

ITEM 3.2	PLANNING PROPOSAL (PEX2020/0002) - 5 BOWLING GREEN LANE, AVALON BEACH
REPORTING MANAGER	MANAGER STRATEGIC & PLACE PLANNING
TRIM FILE REF	2020/645882
ATTACHMENTS	1 Planning Proposal - 5 Bowling Green Lane, Avalon Beach

PURPOSE

To report to the Northern Beaches Local Planning Panel a Planning Proposal for 'Green 3' at the Avalon Beach Bowling Club, 5 Bowling Green Lane, Avalon Beach. The planning proposal seeks to amend Pittwater Local Environmental Plan to zone the land for recreational purposes. This report recommends that the Panel advise Council to progress the Planning Proposal to a Gateway Determination.

SUMMARY

A Planning Proposal has been prepared for 'Green 3' at Avalon Beach Bowling Club, 5 Bowling Green Lane, Avalon Beach. The Proposal seeks to amend Pittwater Local Environmental Plan 2014 to zone the land for recreational purposes.

The Proposal has been assessed in accordance with the NSW Department of Planning and Environment's (DPIE) *Planning Proposal: A Guide to Preparing Planning Proposal* (December 2018).

The Planning Proposal underwent non-statutory exhibition from 6 November to 20 November 2020, during which three submissions in support of the proposal were received.

An assessment of the Planning Proposal against DPIE's *Planning Proposals: A Guide to Preparing Planning Proposals* confirms that the proposal is consistent with the relevant directions and objectives of the Greater Sydney Region Plan and the priorities of the North District Plan and Northern Beaches Local Strategic Planning Statement and demonstrates strategic and site specific merit.

BACKGROUND

Avalon Bowling Club is located within Dunbar Park, an open space area sited adjacent to the Avalon Beach commercial centre (Figure 1). The Park, being Lot 7 in DP 1240400, is owned and managed by Council and includes the Avalon Recreation Centre, the Avalon Bowling Club, Avalon RSL Club outdoor area (leased from Council) and Woolworth's carpark (leased from Council). The western section of the land is leased to Avalon Bowling and Recreation Centre Limited (ABBRC) to operate the Avalon Bowling Club.



Figure 1 – Aerial Photo of Dunbar Park

The land (formally Lot 2 in DP 517185 as shown in figure 2) was purchased by Council on 26 September 2016 from ABBRC in accordance with a Pittwater Council resolution of 20 April 2015.

The land was purchased by Council on the 26 September 2016 and as a condition of sale ABBRC requested the following:

- *That the land comprising Green 3 be reclassified as Community Land, as soon as reasonably practicable after settlement as per the resolution of Council dated 20 April 2015 (Council Resolution).*
- *After completion of the contract Council will consolidate Green 3 and Lot 6 (Consolidation).*
- *Green 3 will be rezoned from R2 Low Density to RE1 Public Recreation (rezoning) as per Council Resolution.*

