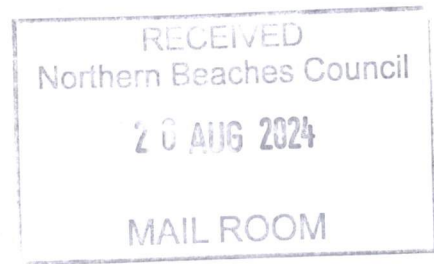


Ian Alexander
6a Charles st
Freshwater NSW 2096
August 22,2024



Dear Rebecca Sio

Re :Planning Proposal-29-31 Moore Road and 64 Undercliff Road FRESHWATER NSW 2096

I wish to ask that the planning proposal to amend Schedule 1(Additional permitted uses)under the Warringah 2011 LEP to permit development of hotel accommodation to be integrated with the existing Harbord Hotel and bottle shop be rejected.

The proposal means that the Harbord Hotel owners are seeking to change the building zoning from residential to commercial ie allowing motel units to be built.

What does Schedule 1 mean in PEX20204/0005?

Freshwater is designated as an R2 Low Density Zone.Under this zoning units for tourist accommodation are not permitted.

THE Harbord Hotel wants to change the zoning of the site to permit construction of 37 units(source Daily Telegraph).demolition of existing residential units at 64 Undercliff Rd are included ,changing its zoning to commercial from residential.

How does an additional 37 units demonstrate the R2 zone objectives which provide for the housing needs of the community within a low density residential zone,enable other land uses that provide facilities or services to meet the day to day needs of the residents and ensure that low density residential environmental characteristics by landscaped setting in harmony with the natural environment of Warringah?

The WLEP2011 aims are to protect residential use and amenity of existing residential environment and promote development compatible neighbouring developments in terms of bulk and scale and appearance and ensure non residential development does not have an adverse effect on nearby residential properties and public places.

A 3 level hotel accommodation block is not in harmony with the natural environment or sca;e of surrounding homes.

The building footprint must not cover more than 33.3% of site area.It is hard to see if this is specified on the proposed plans.

Existing trees on the council owned nature strip would presumably be required to be retained to provide privacy to neighbours and landscape harmony.

How will the proposal affect the residents ?

1.Noise and Visual Impact



The most affected residents would be the homes directly behind the proposed units in Undercliff Rd .Numbers 45 and 51 would have 16units facing them with loss of privacy form the unit windows and the noise from 32 people and their vehicles coming and going .Traffic in Undercliff Rd is already busy and parking difficult especially in summer.

The plans show a monolithic structure across 4 residential blocks on Undercliff Rd.

No street view of elevation or scale in Undercliff Rd has been shown .

The unit building is visually dominant compared to residential houses and does not blend in with the style of nearby homes in Undercliff Rd or Charles St.

The rear setback only allows 3.5 metres not 6m as usually required.

The Harbord Hotel original building is heritage listed.It originally provided accommodation upstairs .In keeping with the original and historical use of the site ,if accommodation was to be provided,it should be within the heritage building .To suggest as the Weir Phillips report claims that the proposed change to permit hotel accommodation to be purpose built motel units is consistent with the changing nature of hotel accommodation is not consistent with the character of Freshwater.No other hotels or motels exist in the suburb.

There are already numerous short stay accommodations in Freshwater with Air B N B type rooms in Freshwater plus many Hotel options in nearby Manly.

The addition of yet another proposed café in an area well supplied with them has to be questioned.

SUMMARY

If the development proposal was allowed it would amount to a significant intensification of use of the hotel site that has already been permitted a large increase in patron numbers since redevelopment and extension in 64 Undercliff Rd to a commercial use .The effect on the neighbourhood from the upstairs bar and music room redevelopment is as yet untested .

What precedent would council acceptance of this proposal cause on future developments in the suburb?

I submit that amending Schedule 1 under the Warringah LEP2011 is not consistent with the character of our suburb and should be rejected.