



IRF25/1218

Gateway determination report – PP-2024-1593

Amend Additional Permitted Use at 29-31 Moore Road
and 64 Undercliff Road ('Harbord Hotel'), Freshwater
(0 homes, 158 jobs)

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Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Attachment Gateway: Gateway Determination
Attachment Letter: Letter to Planning Panel
Attachment A: Planning Proposal - Updated April 2025
Attachment B: Council Assessment Report - LPP meeting
Attachment C: LPP Meeting Minutes
Attachment D: Council meeting proposal report
Attachment E: Council's draft planning proposal report for submission to DPHI
Attachment F: Council Meeting Minutes
Attachment G: Sydney North Planning Panel Record of Decision
Attachment H: Heritage Impact Statement
Attachment I: Harbord Beach Hotel Economic Impact Assessment
Attachment J: Northern Beaches Economic Development and Tourism Strategic Reference Group Directions Paper
Attachment K: Stormwater and Overland Flow Control Assessment
Attachment L: Aboriginal Heritage Due Diligence Assessment
Attachment M: Transport Study

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Northern Beaches
PPA	Sydney North Planning Panel
NAME	Amend Additional Permitted Use at 29-31 Moore Road and 64 Undercliff Road ('Harbord Hotel'), Freshwater (0 homes, 158 jobs)
NUMBER	PP-2024-1593
LEP TO BE AMENDED	Warringah Local Environmental Plan 2011
ADDRESS	<ul style="list-style-type: none">29 Moore Road, Freshwater31 Moore Road, Freshwater64 Undercliff Road, Freshwater
DESCRIPTION	<ul style="list-style-type: none">Lots 1-6, Section 1, DP 7022Lot 13, Section 1, DP 7022
RECEIVED	19/05/2025
FILE NO.	IRF25/1218
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The planning proposal (**Attachment A**)S contains objectives and intended outcomes that adequately explain the intent of the proposal.

The objective of the planning proposal is to amend the *Warringah Local Environmental Plan 2011* (WLEP2011) to:

- Increase the size of an existing Additional Permitted Use (APU) for pubs.
- Allow hotel accommodation on the site as part of the amended APU.

The planning proposal (**Attachment A**) notes its intended outcomes are to:

- Enable the orderly and economic use and development of the land.
- Provide hotel accommodation on a site that is ideally suited for such use.
- Enable the lodgement of a separate development application, seeking consent for the construction of hotel accommodation in the southern portion of the site, to be integrated and managed in association with the existing 'Harbord Hotel' and bottle shop.

The objectives of this planning proposal are clear and adequate.

1.3 Explanation of provisions

The planning proposal (**Attachment A**) seeks to amend the *Warringah Local Environmental Plan 2011* to:

- Amend the Additional Permitted Uses to expand the existing “Area 14” to include Lot 6, Section 1, DP 7022, which facilitates the ongoing use of the existing “pub” at the R2 Low Density Residential zoned site.
- Allow the development of “hotel accommodation” as permitted with consent for “Area 14”, Schedule 1 Additional Permitted Uses.

Table 3 summarises current and proposed changes.

Table 3 Current and proposed controls

Control	Current	Proposed
Land identified as “Area 14” on APU map	Lots 1-5, Section 1, DP 7022 Lot 13, Section 1, DP 7022	Lots 1-5, Section 1, DP 7022 Lot 13, Section 1, DP 7022 Lot 6, Section 1, DP 7022
Development permitted with consent in “Area 14” on APU map	Pubs	Pubs Hotel accommodation
Zone	R2 Low Density Residential	No proposed change
Maximum height of the building	8.5m	No proposed change

The proposal identifies the potential for 37 hotel rooms to be facilitated by the proposed amendments.

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.

1.4 Site description and surrounding area

The site is located in Freshwater, bounded by Moore Road (northeast), Charles Street (northwest) and Undercliff Road (southwest) (**Figure 2**). The site consists of 7 lots:

- 29 Moore Road, Freshwater, being Lots 1–5, Section 1, DP 7022.
- 31 Moore Road, Freshwater, being Lot 13, Section 1, DP 7022.
- 64 Undercliff Road, Freshwater, being Lot 6, Section 1, DP7022.

The site consists of:

- The ‘Harbord Hotel’, located on 29 and 31 Moore Road. The primary building is an item of local heritage significance by Schedule 5 Part 1 of *WLEP2011*.
- At-grade open carpark, located on rear of 29 and 31 Moore Road.
- Drive-through bottle shop, located on northeast of 29 and 31 Moore Road.
- 3-storey residential flat building, located on 64 Undercliff Road.

