

**REZONING REVIEW
RECORD OF DECISION**
SYDNEY NORTH PLANNING PANEL

DATE OF DECISION	Wednesday 12 April 2017
PANEL MEMBERS	Deborah Dearing (Chair), John Roseth, Sue Francis, Steve Kennedy
APOLOGIES	Paul Stein, Linda Haefeli
DECLARATIONS OF INTEREST	None

REZONING REVIEW

2017SNH023 – Northern Beaches - PGR_2017_NBEAC_001_00 at 2 Macpherson Street Warriewood (AS DESCRIBED IN SCHEDULE 1)

Reason for Review:

- ☒ The council has notified the proponent that the request to prepare a planning proposal has not been supported
- ☐ The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel determined that the proposed instrument:

- ☒ **should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- ☐ **should not** be submitted for a Gateway determination because the proposal has
- ☐ not demonstrated strategic merit
 - ☐ has demonstrated strategic merit but not site specific merit

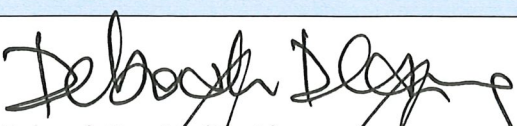
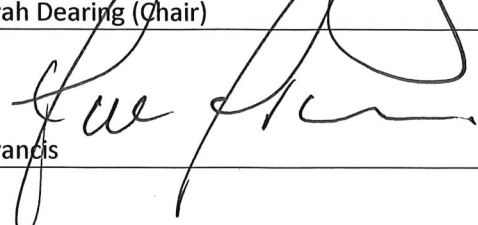
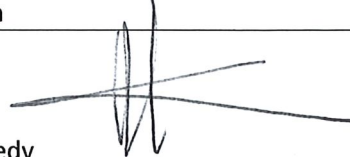
The decision was unanimous.

REASONS FOR THE DECISION

The current preclusion of residential development on the site under the Warriewood Valley Strategic Review Report (2013) was predicated on the lack of flood free access.

Since that time the flood free access to the site is currently under construction. Consequently, the limitations on residential development can now be removed. The Panel therefore finds that the limitations should be overturned.

It is recommended that the information that is currently lacking from the application, as outlined in Northern Beaches Council's letter of 30 March 2017, Ref: 2017/085100 (and identified as paragraphs 1 to 10), be provided and exhibited with the proposal.

PANEL MEMBERS	
 Deborah Dearing (Chair)	 John Roseth
 Sue Francis	 Steve Kennedy

SCHEDULE 1

1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2017SNH023 – Northern Beaches - PGR_2017_NBEAC_001_00 at 2 Macpherson Street Warriewood
2	LEP TO BE AMENDED	Pittwater Local Environmental Plan 2014
3	PROPOSED INSTRUMENT	The Rezoning Review request seeks to amend the Pittwater Local Environmental Plan 2014 to increase the number of dwellings from 0 to 22 for buffer area 1m in clause 6.1 Warriewood Valley Release Area.
4	MATERIAL CONSIDERED BY THE PANEL	• Rezoning review request documentation • Briefing report from Department of Planning and Environment
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Site inspection & briefing with Department of Planning and Environment (DPE): Wednesday 12 April 2017 ○ Panel Members in attendance: Deborah Dearing (Chair, John Roseth, Sue Francis, Steve Kennedy ○ Department of Planning and Environment (DPE) staff in attendance: Lauren Templeman, Wayne Williamson • Briefing meeting with Council and Proponent: Wednesday 12 April 2017 at 11.30 am ○ Panel Members in attendance: Deborah Dearing (Chair, John Roseth, Sue Francis, Steve Kennedy ○ Department of Planning and Environment (DPE) staff in attendance: Lauren Templeman, Wayne Williamson ○ Council staff representatives in attendance: Andrew Piggot, David Kerr, Jennifer Pang, Melanie Schwecke, Liza Cordoba ○ Representatives on behalf of the proponent: Walter Gordon, Daniel Woods