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**Sent:** 16/09/2024 11:22:12 AM

**Subject:** Re: PLANNING AND DEVELOPMENT Dept. - Harbord Hotel Freshwater - Application  
Number: Mod2015/0215 - PEX2024/0005 - 29 Moore Rd. Freshwater

To Northern Beaches Council.

I vehemently oppose the Council's proposed changes to Freshwater Zoning Schedule 1 under the Warringah 2011 LEP (LEP) - Freshwater is currently in an R2 LOW DENSITY ZONE, and the request by the Harbord Hotel to change this zoning is unacceptable.

Freshwater is already unable to cope with the immense amount of traffic that attempts to flow through its streets. Changes to this extremely important, current Low Density Zoning would open the "flood gates" to other "Developers" pushing through large scale density property's in the Freshwater area...

I am also extremely disappointed that NBCouncil did not notify the Freshwater Residents in general, of this large development and significant changes to our local zoning - I have only just been informed by a neighbour with only 2 days to go in the "window" for comments (18/09)!!!

I frequent the Harbord Hotel and love what they have done and offer patrons, but this Freshwater RE-ZONING must not be allowed to go through.

Regards,

Kirk Pengilly  
(73 Crown Road Queenscliff NSW 2096)