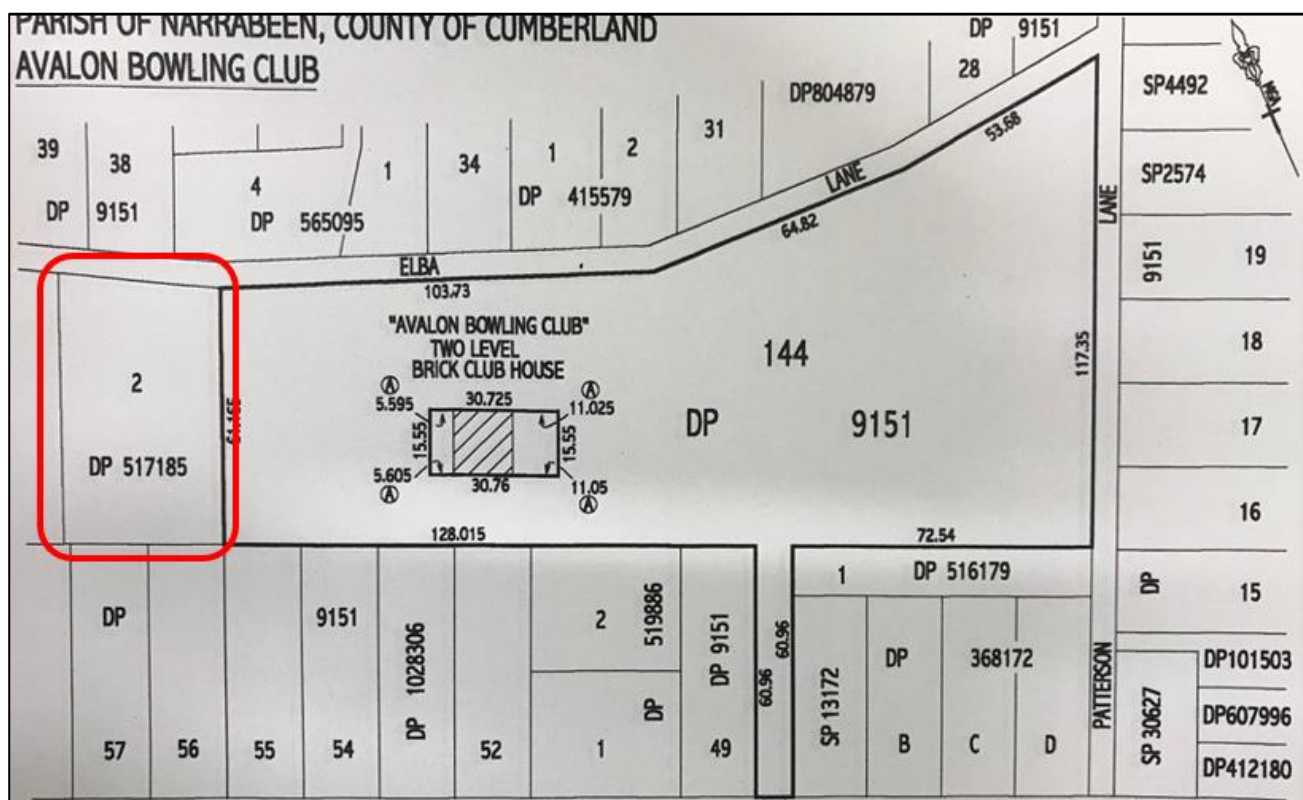


Figure 2: Plan of Subdivision Prior to Consolidation; Highlighted in Red, Lot 2 DP 517185 (Green 3).

Lot 2 DP 517185 and Lot 6 in DP 1102075 were subsequently consolidated into one lot, being Lot 7 in DP 1240400 (Figure 3). The reclassification of Green 3 from Operational land to Community land was completed on 26 December 2016 in accordance with the requirements of the Local Government Act 1993, Section 31.

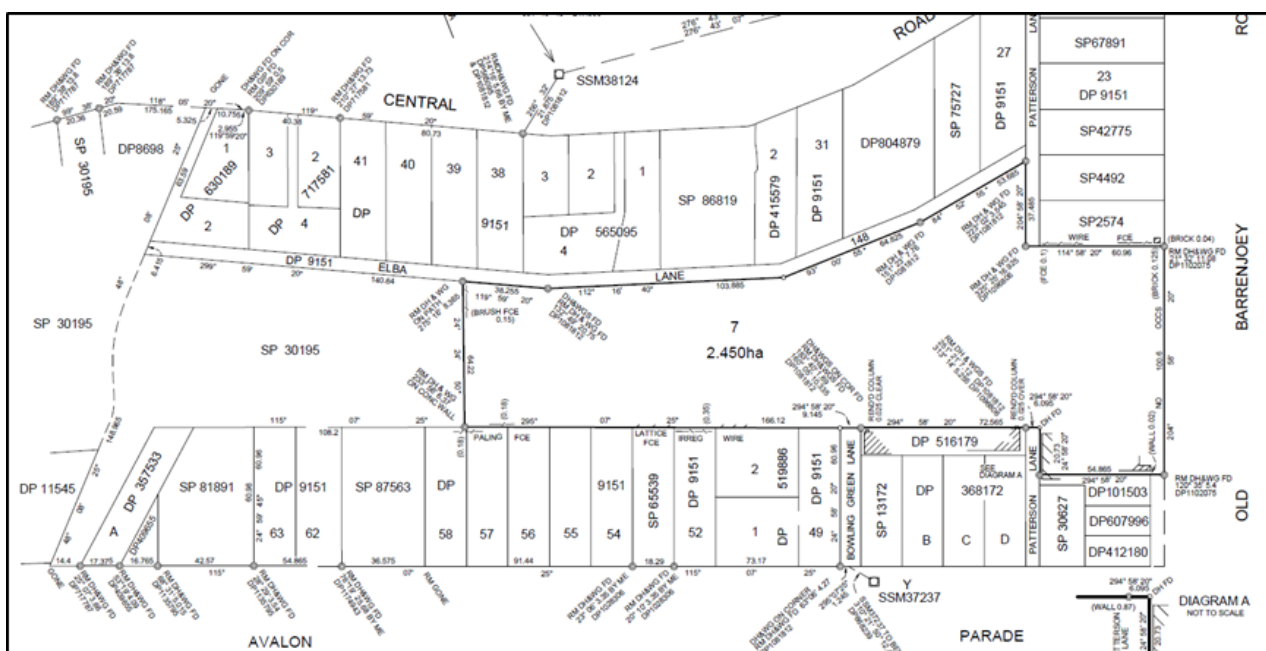


Figure 3 – Plan of Subdivision

SITE DESCRIPTION

The subject site incorporates 'Green 3' of the Avalon Beach Bowling Club (the Club) and forms the western section of Lot 7 DP 1240400, Dunbar Park (figure 4). 'Green 3' continues to be utilised by the Club for lawn bowls and club related purposes.

The subject site adjoins land developed for residential purposes to the north, south and west. Dunbar Park and the Avalon Beach Bowling Club are sited to the east.

The site does not contain any native vegetation, however is subject to flooding during a 1% AEP event.