The site is zoned R2 Low Density Residential. Nearby key features (**Figure 1**) include:

- Freshwater Town Centre (E1 Local Centre), 200m northwest of the site.
- The Pili Restaurant (APU “Area 15”), 150m southeast of the site. The primary building, the ‘Freshwater’ Restaurant, is an item of local heritage significance by Schedule 5 Part 1 of *WLEP2011*.
- Freshwater beach, 200m southeast of the site.

The site is rectangular in shape, with a 53.945m wide frontage to both Moore Road and Undercliff Road and a 56.225m wide frontage to Charles Street. The area is 3,033m². There is a 6.5m fall (11% slope) from Undercliff Road frontage to Moore Road frontage.

Moore Road, Charles Street and Undercliff Road are two-lane local roads. Surrounding development is primarily residential with a mixture of character, density and heights. The site is adjoined by two neighbouring multi-residential properties: 33 Moore Road (3 storeys) and 66 Undercliff Road (3 storeys).



Figure 1 Context of subject site (source: Attachment A Planning proposal)



Figure 2 Subject site (base image source: Attachment A Planning proposal. Annotations by the Department)

1.5 Mapping

The planning proposal includes mapping showing the proposed changes which are suitable for community consultation.

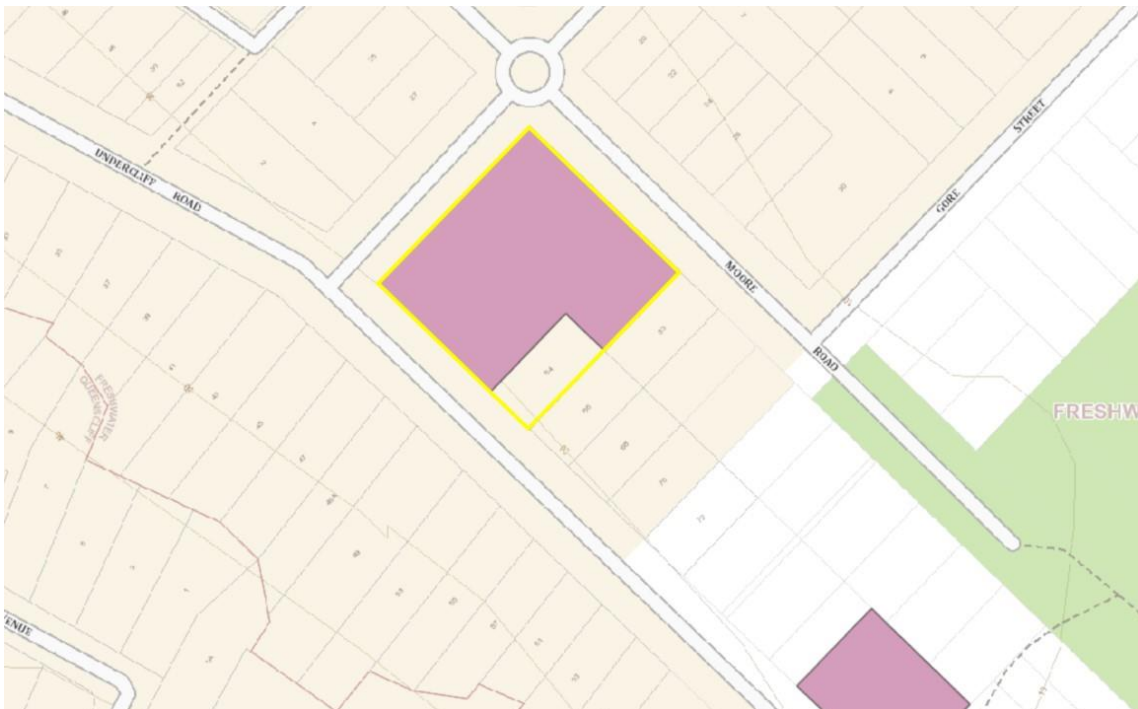


Figure 3 Existing WLEP2011 additional permitted uses map – “Area 14”, where pubs are permitted with consent (source: Attachment A Planning proposal)

