

From:



Subject:

TRIMMED: Objection to Proposed rezoning by Harbord Hotel of Undercliff Road: PEX2024/0005

Date:

Friday, 23 August 2024 6:38:41 PM

Dear Rebecca Sio, Northern Beaches Council and all Councillors

I am a resident and owner of 41 Undercliff Road and I am writing to object to the proposed planning application for the development of hotel accommodation integrated with the existing Harbord Hotel and bottle shop.

As a resident directly affected by this development, I am extremely concerned about the significant impact this project will have on our neighbourhood, particularly with regards to parking, noise levels, and the overall residential character of the street.

Over recent years, the pub has transitioned from a quiet local establishment to one that now attracts a younger, more lively demographic. This shift has resulted in increased noise levels, particularly late at night, which we as residents have tolerated despite the disruption to our peaceful environment. Additionally, the influx of patrons has exacerbated parking issues on our street, and we frequently find beer bottles, litter, and even evidence of public urination on our lawns.

In support of my objection, I would like to highlight the following points:

- 1. Parking Concerns:** The street already struggles with parking, and the addition of hotel accommodation will exacerbate this issue, causing inconvenience to existing residents and potentially impacting safety.
- 2. Zoning and Character of the Area:** My street is zoned for residential purposes, and the introduction of a large accommodation hotel will undermine the residential character and ambience of the neighbourhood.
- 3. Noise Pollution:** The pub already contributes to noise pollution when patrons leave, the existing air conditioning units and machinery and staff discarding bottles in outdoor bins at night. Increasing the number of visitors will intensify this issue, further diminishing the quality of life for existing residents.
- 4. Impact on Property Values:** The proposed development will negatively impact property values due to the increased noise, the size of the development, parking issues, and the change in neighbourhood character. Freshwater has always been a safe, family oriented suburb with a strong village feel. This sense of community and safety is what makes the area so special. However the proposed extension of the pub with hotel accommodation will inevitably diminish this atmosphere, threatening the character and livability of our neighborhood.
- 5. Lack of Consultation:** The community should have been given the opportunity to express their views and provide input before the application was submitted. I am also deeply disappointed by the timing of the planning proposal notification. Receiving the letter with such short notice is unacceptable. The limited timeframe restricts the ability of residents to fully review and respond to the proposal, which is critical for a development of this scale.

I strongly object to the proposal and the rezoning of Undercliff Road to allow the development of hotel accommodation. This will negatively impact residents in my street and neighbouring streets and Freshwater as a whole.

Thank you for considering this objection.

Kind regards

Frances Boag