Figure 4 – Subject Site, Green 3

CURRENT ZONING

The site 'Green 3' is zoned R2 Low Density Residential under Pittwater LEP 2014. Properties adjoining the site to the north, south and west are zoned R2 Low Density Residential and Dunbar Park which adjoins the site to the east is zoned RE1 – Public Recreation.

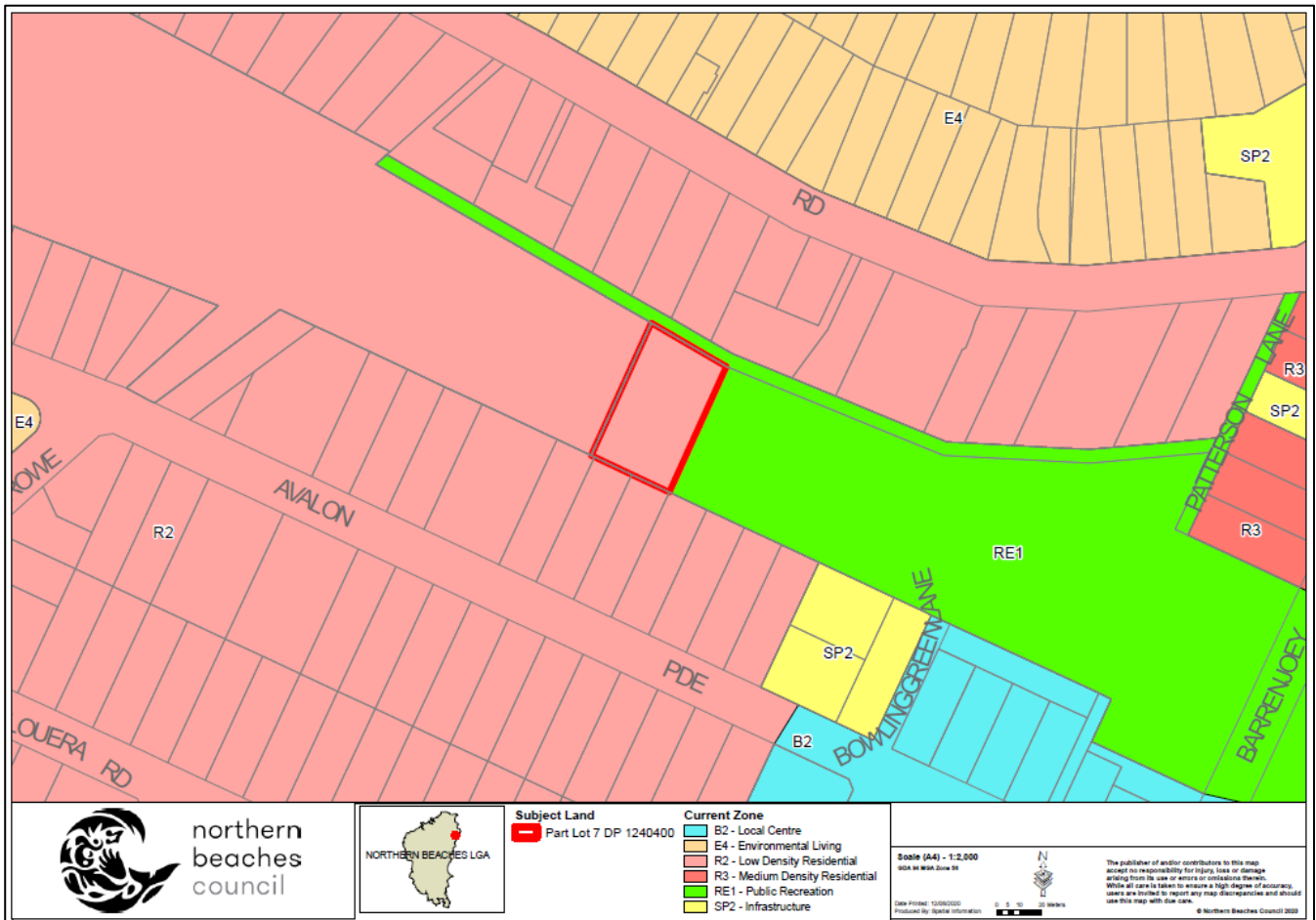


Figure 5 – Existing Zoning Map

The objectives of the R2 Low Density Residential are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day-to-day needs of residents.
- To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.