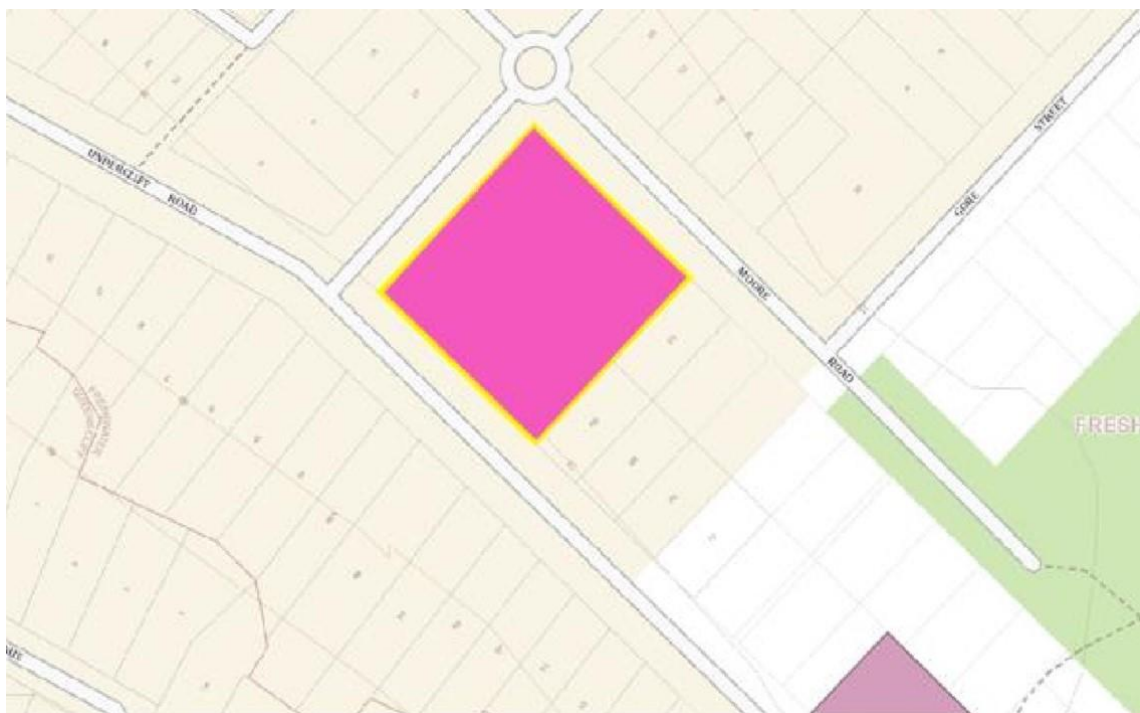


Figure 4 Proposed WLEP2011 additional permitted uses map – expanded “Area 14”, where pubs and hotel accommodation are to be permitted with consent (source: Attachment A Planning proposal)

1.6 Background

Harbord Hotel Holdings have initiated a proponent-led planning proposal to provide hotel accommodation in association with the ‘Harbord Hotel’.

The proposal was not supported by Council and subsequently submitted for a rezoning review. The review recommended the proposal be submitted for a Gateway determination.

Key dates in the planning proposal include:

- 30 September 2020: Pre-lodgement meeting held between applicant, landowners, architect and Council.
- 18 July 2024: Planning proposal PP-2024-1593 submitted via the NSW Planning Portal by applicant on behalf of Harbord Hotel Holdings for consideration by Northern Beaches Council.
- 9 August 2024 – 19 September 2024: Proposal placed on non-statutory pre-Gateway exhibition.
- 16 October 2024: Northern Beaches Local Planning Panel (LPP) recommend that Council progress the planning proposal (**Attachment B**) subject to amendments (**Attachment C**).
- 12 November 2024: Proposal considered by Council, with Council officers recommending proposal endorsement and adopting LPP recommendations (**Attachment D, E**). Council resolved to not endorse the proposal (**Attachment F**).
- 16 November 2024: Proponent notified that Council had resolved not to proceed with the proposal.
- 18 November 2024: Rezoning review lodged with the Department for PP-2024-280 (RR-2024-34). Council not able to accept role of Planning Proposal Authority.

- 21 March 2025: The Panel recommend that the proposed instrument be submitted for a Gateway determination as the proposal demonstrated strategic and site-specific merit (**Attachment G**).

2 Need for the planning proposal

Q1. Is the planning proposal a result of an assured local strategic planning statement, or Department approved local housing strategy, employment strategy or strategic study or report?

The planning proposal (**Attachment A**) is not a result of an endorsed Local Strategic Planning Statement (LSPS), strategic study or report. However, the proponent states the proposal is consistent with:

- Greater Sydney Region Plan – A Metropolis of Three Cities - Connecting People.
- North District Plan.
- Northern Beaches Local Strategic Planning Statement - Beyond 2040.
- Shape 2028 Northern Beaches Community Strategic Plan.
- Northern Beaches Destination Management Plan.

The Council LPP (**Attachment B**) states that providing additional visitor accommodation is set out in various strategic documents such as the Northern Beaches Destination Management Plan.

The proposal's intended effects contribute to several objectives and directions within the Northern Beaches LSPS and other strategic studies (refer Section 3 of this report). The proposal is required to permit the proposed development, achieve the proposal's intended objectives, and contribute to the strategic plans and directions.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The planning proposal is the best means to achieve the intended objectives and outcomes.

The proponent identifies an alternative approach is rezoning to permit pubs and hotel accommodation, such as an E1 Local Centre zone. The proponent states this would facilitate uses beyond currently permitted and alter built form controls under the *Warringah Development Control Plan 2011 (WDCP2011)*. However, amending the additional permitted uses provisions introduces only one additional permitted development type.

