
From: Gabby
Sent: 25/08/2024 4:08:20 PM
To: Council Northernbeaches Mailbox
Subject: PEX2024/0005
Attachments: objection letter 250824.docx;

Dear Rebecca Sio,

Please find attached a submission in relation to Planning Proposal PEX2024/0005.

Kind regards,
Gabby Timbs



Rebecca Sio
Planner
Northern Beaches Council
PO Box 82
Manly NSW 1655

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 following a submission regarding the above Planning Proposal.

The Planning Proposal PEX2024/0005 should not be supported by Council for the following reasons. The proposal conflicts with the objectives of the R2 zoning of the sites.

The objectives of the R2 zone are:

- To provide for the **housing** needs of the community within a low density **residential** environment.

The proposed additional use of hotel accommodation to 64 Undercliff Road does not comply with the residential objective of R2 zones for housing. An additional permitted use for short term accommodation conflicts with the need for long term housing. Permitting the change of use will remove three residential dwellings at 64 Undercliff Road.

- To enable other land uses that provide facilities or services to meet the day to day **needs of residents**.

The proposed additional use of hotel accommodation does not meet the objective for the needs of residents. Local residents do not require hotel accommodation. There is ample accommodation available in nearby suburbs such as Manly and Brookvale ranging from pubs (the Steyne Hotel), to the Novotel at Manly, Sebel at Manly, backpacker accommodation throughout Manly and the Travelodge at Brookvale

- To ensure that low density residential environments are characterised by landscaped settings that are **in harmony with the natural environment** of Warringah.

The proposed large scale development does not meet the above objective and is not in harmony with the natural environment. Undercliff Road is a purely residential street, narrow and struggling to accommodate access for existing residents.

- Insufficient justification for changes: Council should acknowledge the “housing crisis” and predicted population growth of the Northern Beaches area with an additional approx. 35,000 residents by 2040 (Better Together Social Sustainability Strategy 2040 – Northern Beaches Council). Housing and dwellings for residents are required. 64 Undercliff Road should not be permitted additional uses and remain a residential dwelling. Removing three permanent dwellings is not in line with Councils own Sustainability Strategy.
- The Harbord Hotel (lots 1-5, 29 Moore Road) historically had accommodation on the second floor and the potential to convert the disused rooms to boutique short-term accommodation. Instead, the developer chose to replace the existing hotel rooms on the 2nd floor with a yet to be opened entertainment space and recording studio, increasing the patronage capacity of the site to 750 people and up to 800 on 12 occasions a year.

This is a case of ‘having your cake and eating too’.

It is currently unknown what impact the second storey operations will have on the immediate residential community until the development is completed later this year. It would be prudent of Council to wait until the operation of the Hotels second storey activities commence before considering the submitted planning proposal PEX2024/0005.

- Impact on local character: The proposed hotel accommodation takes no account of local circumstances or character, potentially resulting in wholesale changes to the built form of our local low density residential suburb.

The proposal seeks a large-scale intensification of 29-31 Moore Road and 64 Undercliff Road and will adversely impact the local character of residential dwellings. There are many more suitable areas on the Northern Beaches to develop hotel accommodation, away from low density residential areas such as Manly, Brookvale and Dee Why.

- Impact on roads and infrastructure: The changes take no account of the potential increase in population and impacts on traffic, parking and demand for services and facilities. Undercliff Road, with required parking on both sides of the street, provides narrow access to the existing residents as it is.
- Local amenity impacts: The changes will increase issues associated with shadowing, privacy, and loss of views for neighbouring properties.

The Planning Proposal has been submitted without a DA, the full intentions of the proposed development are unknown. The proposal should not be considered without a DA. The community cannot fully comment without a detailed and clear understanding of the proposed development's function and operation.

There is no clear information on the additional café, operation, hours, licensing?

There is no clear information on the proposed addition of a pool. Will this be reserved for proposed hotel guests only or are we expecting an 'Ivy' style pool operation with day club and parties in a low-density residential area?

Considering the submitted Planning Proposal without a DA and plan of operation is ineffectual.

Finally, the current operation of the Harbord Hotel creates daily negative impacts on surrounding residents. Why add to these by intensifying the development.

Kind regards,

Gabby Timbs – 22 Moore Road Freshwater NSW 2096