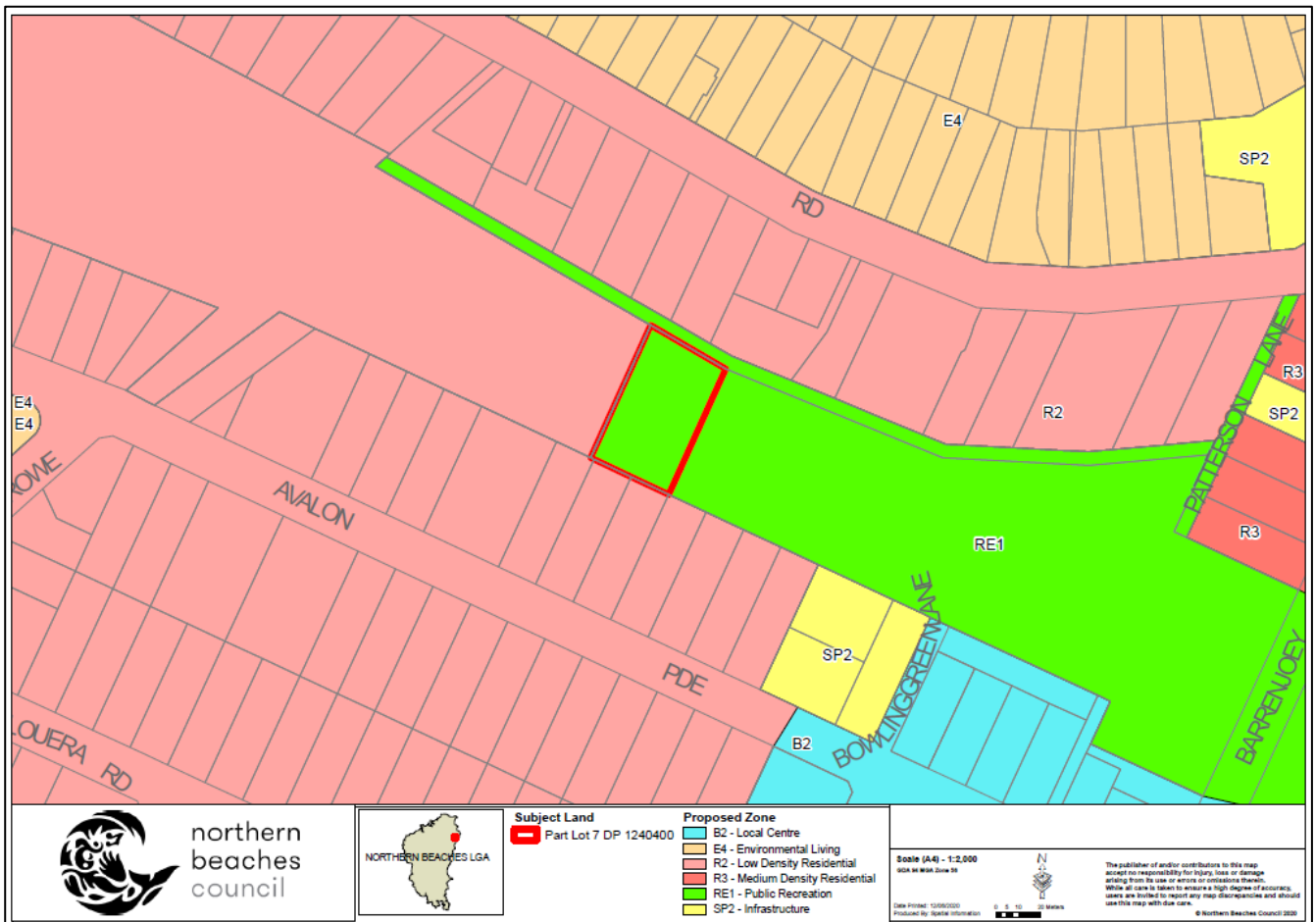


Figure 6 – Proposed Zoning Map

THE PROPOSAL

The Planning Proposal seeks to amend the planning controls within Pittwater LEP 2014 to rezone the site to facilitate public recreation uses in conjunction with the Avalon Bowling Club. Specifically, the Planning Proposal seeks to:

- Change the zoning of the site from R2 Low Density Residential to RE1 Public Recreation

The Objectives of the RE1 Public Recreation Zones are:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To allow development that does not substantially diminish public use of, or access to, public open space resources.
- To provide passive and active public open space resources, and ancillary development, to meet the needs of the community.

ASSESSMENT OF PLANNING PROPOSAL

The following assessment is undertaken in accordance with the NSW Department of Planning, Industry and Environment's '*Planning Proposals: A Guide to Preparing Planning Proposals*'.

Part 1 – Objectives or Intended Outcomes

The Planning Proposal seeks to amend the Pittwater LEP 2014 to change the zone of the subject site from R2 Low Density Residential to RE1 Public Recreation.

Part 2 – Explanation of Provisions

The proposed amendments to Pittwater Local Environmental Plan 2014 are:

- Amend LZN_016 map to change the zoning from R2 Low Density Residential to RE1 Public Recreation.

Part 3 – JUSTIFICATION

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of an endorsed Local Strategic Planning Statement, Strategic Study or report?

The Planning Proposal is not the result of any endorsed Local Strategic Planning Statement, strategic study or report. The Planning Proposal is the result of a former Pittwater Council Meeting resolution of the 20 April 2015 that required the following actions be undertaken following the completion of the contract for sale:

- Reclassify Green 3 (part of Lot 7 DP 1240400) from Operational Land to Community Land (Completed 26 December 2016); and
- Re-Zone Green 3 from R2 Low Density Residential to RE1 Public Recreation.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, the Planning Proposal is the best means to rezone the subject site from R2 Low Density Residential to RE1 Public Recreation.