The Department notes rezoning the site to E1 Local Centre would:

- Be disconnected with any existing local centres in the site's surroundings.
- Permit development of additional land uses beyond intended hotel development.

Further, the Department notes that the site was historically a hotel providing accommodation (**Attachment A**). The proposed hotel accommodation permits a reintroduction of the site's historic use while enabling appropriate economic growth and land development.

3 Strategic assessment

3.1 Regional Plan

The Greater Sydney Region Plan – A Metropolis of Three Cities (the Region Plan), released in 2018, integrates land use, transport and infrastructure planning and sets a 40-year vision for Greater Sydney as a metropolis of three cities. The Region Plan contains objectives, strategies and actions which provide the strategic direction to manage growth and change across Greater Sydney over the next 20 years.

Under section 3.8 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) a planning proposal is to give effect to the relevant District Plan. By giving effect to the District Plan, the proposal is also consistent with the Region Plan. Consistency with the District Plan is assessed in section 3.2 below.

3.2 District Plan

The site is within the Northern District. The Greater Sydney Commission released the North District Plan on 18 March 2018. The plan contains planning priorities and actions to guide the growth of the district while improving its social, economic and environmental assets.

The planning proposal is consistent with the priorities for liveability, productivity, and sustainability in the plan as outlined below.

The Department is satisfied the planning proposal gives effect to the District Plan in accordance with section 3.8 of the *Environmental Planning and Assessment Act 1979*. The following table includes an assessment of the planning proposal against relevant directions and actions.

Table 5 District Plan assessment

Local Strategies	Justification
Planning Priority N4 – Fostering healthy, creative, culturally rich and socially connected communities	<p>The Department is satisfied that the planning proposal is consistent with Planning Priority N4.</p> <p>The Department notes the proposal meets <i>Strategy 15c Facilitate opportunities for creative and artistic expression and participation, wherever feasible, with a minimum regulatory burden, including appropriate development of the night-time economy</i>.</p> <p>The proposal notes that hotel accommodation aims to “meet the social and recreational needs of tourists and visitors to the existing hotel and to the wider Freshwater area, and to stimulate the night-time economy” (Attachment A).</p> <p>The Department notes that hotel accommodation provides a modest contribution to Freshwater’s creative and artist industry.</p> <p>This is achieved by introducing a supporting business that creates opportunities for hotel visitors to attend nearby night-time economy activities including live entertainment at the ‘Harbord Hotel’.</p>
Planning Priority N5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport	<p>The Department is satisfied that the planning proposal is consistent with Planning Priority N5.</p> <p>The Department notes that the APU is on land zoned R2 Low Density Residential. The proposal enables hotel accommodation development rather than supporting additional housing. However, the proposal retains the R2 Low Density Residential zoning and does not prohibit potential future residential development.</p> <p>Future development on Lot 6 may result in reduced residential housing (3 apartments) if the residential flat building is demolished. However, the Department considers the potential reduced housing impact minimal.</p> <p>The Department also notes that the provision of accommodation in a desirable location may redirect demand from short-term rental accommodation which would allow housing for longer term occupancy.</p>

Local Strategies	Justification
<p>Planning Priority N6 – Creating and renewing great places and local centres, and respecting the District’s heritage</p>	<p>The Department is satisfied that the planning proposal is consistent with Planning Priority N6.</p> <p>The Department notes the proposal meets <i>Strategy 19c: Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by providing fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres</i>. This is achieved by situating the hotel within a 10-minute walk of the Freshwater E1 Local Centre and Freshwater Beach.</p> <p>The Department notes the proposal meets <i>Strategy 21c: Identify, conserve and enhance environmental heritage by managing and monitoring the cumulative impact of development on the heritage values and character of places</i>. The Heritage Impact Statement (Attachment H) identifies that in 1935 the site included a hotel with 15 bedrooms, saloon bar, public bar, lounge and a bottle store. It is unclear when the building’s hotel function was discontinued.</p> <p>Strategy 21c is achieved by re-introducing the hotel accommodation land use and reinstating the site’s heritage values and place character.</p>

