

---

**Sent:** 25/08/2024 3:50:19 PM  
**Subject:** Planning Proposal 29-31 Moore Rd & 64 Undercliff Rd

I have been notified by neighbours of the planning proposal for 29-31 Moore Rd & 64 Undercliff Rd, Freshwater. The owners have not consulted with the local community as advised by Council.

**I object to this Planning Proposal to revise the Warringah LEP 2011 at 29-31 Moore Road and 64 Undercliff Road, Freshwater to further develop the Harbord Hotel (the Hotel) site.**

I believe the existing use and renovations have already increased the impact to nearby residences notwithstanding another level of entertainment due to open soon increasing the capacity to over 800 patrons. We therefore submit our objection to the proposal on the following grounds:

- Over-intensification of a highly constrained site in a low-rise residential zone;
- Further amenity impacts to nearby residences and streetscape beyond what is already being experienced as a result of the development;
- Further traffic and transport impacts;
- Impacts on privacy at our residence east and south of the site, and other nearby residences that will be overlooked by the proposed new accommodation buildings behind the Hotel;
- Degradation of local character; and
- Importantly, the degradation of the heritage value of the locally-listed Harbord Hotel.

Many thanks

John Brisby  
2/10 Moore  
Freshwater