Rd & 64 Undercliff Rd Freshwater NSW 2096

David and Michelle Bell
5 Undercliff Road, FRESHWATER

We object to the proposal on the following grounds:

- Lack of the significant public infrastructure necessary to support re-zoning from R2 to R3
- Detrimental impact on the residential nature of Freshwater beach from the proposed re-zoning of the area from R2 to R3
- Degradation of the local character as a result of re-zoning of the area from R2 to R3
- Degradation of the heritage value of the locally-listed Harbord Hotel
- Over-intensification of a highly constrained site in a low-rise residential zone;
- Noise pollution emanating from the Proposed Roof Top swimming pool which will echo across the whole Freshwater basin to the detriment of the local residents
- Exacerbation of traffic and transport impacts
 - Lack of adequate public transport in the area
 - Lack of adequate parking in the vicinity of the proposed development
 - Dangerous traffic density on Undercliff Road
 - Pedestrian risk from lack of clear visibility and vehicle speed along Undercliff Road
- Amenity impacts to residences and streetscape in Undercliff Road

We respectfully request that this development proposal be declined.

Many thanks

David and Michelle Bell