

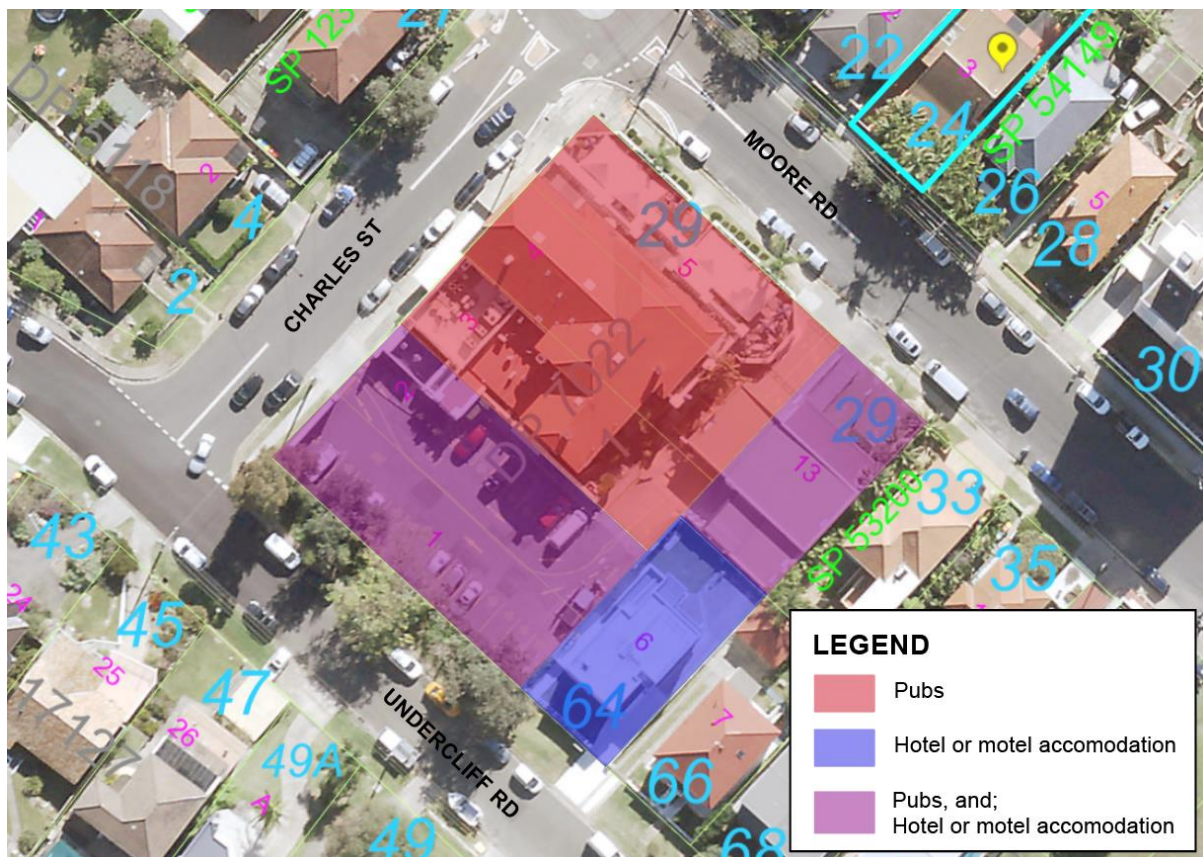
Received via email.

Hi Ayva,

Thank you for the opportunity to provide a submission on behalf of Northern Beaches Council for the Planning Proposal at the Harbord Hotel - 29-31 Moore Rd and 64 Undercliff Rd, Freshwater (PP-2024-1593). The following comments are provided on a without prejudice basis.

Whilst Council did not support progression of the Planning Proposal, should the Department/ Minister be of a mind to support the proposed LEP amendments, it is considered that the following requirements should be met to reduce potential impacts on nearby residents:

- A site-specific development control plan should be prepared addressing the built form, heritage and amenity impacts should be prepared for the site before development consent is granted. It is recommended that this is specified in any amendment to the Warringah Local Environment Plan 2011.
- The extent of the proposed additional permitted uses should be limited as illustrated in the figure below. The configuration illustrated below would allow for the uses and layout proposed by the Applicant in *PP Annexure 2 - Architectural Plans*, and establishes a buffer between the impacts of the pub operations on residential amenity on Undercliff Rd. This also addresses concerns raised by the community related to noise impacts from the existing pub operations.



If you have any questions on this matter, please contact me.

Regards,

Rebecca

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