Local Strategies	Justification
<p>Planning Priority N13 – Supporting growth of targeted industry sectors</p>	<p>The Department is satisfied that the planning proposal is consistent with Planning Priority N13.</p> <p>The proposal identifies that hotel accommodation aligns with strategies to “encourage the development of well-designed and located tourism facilities, enhance town centres, support the development of places for artistic and cultural activities and the growth of the night-time economy” (Attachment A).</p> <p>The proposal notes that hotel accommodation will provide “much needed accommodation within Freshwater for tourists and visitors to the existing hotel and to the wider Freshwater area” (Attachment A). The Department notes this claim is not sufficiently evidenced including within the supporting Economic Impact Assessment (Attachment I). This assessment references The Northern Beaches Economic Development and Tourism Strategic Reference Group Directions Paper (Attachment J). The Paper identifies the issue of “Limited tourism accommodation and facilities to attract higher yield (spend) visitors”. The Department acknowledges the need for accommodation across the LGA, however insufficient data is provided to evidence needed accommodation within Freshwater specifically.</p> <p>However, the Department is satisfied that the proposal achieves the intended outcomes of Planning Priority N13 more broadly.</p> <p>The proposal notes that hotel accommodation “will enhance tourist and visitor economy in the Freshwater [E1] Local Centre, with a specific coordinated approach that integrates the proposed accommodation with the existing pub (Harbord Hotel) which hosts events and activities” (Attachment A).</p> <p>The Department notes the proposal meets <i>Strategy 59 Consider opportunities to enhance the tourist and visitor economy in the District, including a coordinated approach to tourism activities, events and accommodation</i>.</p> <p>This is achieved by co-locating accommodation, a pub and a live music event facility near Freshwater Beach. This provides a coordinated development approach that encourages local tourism while controlling visitor accommodation extent to a limited site area.</p>
<p>Planning Priority N15 – The coast and waterways are protected and healthier</p>	<p>The Department is satisfied that the planning proposal is consistent with Planning Priority N15.</p> <p>The Department notes the proposal meets <i>Strategy 63 Enhance sustainability and liveability by improving and managing access to waterways, foreshores and the coast for recreation, tourism, cultural events and water-based transport</i>.</p> <p>This is achieved by improving tourism access to the nearby Freshwater Beach through providing accommodation while not negatively interfering with the foreshore.</p>

3.3 Local

The proposal states that it is consistent with the following local plans and endorsed strategies. It is also consistent with the strategic direction and objectives, as stated in the table below:

Table 6 Local strategic planning assessment

Local Strategies	Justification
<p>Northern Beaches Local Strategic Planning Statement – Beyond 2040</p>	<p>The Department is satisfied that the planning proposal is consistent with the Northern Beaches LSPS. Relevant key priorities include:</p> <p>Priority 15 - Housing supply, choice and affordability in the right locations</p> <ul style="list-style-type: none"> The Department is satisfied the proposal does not negatively affect housing provision, primarily as the site retains existing R2 Low Density Residential zoning. Refer to Section 3.2 Planning Priority N5 for additional detail. <p>Priority 17 - Centres and neighbourhoods designed to reflect local character, lifestyle and demographic changes</p> <ul style="list-style-type: none"> The proposal is consistent with this priority as it enables greater use for night time activity and outdoor dining opportunities while maintaining the current approach to centres through retention of existing zoning. <p>Priority 18 - Protected, conserved and celebrated heritage</p> <ul style="list-style-type: none"> The proposal is consistent with the principles: <ul style="list-style-type: none"> <i>Facilitate best-practice approaches to heritage and celebrate the LGA's history and identity.</i> <i>Ensure new development responds appropriately to heritage items, conservation areas and values, significance, views, context and character.</i> Refer to Section 3.2 Planning Priority N6 for additional detail. Further the proposal does not alter existing building height controls therefore not negatively impacting on views and context. <p>Priority 22 - Jobs that match the skills and needs of the community</p> <ul style="list-style-type: none"> The proposal is consistent with the principle <i>Increase local job opportunities supported by efficient public transport, cycling and walking.</i> This is achieved by locating 76 FTE hotel operation jobs within a 100m walk of the 167 bus route stop (Warringah Mall to Manly) and within a residential context. The LSPS notes an opportunity to align “employment areas with future industries of growth to attract and retain businesses and support targeted industries such as tourism, arts and creative, night-time economy.” Refer to Section 3.2 Planning Priority N13 for additional detail. <p>Priority 29 – A thriving, sustainable tourism economy</p> <ul style="list-style-type: none"> The proposal is consistent with the principles of this priority. This is achieved by providing hotel accommodation within a 10-minute walk of the E1 Local Centre, Freshwater Beach and Northern Beaches Coast Walk. The LSPS identifies the need to diversify tourism “beyond Manly, Palm Beach and the beaches” to strengthen the tourism economy. The LSPS also identified a need to focus on night-time activities that will “enhance visitation beyond the coast”. Refer to Section 3.2 Planning Priority N13 for additional detail. <p>Priority 30: A diverse night-time economy</p> <ul style="list-style-type: none"> The proposal is consistent with the principles:

