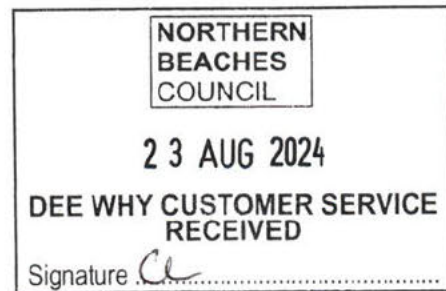


Mr John Walton
8 Charles Street
Freshwater
NSW



To Rebecca Sio and Planning Committee

Thank you allowing me to make comments regarding the proposed amendments made by Harbord Hotel in PEC2004/0005.

Freshwater is a R2 Low Density Residential Zone . Harbord Hotel in Schedule One seeks council to change the zoning of the land on which the hotel stands ,within this residential zone to a commercial one, so Hotel Accommodation can be built.

Under Freshwater R2 zoning the building of Hotel Accommodation is prohibited.

I understand that Northern Beaches Council has the right to determine what is built in a zone .These decisions are made in the best interests of the community referring to the objectives of R2 Low Density Residential

Objective1 To provide for the housing needs of the community .

Objective 2 To enable other land uses that provide facilities or services to meet the day to day needs of residents

The fact that Harbord Hotel plans to demolish a residential unit block at 64 Undercliff Road which is in direct opposition to objective 1- to provide housing needs for the community.

The amendment to change the zoning to allow a prohibited land use does not satisfy any objectives stated above .

I therefore object to this amendment being implemented.

THE HARBORD HOTEL

Currently 750 people can be within the hotel on any given day , 850 people on 12 special days of the year .The increase in numbers attending from previous ownership was achieved by the removal of existing accomodation upstairs. This would have an ideal space to renovate for short term holiday accommodation.

Hotel owners now seek to build seperate Tourist Accomodation of 37 units on the site

SCG in their submission give an estimated occupancy of 23,400 people over 365 days of the year.Included in the plan is a coffee shop with number of seating unknown
This is an unacceptable increase of the number of people on a small parcel of land .

Colston Budd Roger and Kaffes Pty state that the parking plan of 72 spaces covers the accommodation and employees .
However what is not addressed, is, how the 72 spaces provide parking for the number of patrons that now attend the hotel.

In conclusion this is simply an overdevelopment of a site .
Zoning change is not in the best interest of Freshwater residents.