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**Sent:** 18/09/2024 5:11:20 PM

**Subject:** PEX2024/0005 - Objection to proposed development application

We are writing to respond to the Application for the redevelopment of the Harbord Hotel and adjoining properties Ref #PEX2024/0005

As residents and members of the Freshwater community it is our view that the Application should be denied for the following reasons:

- The proposal requests the rezoning of the site from R2 Low Density Zone in the LEP to R3 thus allowing for the construction of short-term accommodation in the form of a hotel/motel, asserting that this would be a benefit to businesses in the suburb and the community. There is little evidence provided that this is actually the case. Freshwater is a residential area with a small residentially focused village, limited in both access and available parking. There would be little benefit to the community of such a development, we have neither the space nor infrastructure for such development, particularly with other accommodation options available next door in Manly.
- Given this is a rezoning question (at least initially) and one that will have a significant effect of the Freshwater community, we are surprised at the lack of resident and community consultation, having found out about this development from neighbours. Honestly, the approach taken by council and the Applicant has not been good enough – such a proposed change requires broad active resident and community engagement.
- This is a concept plan rather than an actual DA with building plan – this is clearly a concern for residents as the rezoning in itself creates the opportunity for further development more substantial that is currently being contemplated. Again inconsistent with the residential nature of the suburb and community benefit.

Away from the rezoning question, there are also significant inadequacies in the proposal:

- As mentioned above it is conceptual rather than actual, which does not give residents certainty regarding the actual outcome.
- The existing Hotel previously had a small number of hotel rooms available for guests – the current owners made the conscious decision to convert these into an increased entertainment and conference space. It does not hold that such a decision should benefit their application for a far larger development adjoining the existing Hotel rather than within it as currently.
- The concept and proposal includes a rooftop pool and significant increase in short term available rooms – grossly underestimating the effects this will have on the community in terms of parking, noise and ancillary walk traffic. The Application estimates the increased parking proposed as more than adequate, this assumes that the existing available parking was adequate for the size of the Hotel. Actual fact is that the suburb and residents struggle with parking availability at present (increasing in summer), with the current expansion being undertaken only serving to increase that pressure.
- The proposal does not provide for adequate off-street pick up and drop off space given the significant increase in patronage expected for the existing development, and additionally this proposed development. All this assumes that the “independent” assessment of patronage numbers and travel methods holds true in the future, which is questionable.
- The size and bulk of the proposed structure is not in-keeping with heritage nature of the existing hotel building.
- The absorption of existing available housing in Undercliff Rd is also not a benefit to the community as it further places pressure on the availability of housing in the suburb.
- Living on the walk from the Hotel to Manly we residents already deal with patrons that leave bottles (often broken) in our street, create excessive noise late at night and at times have undertaken property damage – we expect that this development will only increase that likelihood and reduce the safety that families feel in the neighbourhood
- The proposed development lacks adequate available space, gardens and green areas – it appears to utilise that whole available space. This is not consistent with the LEP.

Regards

Angus and Katherine Cameron  
75 Undercliff Rd

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