	<ul style="list-style-type: none"> ○ <i>Broaden the range of night-time activities and locations.</i> ○ <i>Minimise land use conflict and prevent more sensitive uses such as residential from sterilising night-time opportunities in centres.</i> • The LSPS also identifies that suburbs like Freshwater could be investigated for evening activities. • Refer to Section 3.2 Planning Priority N13 for additional detail. <p>The proposal is not inconsistent with any of the LSPS principles.</p>
Northern Beaches Economic Development Strategy	<p>The Department is satisfied that the planning proposal is consistent with the Northern Beaches Economic Development Strategy, particularly Direction 3: Vibrant Economy.</p> <p>The proposal achieves the direction's outcomes by encouraging a local business to further participate in the night-time economy and provide local employment in the visitor economy.</p>
Destination Northern Beaches	<p>The Department is satisfied that the planning proposal is consistent with Destination Northern Beaches. This is the Northern Beaches Council's Destination Management Plan focussing on protecting the community's way of life, natural and cultural heritage and ensuring a sustainable future.</p> <p>The proposal is consistent with this Plan through increasing overnight visitor numbers within a 10-minute walking distance of the Freshwater E1 Local Centre.</p>

3.4 Local planning panel (LPP) recommendation

The planning proposal was considered at the Northern Beaches LPP meeting on 16 October 2024 (**Attachment B**). The LPP provided the following recommendation (**Attachment C**):

Council progress the Planning Proposal set out in Attachment 1 to the Council Assessment Report to the Local Planning Panel to amend the Warringah Local Environmental Plan 2011 to allow hotel or motel accommodation, as an additional permitted use on part of the site on 29 Moore Road (Lot 1 and 2, Section 1, DP 7002) and 64 Undercliff Road, (Lot 6, Section 1, DP 7002), Freshwater for the reasons presented in the Assessment Report, with the following additional recommendations:

1. *The additional permitted use of hotel or motel accommodation be extended to Lot 13, Section 1, DP 7022.*
2. *An additional permitted use of pub related car parking and associated access at a basement level be permissible over Lot 6, Section 1, DP 7022.*
3. *An additional permitted use of hotel and motel accommodation related car parking, waste storage, plant and associated access at a basement level be permissible over Lots 3, 4 and 5, Section 1, DP 7002.*
4. *The Panel strongly supports the rapid development of the draft built form controls in the form of a DCP amendment for the site.*
5. *The draft built form controls in the form of a DCP amendment be exhibited at the same time as the Planning Proposal.*

The LPP's recommendations were included in a draft planning proposal (**Attachment E**) which was not supported to progress to Gateway at the 12 November 2024 Council meeting (**Attachment F**).

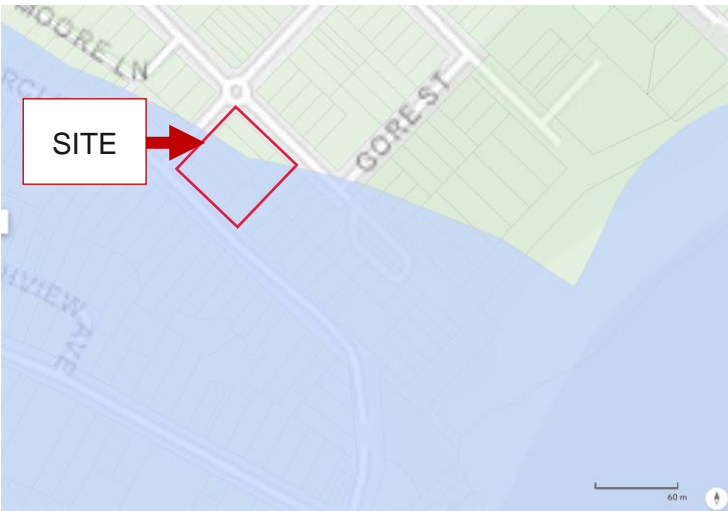
The planning proposal subject to this Gateway assessment includes a consolidated APU of pubs and hotel accommodation across all lots (1-6 and 13) (**Figure 4**).

3.5 Section 9.1 Ministerial Directions

The planning proposal's consistency with relevant section 9.1 Directions is discussed below:

Table 7 9.1 Ministerial Direction assessment

Directions	Consistent	Reasons for Consistency or Inconsistency
1.4 Site specific provisions	Justifiably inconsistent	<p>The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls.</p> <p>The Department notes that the proposal is inconsistent with this direction as it proposes to allow use of the land through an additional permitted use.</p> <p>The Department considers the inconsistency to be of minor significance as the amendment is a minor expansion of an existing APU and consideration of an alternative zoning has identified potential negative consequences.</p>
3.2 Heritage Conservation	Yes	<p>The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>The Department is satisfied that the proposal does not alter the heritage conservation of the item of local heritage significance (21 Moore Road, Freshwater) contained in <i>WLEP2011</i>.</p> <p>Any potential heritage conservation impacts can be sufficiently assessed as part of any future development application for the site.</p>

