

Exhibition of Planning Proposal 29-31 Moore Road and 64 Undercliff Road, Freshwater – Harbord Hotel (PP-2024-1593)

The planning proposal seeks to permit ‘pubs’ and ‘hotel accommodation’ as Additional Permitted Uses at 29-31 Moore Road and 64 Undercliff Road, Freshwater.

Site description

The site is known as 29 Moore Road (Lots 1-5, Section 1, DP 7022), 31 Moore Road (Lot 13, Section 1, DP 7022) and 64 Undercliff Road (Lot 6, Section 1, DP 7022), Freshwater.

The site has a total area of approximately 3,033m², with frontages to Moore Road, Charles Street and Undercliff Road (**Figure 1**).

The Harbord Hotel, a local heritage item, is located at 29 and 31 Moore Road. An at-grade car park is located at the rear of the building with access from Charles Street.

A 3-storey residential building occupies the land at 64 Undercliff Road, with vehicle and pedestrian access to Undercliff Road.



Figure 1 - Subject site (Source: Nearmaps, 2025)

What the planning proposal will do

The planning proposal seeks to amend the Warringah Local Environmental Plan 2011 to facilitate a three-storey hotel on the southern portion of the site comprising approximately 37 hotel rooms, in association with the existing 'Harbord Hotel' and bottle shop.

In summary, it seeks to:

- increase the size of an existing Additional Permitted Use (APU) for pubs; and
- allow hotel accommodation on the site as part of the amended APU.



Figure 2 – Current and proposed APU maps with the site highlighted red (Source: The Planning Proposal)



Figure 3 - A perspective of the concept hotel accommodation development, as seen from the intersection of Charles Street and Undercliff Road (Source: The Planning Proposal)

More information about the proposal can be found on the NSW Planning Portal. Go to <https://www.planningportal.nsw.gov.au/ppr/under-exhibition/planning-proposal-harbord-hotel-29-31-moore-rd-and-64-undercliff-rd-freshwater>

A Frequently Asked Questions (FAQs) sheet is available on the Planning Portal.

How to make submissions

Submissions on the planning proposal should be made to the Department through the NSW Planning Portal. Go to <https://www.planningportal.nsw.gov.au/ppr/under-exhibition/planning-proposal-harbord-hotel-29-31-moore-rd-and-64-undercliff-rd-freshwater>

Your submission must be lodged by **5pm on Monday, 18 August 2025** and must include:

- if the submission relates to the planning proposal
- a statement on whether you support or object to the proposal; and
- the reasons why you support or object to the proposal.

Persons lodging submissions must declare reportable political donations (including donations of \$1000 or more) made in the previous two years.

Your personal information is protected under the *Privacy and Personal Information Act 1998*.

We may publish any personal information you have included in your submissions on a proposal. Do not include any personal information in your submission that you do not want published. If you do not want your name and address to be made public, please ensure you tick the relevant box and clearly state this on the front page of your submission. Making a submission is entirely voluntary and you are under no obligation to provide us with any of your personal information, except as otherwise required by law.

Who should I direct my Planning Proposal inquiries to?

For questions relating to the planning proposal, please contact the Planning Proposal Authority team at planningproposalauthority@dphi.nsw.gov.au