Section B - Relationship to Strategic Planning Framework

3. Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Yes, The Planning Proposal gives effect to the following regional plans, district plans and strategy.

3.1 A Metropolis of Three Cities – Greater Sydney Region Plan

The proposal has been reviewed against relevant outcomes of the Greater Sydney Region Plan 'A Metropolis of Three Cities'. The proposal is consistent with the broad directions of the Plan as outlined in Table 1 below.

Table 1: Relevant Objectives and Directions of a Metropolis of Three Cities.

Direction	Objective	Planning Proposal
A City supported by infrastructure.	Objective 2: Infrastructure aligns with forecast growth. Objective 3: Infrastructure adapts to future needs.	Avalon Beach is characterised as an ageing population with static growth, the average age of residents is 45, in comparison to 36 for Greater Sydney. Population projections indicate that the ageing trend will continue with the 75 – 79 years age group experiencing the largest growth between 2016- 2026. The preservation of open space within proximity to the village centre will service the needs and requirements of the changing demographic of the area and support the use of the site for recreational purposes in line with the current Avalon Beach Bowling and Recreation Centre.
A Collaborative City	Objective 5: Benefits of growth realized by collaboration of governments, community and business.	Council is working in collaboration with the Avalon Beach Bowling and Recreation Centre to ensure that Avalon Beach has sufficient open space to satisfy community needs now and into the future
A City for people.	Objective 7: Communities are healthy, resilient and socially connected.	The Planning Proposal seeks to increase land zoned for the purpose of public recreation that will provide additional opportunities for the community to connect socially and physically through passive and active recreation.
A City of great places	Objective 12: Great places that bring people together.	The rezoning of the subject site will secure the open space for the use of the Avalon Beach Bowling and Recreation Centre and for the use of the community.

3.2 The North District Plan:

The Planning Proposal gives effect to the following objectives of the North District Plan

Table 2: North District Plan –Priorities.

Livability Theme		
Priority	Objective	Planning Proposal
<p>Planning Priority</p> <p>N3 - Providing services and social infrastructure to meet people's changing needs.</p>	<p>Objective 6: Services and infrastructure meet communities' changing needs.</p>	<p>The demographics of Avalon Beach is changing with the highest growth experienced in the 75 -79 age group. The average age is 45, in comparison to 36 for Greater Sydney, with 50% of the population aged between 35-69 years.</p> <p>Avalon Beach is an aging population and the planning proposal will provide additional open space zoned land to meet the demographic trend and changing needs and requirements of the community now and into the future.</p>
<p>Planning Priority</p> <p>N4 – Fostering Healthy, Creative, Culturally Rich and Socially Connected Communities.</p>	<p>Objective 7: Communities are healthy, resilient and socially connected.</p>	<p>The Planning Proposal seeks to increase land zoned for public recreation purposes in the Avalon Beach locality. The additional public open space will provide additional opportunities for the community to connect socially and physically through passive and active recreation activities associated with the Avalon Beach Bowling Club and surrounding Dunbar Park area.</p>
<p>Planning Priority</p> <p>N6 - Creating and renewing great places and local centers, and respecting the District's heritage.</p>	<p>Objective 12: Great places that bring people together.</p>	<p>Dunbar Park is located within the Avalon Beach village and holds significant value to the local community. Dunbar Park consists of a diverse range of facilities and infrastructure catering to the social and recreational needs of the community.</p> <p>The Planning Proposal will facilitate and enable the Avalon Beach Bowling and Recreation Centre to secure their current activities and foster the development of a social and recreational hub that will bring the community together for range of social and recreation purposes.</p>

Sustainability Theme		
Priority	Objective	Planning Proposal
<p>Planning Priority</p> <p>N20 - Delivering high quality open space</p>	<p>Objective 31: Public space is accessible, protected and enhanced.</p>	<p>The North District Plan highlights the importance of open space as a form of green infrastructure that not only enhances the character of the District, but also supports active lifestyles and provides opportunities to unite and bring communities together.</p> <p>The District Plan recognises that there is limited opportunity to increase the quantity of open space.</p> <p>The Planning Proposal addresses this issue and seeks to provide additional open space zoned land by rezoning R2 Residential Low Density land to RE1 Public Open Space.</p>
<p>Planning Priority</p> <p>N22 - Adapting to the impacts of urban and natural hazards and climate change</p>	<p>Objective 37 Exposure to natural and urban hazards is reduced</p>	<p>The site is subject to high and medium flood hazards in the 1% AEP flood event. The District North Plan advocates the need to avoid or reduce exposure to natural hazards where possible. The site is currently zoned for residential purposes that would permit additional residential development to be exposed to flooding hazards. The Planning Proposal seeks to remove the residential land zoning and replace it with a public open space zone which is more compatible with the flood affectation of the site.</p>

a. Does the proposal have strategic merit?

