

Rezoning of land at 638 Pittwater Road, Brookvale for business purposes and to permit additional uses on the site.

Proposal Title :	Rezoning of land at 638 Pittwater Road, Brookvale for business purposes and to permit additional uses on the site.		
Proposal Summary :	The planning proposal seeks to rezone land at 638 Pittwater Road, Brookvale (Lot 1 DP 1001963) from a split zoning comprising of part IN1 General Industrial and part B5 Business Development to a B5 Business Development zone over the entire site and permit additional uses including office and retail premises and shop top housing on the site, under Warringah Local Environmental Plan (LEP) 2011.		
PP Number :	PP_2012_WARRI_002_00	Dop File No :	12/11823

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions :

- 1.1 Business and Industrial Zones
- 3.4 Integrating Land Use and Transport
- 4.1 Acid Sulfate Soils
- 4.3 Flood Prone Land
- 6.1 Approval and Referral Requirements
- 6.3 Site Specific Provisions
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended the planning proposal proceed subject to the following conditions:

- a) The planning proposal be exhibited for at least 28 days.
- b) The planning proposal be completed within nine months of the Gateway Determination.
- c) The planning proposal be amended to make the statement of the objectives clearer by outlining the additional uses permitted on the site via Schedule 1.
- e) The Director General is satisfied that the planning proposal can proceed under S.117 Direction 1.1 Business and Industrial Zones as the loss of industrial land is of minor significance.
- f) Council to consider SEPP 55 'Remediation of Land' as the proposal is permitting residential uses on land which has been zoned IN1 General Industrial under Warringah LEP 2011.
- f) No consultation with Government agencies is required.
- g) No further studies are required to be carried out for the planning proposal.

Supporting Reasons : The Planning Proposal should proceed for the following reasons:

- (1) The proposal will enable the removal of the split zoning that currently exists on the site. The rezoning and additional permitted uses are consistent with adjoining land.
- (2) The planning proposal will support Brookvale's economic competitiveness and increase employment opportunities and job containment in the north east subregion.
- (3) The planning proposal will provide the potential for additional residential opportunities through the permissibility of shop top housing on the entire site.
- (3) The planning proposal is not adding any additional items to Schedule 1.

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Panel Recommendation

Recommendation Date : **26-Jul-2012**

Gateway Recommendation : **Passed with Conditions**

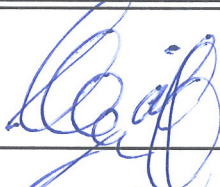
Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Prior to placing the planning proposal on public exhibition, Council is to amend the statement of objectives to advise that additional uses permitted on the site will include retail and office premises and shop top housing.
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for 28 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).
3. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Neil McCaffrey

Date:

1.8.12