

**Joint Regional Planning Panel – Planning Assessment Commission
Pre-Gateway Review**

The Joint Regional Planning Panel (JRPP) has considered the request for a review of the proposed instrument as detailed below.

The Pre-Gateway Review:

Date of Review:	22 May 2013
Dept. Ref. No:	PGR 2013 PITTW 001 00
LGA:	Pittwater
LEP to be Amended:	Pittwater Local Environmental Plan 1993 or draft Pittwater Local Environmental Plan 2013
Address / Location:	120 - 122 Mona Vale Road, Warriewood
Proposed Instrument:	Rezone site from non-urban to residential use
Panel Chair:	John Roseth
Panel Members:	David Furlong Sue Francis Jacqueline Townsend Julie Hegarty

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

In considering the request, the JRPP has reviewed all relevant information provided by the proponent as well as the views and position of the Department and the relevant local government authority. Based on this review the JRPP recommends the following:

JRPP RECOMMENDATION:	☒	The proposed instrument should be submitted for a Gateway determination, subject to the matters raised in the recommendation of the Panel
	☐	The proposed instrument should not be submitted for a Gateway determination
Composition of Recommendation:	☒ Unanimous ☐ Not unanimous	Comments:

JRPP Advice and Justification for Recommendation:

1. The Panel has considered the Department of Planning and Infrastructure's briefing note, as well as the views of the Council and of the proponent. The Panel's resolution at Paragraph 2 below becomes effective when and if the proponent satisfies the Department of Planning and Infrastructure that it has either purchased or has an option to purchase that part of Lot 10 required for the access road. The proponent is requested to provide this information to the Department on or before 7 June 2013.

2. The Panel agrees to the planning proposal proceeding to gateway determination under s56 of the EPA Act 1979, but only in respect of the land west of Boundary Road and subject to the zoning and minimum lot size proposed on Figure 1 and Figure 2 reproduced below (from the TPG independent report). The Panel recommends that any change in zoning to Lot 2 DP 816070 be limited to *E4 Environmental Living* or equivalent.

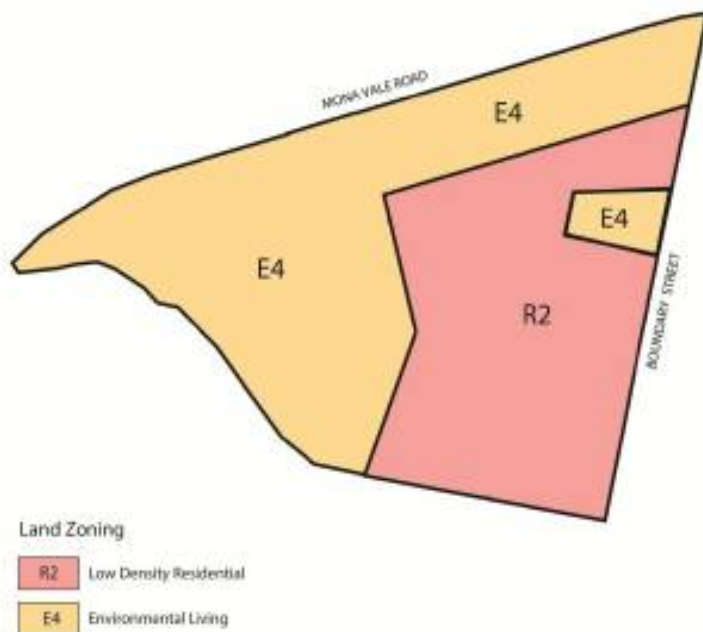


Figure 1: Recommended Zoning Map (Source: TPG Assessment of Planning Proposal)

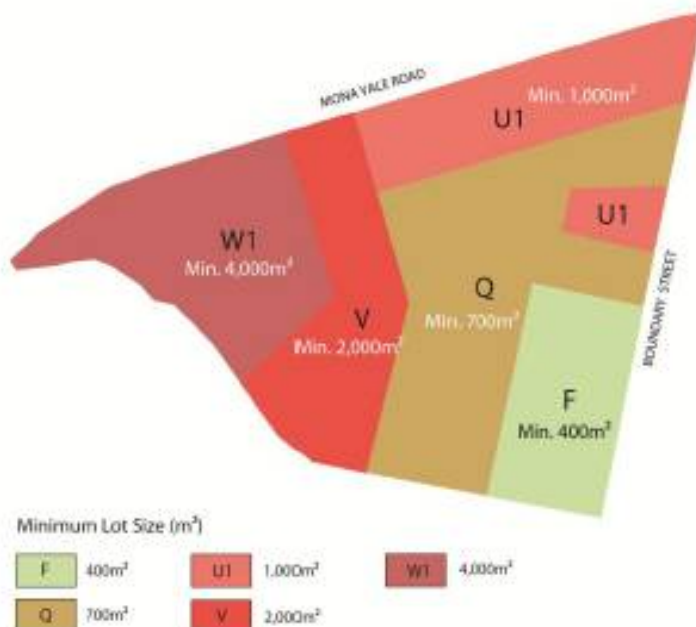


Figure 2: Recommended Minimum Lot Size Map (Source: TPG Assessment of Planning Proposal)