Directions	Consistent	Reasons for Consistency or Inconsistency
4.2 Coastal Management	Yes	<p>The objective of this direction is to protect and manage coastal areas of NSW.</p> <p>The proposal is situated within a coastal environment area under <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>.</p>  <p>Figure 5 SEPP (Resilience and Hazards) 2021 Coastal Environment Area mapped in blue (source: NSW Planning Portal)</p> <p>The proposal is consistent with the objects of the <i>Coastal Management Act 2016</i> as it is unlikely to adversely affect coastal environmental values and processes.</p> <p>The Department notes that Freshwater Beach is not currently subject to a Northern Beaches Coastal Management Plan. Council is currently developing a Northern Beaches Open Coast and Lagoons CMP which covers the entire open coast from Manly to Palm Beach.</p> <p>The Department is satisfied that the proposal is consistent with the direction's objectives. The proposal does not facilitate a significant intensification of land use.</p>
6.1 Residential Zones	Yes	<p>The objective of this direction is to provide for existing and future housing needs and make efficient use of existing infrastructure.</p> <p>The Department is satisfied that the proposal is consistent with this direction as it does not inhibit residential building types through retention of R2 Low Density Residential land use zoning.</p> <p>The Department notes that Lot 6 currently includes 3 dwellings which may be replaced by visitor accommodation facilitated by this proposal. However, the Department considers the reduced housing impact minimal and may relieve nearby housing used for short term accommodation.</p>

3.6 State environmental planning policies (SEPPs)

The planning proposal is consistent with all relevant SEPPs as discussed in the table below.

Table 8 Assessment of planning proposal against relevant SEPPs


SEPPs	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
SEPP (Housing) 2021	Consistent	<p>This SEPP aims to develop diverse housing types. The Department notes that the proposal does not:</p> <ul style="list-style-type: none"> ○ Prohibit residential uses on the site. ○ Provide short-term rental accommodation as a home-sharing activity. ○ Remove existing affordable rental housing on the site.
SEPP (Resilience and Hazards) 2021	Consistent	<ul style="list-style-type: none"> • Chapter 2 <i>Coastal management</i> of this SEPP aims to promote an integrated and co-ordinated land use planning approach in the coastal zone. • The proposal is situated within a coastal environment area and is unlikely to lead to significant impacts as outlined in Section 3.5.

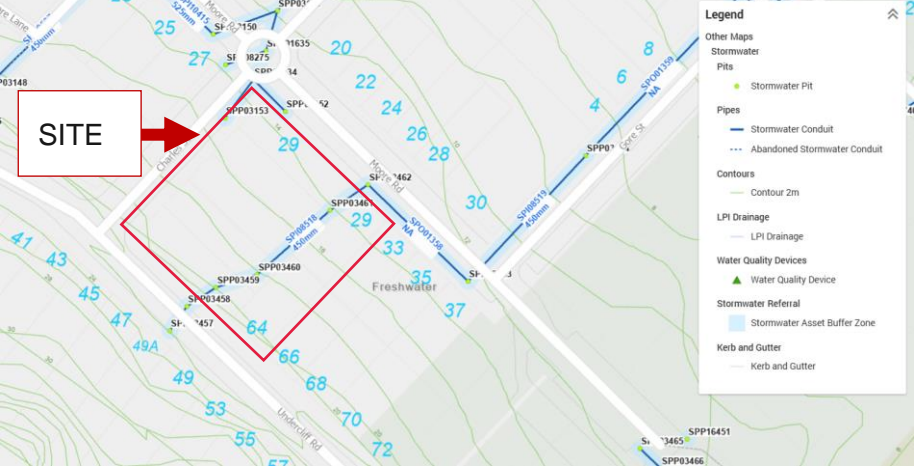
4 Site-specific assessment

4.1 Environmental

The following table provides an assessment of the potential environmental impacts associated with the proposal.

Table 9 Environmental impact assessment

Environmental Impact	Assessment
Noise	<p>The Department is satisfied the proposal does not induce significant acoustic impacts for the following reasons:</p> <ul style="list-style-type: none"> ○ The proposal is generally not introducing additional high-noise generating land uses. Hotel accommodation is deemed a low noise-generating land use and is appropriate in a residential context. ○ Permitting hotel accommodation land uses may result in new developments that provide acoustic barriers between the existing pub and surrounding residential development. This includes a potential hotel on lots 1 and 2. ○ The proposal will permit pub usage on Lot 6. However the Department deems that this land parcel is a small expansion of the existing APU and unlikely to result in significant noise increases.
Stormwater & flooding	<p>The site is not subject to or near a flood risk precinct per Northern Beaches Council Flood Hazard Map (Figure 6).</p>  <p>Figure 6 Northern Beaches Council Flood Hazard Map (source: Northern Beaches Council Mapping)</p> <p>The proposal is supported by a stormwater assessment (Attachment K). The report highlights that the site is traversed by a Council pipeline and associated overland flow. It is governed principally by pit inlet capacity at Undercliff Road (Figure 7).</p>