Yes. The Planning Proposal gives effect to an endorsed former Pittwater Council Meeting resolution relating to 5 Bowling Green Lane, Avalon Beach. Furthermore, it will give effect to the relevant directions and objectives of the Greater Sydney Region Plan, specifically objectives 2,3,5,7 and 12, and Planning Priority N3, N4, N6, N20 and N22 of the Sydney North District Plan.

b. Does the proposal have site specific merit?

Yes. The Planning Proposal has site-specific merit. While the site is currently zoned R2 Low Density Residential and adjoins residential zoned land to the north, south and west it has a long history of being used for open space and recreation purposes as part of the Avalon Bowling Club and adjoins Dunbar Park to the east. Furthermore, in accordance with the Council resolutions relating to the purchase of the subject site the land has been consolidated into Dunbar Park and will be leased to Avalon Beach Bowling and Recreation Centre for recreational uses.

4. Is the planning proposal consistent with a council's local Strategy or other local strategic plans?

Yes. The Planning Proposal gives effect to the following planning priorities of the LSPS

4.1 Northern Beaches Local Strategic Planning Statement

Table 3: Relevant Northern Beaches Local Strategic Planning Statement Priorities.

Priority	Principles	Planning Proposal
Priority 6 High quality open space for recreation	<ul style="list-style-type: none"> • Improve the provision, diversity and quality of open space for recreation. • Ensure open space responds to demand and meets diverse community needs. • Encourage collaboration and partnerships to promote use. 	<p>Priority 6 recognises that open space forms a central part of the Northern Beaches lifestyle and supports leisure for fun, relaxation or fitness.</p> <p>The Planning Proposal will retain the current use of the site, as open space, and rezone the land to RE 1 Public Recreation to reflect the use and ensure it remains open space into the future.</p>
Planning Priority 11 Community facilities and services that meet changing community needs.	<ul style="list-style-type: none"> • Enhance the effectiveness of existing facilities • Encourage partnerships for shared and joint use of government and privately owned facilities for community uses 	<p>The Priority seeks to provide a range of community facilities and services that allow people to connect, create and learn.</p> <p>The Planning Proposal seeks to rezone the site to RE1 Public to support the continuation of the site for open space and recreation uses undertaken by Avalon Beach Bowling Recreation Centre.</p>
Planning Priority 12 An inclusive, healthy, safe and socially connected community.	<ul style="list-style-type: none"> • Develop neighborhoods that inspire social interaction and inclusion and support health and wellbeing. • Cater for social interaction, creative and cultural pursuits, and night time activity in public spaces. • Provide accessible, welcoming and safe places for all ages, abilities and cultures. 	<p>The proposed rezoning will further allow Avalon Beach Bowling Club to provide outdoor physical activities and opportunities for social interaction in a safe and accessible environment.</p>

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes the Planning Proposal is considered consistent with applicable State Environmental Planning Policies (as shown in Table 4), namely:

- **State Environmental Planning Policy (Koala Habitat Protection) 2019**

The SEPP and associated guidelines are to be applied in two ways, being:

1. By councils preparing Koala Plans of Management which forms part 2 of the Guideline,

2. By landholders and councils when preparing and assessing a development application under part 3 of the Guideline.

The Planning Proposal is consistent with the requirements of the SEPP.

• **State Environmental Planning Policy No. 55 – Remediation of Land**

The site is currently zoned R2 Low Density Residential and caters for sensitive residential land uses. The Planning Proposal seeks to rezone the site to RE1 Public Recreation. Given the current zoning and history of the site, the risk of contamination possibilities is considered low.

Table 4: Compliance with State Environmental Planning Policies (SEPPs)

SEPPs (as at November 2020)		Applicable	Consistent
19	Bushland in Urban Areas	Yes	Yes
21	Caravan Parks	Yes	Yes
33	Hazardous and Offensive Development	Yes	Yes
36	Manufactured Home Estates	Yes	Yes
47	Moore Park Showground	No	N/A
50	Canal Estate Development	Yes	Yes
55	Remediation of Land	Yes	Yes
64	Advertising and Signage	Yes	Yes
65	Design Quality of Residential Apartment Development	No	N/A
70	Affordable Housing (Revised Schemes)	Yes	Yes
	(Aboriginal Land) 2019	No	N/A
	(Activation Precincts) 2020	No	N/A
	(Affordable Rental Housing) 2009	Yes	Yes
	(Building Sustainability Index: BASIX) 2004	Yes	Yes
	(Coastal Management) 2018	No	N/A
	(Concurrences and Consents) 2018	No	N/A
	(Education Establishments and Child Care Facilities) 2017	Yes	Yes
	(Exempt and Complying Development Codes) 2008	Yes	Yes
	(Gosford City Centre) 2018	No	N/A
	(Housing for Seniors or People with a Disability) 2004	Yes	Yes
	(Infrastructure) 2007	Yes	Yes
	(Koala Habitat Protection) 2019	Yes	Yes
	(Kosciuszko National Park – Alpine Resorts) 2007	No	N/A
	(Kurnell Peninsula) 1989	No	N/A
	(Mining, Petroleum Production and Extractive Industries) 2007	No	N/A
	(Major Infrastructure Corridors) 2020	No	N/A
	(Penrith Lakes Scheme) 1989	No	N/A
	(Primary Production and Rural Development) 2019	No	N/A
	(State and Regional Development) 2011	No	N/A
	(State Significant Precincts) 2005	No	N/A
	(Sydney Drinking Water Catchment) 2011	No	N/A
	(Sydney Region Growth Centres) 2006	No	N/A
	(Three Ports) 2013	No	N/A
	(Urban Renewal) 2010	No	N/A
	(Vegetation in Non-Rural Areas) 2017	Yes	Yes
	(Western Sydney Aerotropolis) 2020	No	N/A
	(Western Sydney Employment Area) 2009	No	N/A
	(Western Sydney Parklands) 2009	No	N/A
Sydney Regional Environmental Plans (Deemed SEPPs):			
8	(Central Coast Plateau Areas)	No	N/A
9	Extractive Industry (No 2 -1995)	No	N/A
16	Walsh Bay	No	N/A

