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**From:** [REDACTED]  
**Sent:** 25/08/2024 6:59:31 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** PEX2024/0005  
**Attachments:** Submission PEX2024\_0005.pdf;

Hi Rebecca,

Attached is our submission regarding the planning proposal for 29 Moore Road Freshwater. Can you please remove our personal information from the public provision of our submission?

Thanks & regards

[REDACTED]



August 25,

Dear Rebecca Sio,

We are writing to make a submission in regards to Planning Proposal PEX2024/0005. We are concerned about this requested rezoning and concur with the opposing sentiments of many of the community. However, we are also surprised by the lack of awareness amongst many in the direct community. We therefore request that you consult more broadly within Freshwater on this – and in conjunction extend the deadline for submissions. Meanwhile our initial concerns are detailed below.

The zones of the LEP were created to achieve their aims in part 2 of the LEP. Rezoning this site from residential to a commercial hotel in a prime residential zone of Freshwater would be in clear conflict with aim 2(e) “to ensure that non-residential development does not have an adverse effect on the amenity of residential properties and public places”.

These adverse effects on the amenity of residential properties and public places include;

**1. Congestion, traffic and parking.**

A new significant hotel development will increase congestion in the village and the surrounding residential area. This is already a significant issue, with local traffic and street parking challenging, particularly in Undercliff Road most of the time but even more challenging in summer, on weekends for beach visitors and also on the peak evenings of Wednesday, Friday and Saturday evenings from patrons of the Harbord Hotel. Their proposal for less than 1 car per room does not cover the parking requirements to meet the parking needs of all the ancillary visitors and services that will be required.

The limited public transport services to Freshwater does not adequately cater for existing residents let alone cater for this increased visitation to the village.

The current road circulation struggles to cater for the current residential developments in the area. The community currently requires improvements to public transport, parking capacity and roads. They are not designed for, nor have the ability to cater for a motel in this location.

**2. Noise, smell and privacy.**

The hotel would result in an extension of the late night anti-social behaviour surrounding the pub as many guests would not be leaving the area. The proposed pool and entertaining deck, the mechanical ventilation systems and exhausts will increase noise and smells. The operations of the motel will result in more trucks and ancillary services to the hotel that will significantly affect the noise amenity of the adjoining neighbours but also the whole village as they travel through the village.

### **3. Streetscape.**

Aim 2(f)iv of the LEP states that “development does not have an adverse effect on streetscapes and vistas”. This development does not comply with setback requirements on Undercliff Rd in particular and the 3 storey modern building is in conflict with the heritage nature of the Harbord Hotel building.

### **4. Detrimental Impact on Village and Community atmosphere.**

The vibrant village atmosphere of Freshwater and relaxed feel with an array of unique shops and businesses would be adversely affected by a motel. It would affect the local businesses, and we would lose the atmosphere that makes Freshwater special. There is an abundance of accommodation options in Manly and there are specific zones in the broader area that allow for this such as Harbord Diggers and Manly.

In summary, the current LEP zoning does not allow for a motel in this location for all the above reasons. A motel in the proposed location would provide NO benefit and amenity to the community and therefore is inconsistent with the character of Freshwater and the aims of the LEP. As such, we strongly oppose the proposed LEP rezoning.

Regards,

