
From: Jennifer Leete
Sent: 7/09/2024 2:41:32 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Attention Rebecca Sio PEX2024/0005

Dear Council,

I write to strongly object to PEX2024/0005 including the proposal to rezone property on Undercliff Road Freshwater. I am a resident in Undercliff Road and have been since June 2015.

My reasons for objecting to the proposal are as follows:

1. I believe the proposal is not in keeping with current properties and residences in the street, all of which have been required to meet the guidelines for R2 or light residential. The proposal is a large-scale commercial development, the likes of which, to my knowledge, have not been proposed in Freshwater previously.
2. If the council were to rezone as requested in this proposal it would create a very significant precedent and would lead in my opinion to other such proposals with developers arguing that a precedent had already been set. This has the potential to totally change the character and residential quality of this part of Freshwater, particularly Undercliff Road, Charles Street and Moore Road. As other submissions have stated, there is potential for developers to buy up a number of adjoining properties and then submit applications for rezoning for commercial purposes.
3. The Harbord Hotel previously had a small number of hotel rooms available for guest accommodation and contained within the existing heritage building. The owners made a conscious decision to dispense with that and yet now are proposing something on a much greater scale which also has the potential to block out and compromise the existing visual qualities of the local heritage building.
4. There are significant infrastructure and basic public facilities lacking in the surrounding area. For example there is a lack of footpaths and those that do exist are most inadequate and dangerous for parents using prams or pedestrians using mobility aids. In the case of Undercliff Road this often forces pedestrians and underage cyclists to use the roadway, putting their safety at risk. There are insufficient pedestrian crossings (actually there are none!) especially in the context of the increased volumes of traffic over the past few years. During summertime I regularly see parents pulling trolleys filled with beach equipment and often their children on the roadways because footpaths are either non-existent or too narrow to accommodate such trolleys. Our council should be focusing on providing these facilities as befits a residential area rather than opening the floodgates to commercial development.
5. Speed limits in the surrounding are way too high given the volume of foot traffic and the lack of safe places to cross. A large commercial development would make the situation far worse and make our residential streets less safe to live in.
6. The lack of parking in surrounding streets is a major issue and has been for several years, even before the new owners of Harbord Hotel commenced redevelopment of the Hotel facilities. This has been exacerbated by the increased patronage of the Hotel since refurbishments were undertaken. For the last two summers we have had occasions of

strangers parking illegally on our property as they are desperate to get to the beach or local cafes. I have also seen drivers arguing when a fellow driver allegedly nabs a street park they had their eyes on. All of this will only get worse if this application is approved.

7. The hypothetical drawing of a potential hotel included as part of this rezoning application clearly bears no relationship to what might subsequently be proposed in a Development Application should the rezoning be approved. And yet if the rezoning were to be approved the owners and developers will clearly see this and use it as a green light to anything they come up with as a proposed development.

8. The hypothetical drawings also suggest there will barely be space for a blade of grass, a tree or a plant on the site.

9.. As a resident of Freshwater I have not seen this level of concern in the community about a proposal before Council since the initial development proposal on the old Harbord Growers site. This rezoning proposal is the talk of Lawrence St, the talk of the beach reserve and the talk of residential neighbours in their streets. Our Council must listen to the community on this one. It will not be sufficient to say the community has been consulted. The community must be HEARD.

Thank you for the opportunity to express my views,

Jennifer Leete
5/32 Undercliff Road Freshwater 2096