SEPPs (as at November 2020)		Applicable	Consistent
20	Hawkesbury – Nepean River (No 2 – 1997)	No	N/A
24	Homebush Bay Area	No	N/A
26	City West	No	N/A
30	St Marys	No	N/A
33	Cooks Cove	No	N/A
	(Sydney Harbour Catchment) 2005	No	N/A

6. Is the planning Proposal Consistent with Applicable Ministerial Directions (S9.1 directions)?

The Planning Proposal is consistent with applicable Ministerial Directions including:

Table 5: Applicable Ministerial Directions (S9.1).

S9.1 Direction	Requirement	Comment
<p>3.1 Residential Zones</p> <p>Objectives</p> <p>(1) The objectives of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs,</p> <p>(b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</p> <p>(c) to minimise the impact of residential development on the environment and resource lands.</p>	<p>A planning proposal must include provisions that encourage the provision of housing that will:</p> <p>(a) broaden the choice of building types and locations available in the housing market, and</p> <p>(b) make more efficient use of existing infrastructure and services, and</p> <p>(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and</p> <p>(d) be of good design.</p> <p>(5) A planning proposal must, in relation to land to which this direction applies:</p> <p>(a) contain a requirement that residential development is not permitted until land is adequately</p>	<p>While the site is zoned for residential purposes, it has historically been used for open space and recreational purposes.</p> <p>Council now seeks to amend the existing zoning from R2 Low Density to RE1 Public Recreation to reflect the current and long-term use of the land as open space and recreation</p>

	<p>served (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and</p> <p>(b) not contain provisions which will reduce the permissible residential density of land.</p>	
<p>4.3 Flood Prone Land</p> <p>Objectives</p> <p>(1) The objectives of this direction are: (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</p>	<p>This direction applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land</p>	<p>The site is flood affected in the 1% AEP flood event.</p> <p>Amending the zoning of the site from residential to public recreation will be consistent with the objectives of this Direction.</p>
<p>6.1 Approval and Referral Requirements</p> <p>The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate</p>	<p>This direction seeks to minimise provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority.</p>	<p>The Planning Proposal does not seek to introduce approval or referral requirements and is consistent with the Direction.</p>

assessment of development		
6.2 Reserving Land for Public Purposes. a) To facilitate the provision of public services and facilities by reserving land for public purposes.	A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning.	Council purchased the site on 26 September 2016 from Avalon Beach Bowling and Recreation Centre. Council now seeks to amend the existing zoning from R2 Low Density to RE1 Public Recreation to reflect the current and long-term use of the land as open space and recreation
7.1 Implementation of 'A plan for growing Sydney.'	The objective of this direction is to give legal effect to the vision, transport and land use strategy, policies, outcomes and actions contained in 'A plan for growing Sydney'.	This Planning Proposal is consistent with the directions and objectives of the Greater Sydney Regional Plan – A Metropolis of Three Cities

Table 6: Compliance with Ministerial Directions

Directions (as at November 2020)		Applicable	Consistent
1	Employment and Resources		
1.1	Business and Industrial Zones	No	N/A
1.2	Rural Zones	No	N/A
1.3	Mining, Petroleum Production and Extractive Industries	No	N/A
1.4	Oyster Aquaculture	No	N/A
1.5	Rural Lands	No	N/A
2	Environment and Heritage		
2.1	Environment Protection Zones	No	N/A
2.2	Coastal Protection	No	N/A
2.3	Heritage Conservation	No	N/A
2.4	Recreation Vehicle Areas	No	N/A
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEP's	No	N/A
3	Housing, Infrastructure and Urban Development		
3.1	Residential Zones	Yes	Yes
3.2	Caravan Parks and Manufactured Home Estates	No	N/A
3.3	Home Occupations	No	N/A
3.4	Integrating Land Use and Transport	No	N/A
3.5	Development Near Licensed Aerodromes	No	N/A
3.6	Shooting Ranges	No	N/A
3.7	Reduction in non-hosted short term rental accommodation period	No	N/A
4	Hazard and Risk		
4.1	Acid Sulfate Soils	No	N/A
4.2	Mine Subsidence and Unstable Land	No	N/A
4.3	Flood Prone Land	Yes	Yes
4.4	Planning for Bushfire Protection	No	N/A
5	Regional Planning		
5.1	Implementation of Regional Strategies	No	N/A
5.2	Sydney Drinking Water Catchments	No	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A

