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To: DA Submission Mailbox
Subject: Online Submission

25/08/2024

MR Mark Brisby
1 / 33 Moore RD
Freshwater NSW 2096

RE: PEX2024/0005 - 31 Moore Road FRESHWATER NSW 2096

Harbord Beach hotel - 29 Moore Road Freshwater
Planning Proposal
Enough is Enough

Reference is made to the subject Planning Proposal under public exhibition. It is noted that the applicant seeks amendment of the LEP to permit Hotel Accommodation.

The Council would be aware of the recent history of changes approved for the venue such as the Rooftop Bar etc.

The technical planning information we will leave to the Council staff to assess but would like to offer the following insights.

- Intensification

The Hotel is located in a low-density residential zone and has existed in harmony with the neighbours for nearly 100 years. Council amended its LEP to allow the use on this site only and this dealt with the existing use rights. It was a neighbourhood corner pub/hotel.

There was never the intention for the expansion that is occurring now. For example, the renovations and the addition of a rooftop bar have created a destination venue not a local hotel which was the objective of the LEP.

Since the renovations of the main hotel the increased patronage has impacted on residents. The hotel management fail to comply with many of the conditions of their Development Consent and Council does not have the resources to enforce compliance with these conditions.

The result is excessive noise, damage, and vandalism for the neighbours.

Hotel accommodation creates a holiday resort which will even further increase the number of patrons.

Again, the permitted use is a local pub/hotel not a Holiday Resort!!

- Car Parking

It can be seen from the planning history for the property that parking has always been a contention. Put simply they do not have the required parking spaces for their current operation and hotel accommodation only exacerbates this situation. The previous approvals have always granted exemptions for varying reasons to the parking requirements.

This PP does not address the parking shortfall.

- Strategic Needs

There is no Strategic Planning Study from Council or any other authority that sets the need for hotel/tourist accommodation in Freshwater.

Again, Freshwater is a residential suburb. These types of facilities are zoned and planned for the Manly CBD which is an international tourist destination.

Council holds all its events festivals and the like in the Manly CBD area.

- Heritage

It is a tragedy that the continued destruction of a valued Heritage item is allowed to continue. This

building has been part of the Local Character for nearly 100 years.

Recent approvals have led to damaging its fabric, look and feel and should not be allowed to continue.

Council has a unique responsibility to protect its Heritage and should not allow further changes to this building. The fact that a heritage expert accepts that there will be impacts but they are acceptable highlights the continued damage to the character of this item.

While it is accepted that this PP is concept only the modern design of the Hotel Accommodation detracts remarkably on the Heritage value to the local community.

- Economic

The PP statement points out the economic value to the Community. The local community will not benefit from this only the business itself. The venue does not contribute to the local area in any way and in recent years has only negatively impacted with increased noise, vandalism, property damage and the like.

The venue fails to engage with the community in any way.

It is disappointing that prior to the submission of this application and previous ones neither the Council, nor the applicant has held a Public meeting.

- NSW Planning Reforms - Housing

The NSW Government has stated on many occasions that its highest priority is Housing, Housing Housing. The recent Planning Reforms have shifted this responsibility to local government to deliver. Rezoning to provide tourist accommodation in a low-density residential area does not contribute to the Housing Crisis. Council must focus on delivering its housing targets rather supporting profits over local ratepayers.

- Public Meeting

As previously stated, the lack of engagement with the local community exacerbates the situation.

It is strongly recommended that prior to any further consideration of the PP Council should hold a Public Meeting. The limited mailout notification to only nearby neighbours does not allow the broader community who are impacted by the venue to have a say.

It is noted that this is required by Councils Community Engagement Policy.

The meeting would allow the applicant to present its proposal and answer questions from neighbours that may assist to clarify matters.

In summary Council is urged not to support this Rezoning. The continued impacts of the Hotels operation on the community is devastating the lives of the neighbours.

We have heard the comment from some that we chose to live near a Pub and that the Hotel was there before us.

While this is true to a certain extent the Hotel was always a local corner pub and this is reflected in the LEP.

Everyone has lived in harmony with the pub and its previous owners for all that time without conflict.

The locals did not chose to live next to a destination venue and now a proposed tourist resort.

Happy to discuss further.

Thanks

M & C Brisby