Environmental Impact	Assessment
	 <p>Figure 7 Stormwater infrastructure (source: Northern Beaches Council Mapping)</p> <p>The Department is satisfied the proposal does not induce significant stormwater and flooding impacts.</p>
Visual impact	<p>The Department is satisfied the proposal does not induce significant visual impacts as the proposal does not alter existing built form controls. Any future development will be subject to a high level of assessment through the Development Application process.</p>
Heritage impact	<p>The proposal is supported by a Heritage Impact Statement (Attachment H). The report notes that 29 Moore Road, Freshwater is an item of local heritage significance.</p> <p>The proposal is also in proximity to a neighbouring heritage item the ‘Freshwater’ Restaurant Piliu.</p> <p>The Department is satisfied the proposal does not result in any significant heritage impacts for the following reasons:</p> <ul style="list-style-type: none"> • The proposal does not amend the listing of the heritage item. • The proposal reintroduces historic site hotel accommodation usage. • Detailed heritage design and integration issues is a matter for assessment at the development application stage.
Aboriginal Heritage impact	<p>The proposal is supported by an Aboriginal Heritage Due Diligence Assessment (Attachment L). The report assesses a low potential presence of Aboriginal objects in the study area.</p> <p>The Department is satisfied the proposal does not result in any significant Aboriginal Heritage impacts.</p>

4.2 Social and economic

The following table provides an assessment of the potential social and economic impacts associated with the proposal.

Table 10 Social and economic impact assessment

Social and Economic Impact	Assessment
Employment & wider economic effects	<ul style="list-style-type: none"> The Department is satisfied the proposal will introduce positive employment and wider economic effects. Refer to Sections 3.2 and 3.3 of this report for additional detail.

4.3 Infrastructure

The following table provides an assessment of the adequacy of infrastructure to service the site and the development resulting from the planning proposal and what infrastructure is proposed in support of the proposal.

Table 11 Infrastructure assessment

Infrastructure	Assessment
Traffic and parking	<ul style="list-style-type: none"> The Department is satisfied the proposal does not induce significant traffic impacts for the following reasons: <ul style="list-style-type: none"> The site is well located and does not rely on vehicles to access nearby tourism attractions. This includes a 10-minute walk to Freshwater Beach, Pilu Restaurant and the Freshwater E1 Local Centre. The proposed hotel would be adjacent to the 'Harbord Hotel' hospitality venue. The site is well-served with existing public transport access in the Freshwater E1 Local Centre to nearby attractions including Manly. This reduces reliance on private vehicles. The supporting transport study (Attachment M) identifies low traffic generation from a potential 37-bedroom hotel accommodation development. On-site parking is provided per <i>WDCP2011</i>, reducing on-street parking demand (Attachment M).
Utility services	<ul style="list-style-type: none"> The Department is satisfied the proposal is well-served due to its existing residential context which compliments the requirements of proposed hotel accommodation land use.

5 Consultation

5.1 Community

The planning proposal is categorised as a standard proposal under the LEP Making Guidelines (August 2023). Accordingly, a community consultation period of 20 working days is recommended and this forms part of the conditions to the Gateway determination.

5.2 Agencies

The proposal does not specifically raise which agencies will be consulted. The Department determines agency consultation is not required due to the nature of the proposal.

6 Timeframe

The LEP Plan Making Guidelines (August 2023) establishes maximum benchmark timeframes for planning proposal by category. This planning proposal is categorised as a standard proposal.

The Department recommends an LEP completion date of 28 February 2026 in line with its commitment to reducing processing times and with regard to the benchmark timeframes.

It is recommended that if the gateway is supported it is accompanied by guidance for Council in relation to meeting key milestone dates to ensure the LEP is completed within the benchmark timeframes.

7 Local plan-making authority

As the planning proposal was not endorsed by Council, the Department recommends that Council not be authorised to be the local plan-making authority for this proposal.

8 Assessment summary

The planning proposal is supported to proceed with conditions for the following reasons:

- The planning proposal is consistent with the strategic planning framework.
- The planning proposal will support the local tourism economy.
- The planning proposal does not induce any significant site-specific impacts.

9 Recommendation

It is recommended the delegate of the Secretary:

- Agree that the proposal's inconsistency with Section 9.1 Direction 1.4 Site specific provisions is of minor significance.

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to conditions.

The following conditions are recommended to be included on the Gateway determination (**Attachment Gateway**):

1. The planning proposal should be made available for community consultation for a minimum of 20 working days.
2. Given the nature of the planning proposal, it is recommended that the Gateway do not authorise council to be the local plan-making authority.
3. The timeframe for the LEP to be completed is on or before 28 February 2026.



18.06.2025

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23 June 2025

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