Directions (as at November 2020)		Applicable	Consistent
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)	No	N/A
5.6	Sydney to Canberra Corridor (Revoked 10 July 2008 See amended Direction 5.1)	No	N/A
5.7	Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	No	N/A
5.8	Second Sydney Airport: Badgerys Creek (Revoked 20 August 2018)	No	N/A
5.9	North West Rail Link Corridor Strategy	No	N/A
5.10	Implementation of Regional Plans	No	N/A
5.11	Development of Aboriginal Land Council land	No	N/A
6 Local Plan Making			
6.1	Approval and Referral Requirements	Yes	Yes
6.2	Reserving Land for Public Purposes	Yes	Yes
6.3	Site Specific Provisions	No	N/A
7 Metropolitan Planning			
7.1	Implementation of A Plan for Growing Sydney	Yes	Yes
7.2	Implementation of Greater Macarthur Land Release Investigation	No	N/A
7.3	Parramatta Road Corridor Urban Transformation Strategy	No	N/A
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	No	N/A
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	No	N/A
7.8	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	No	N/A
7.9	Implementation of Bayside West Precincts 2036 Plan	No	N/A
7.10	Implementation of Planning Principles for the Cooks Cove Precinct	No	N/A
7.11	Implementation of St Leonards and Crows Nest 2036 Plan	No	N/A
7.12	Implementation of Greater Macarthur 2040	No	N/A

COMMUNITY ENGAGEMENT

The Planning Proposal was placed on non-statutory public exhibition for 14 days in accordance with the Northern Beaches Community Participation Plan from 6 November – 20 November 2020. Notification included:

- Notification letters to adjoining landowners and occupiers;
- Email to community members who have registered their interest;
- An updated Council Public Exhibition website 'Your Say' with relevant information; and
- Council's Community News

During the non-statutory exhibition period three submissions were received with all submissions supporting the Planning Proposal.

AGENCY REFERRALS

The Planning Proposal was not referred to any state agencies for comment.

INTERNAL REFERRALS

Given the nature of the Planning Proposal, no internal referrals were undertaken.

TIMING

It is anticipated that the timeframe for the completion of the Planning Proposal is approximately 10 – 12 months from the date of Council's approval to proceed. Following the issue of a Gateway

Determination, Council will be required to formally exhibit the Planning Proposal for 28 days. The matter will be reported back to Council for final consideration following exhibition.

LINK TO COUNCIL STRATEGY

The Planning Proposal relates to the following goals of the Shape 2028 Northern Beaches Community Strategic Plan:

Goal 7 - *'Our urban planning reflects the unique character of our villages and natural environment and is responsive to the evolving needs of our community'*;

Goal 8 - *'Our neighborhoods inspire social interaction, inclusion and support health and wellbeing'*; and

Goal 9 - *'Our community is healthy, active and enjoys a broad range of creative, sporting and recreational opportunities'*. **FINANCIAL CONSIDERATIONS**

The assessment of the Planning Proposal is funded by the prescribed Planning Proposal fee as set out in Councils Fees and Charges 2020/21 and does not have an adverse impact on Council's budget.

SOCIAL CONSIDERATIONS

The Planning Proposal is not anticipated to have any adverse social impacts, given the site is currently used in conjunction with the Avalon Beach Bowling Club and located adjacent to the Dunbar Park. Subsequent to the consolidation of lots, the site now forms part of Dunbar Park and will continue to be used for recreational purposes.

ENVIRONMENTAL CONSIDERATIONS

Given the site has historically been developed and extensively used for recreational purposes, specifically a bowling green, it is anticipated that there will be no adverse environmental impacts.

CONCLUSION

The Planning Proposal which seeks to amend the Pittwater LEP 2014 by rezoning part of Lot 7 DP 1240400, specifically 'Green 3', 5 Bowling Green Lane, Avalon Beach from R2 Low Density Residential to RE1 Public Recreation is supported to progress to gateway.

An assessment of the Planning Proposal against the NSW Department of Planning, Industry and Environment's *'Planning Proposals: A Guide to Preparing Planning Proposals'* confirms that the proposal is consistent with the relevant direction and objectives of the Greater Sydney Region Plan and the priorities of the North District Plan and Northern Beaches Local Strategic Planning Statement, demonstrates strategic and site specific merit and considered appropriate in its context.

RECOMMENDATION OF MANAGER STRATEGIC & PLACE PLANNING

That the Panel recommends that Council endorse the Planning Proposal, for 5 Bowling Green Lane, Avalon Beach, to be submitted to the Department of Planning, Infrastructure and Environment to seek a Gateway Determination.
