

## Memorandum

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**To:** Brendan Metcalfe - Director, North District  
**From:** Luke Johnson – A/Senior Planning Officer  
**Email:** luke.johnson@planning.nsw.gov.au

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**Planning Proposal: Revised Planning Proposal (PP-2021-2172) to allow for the development of seniors housing on 2 and 4 Nooal Street and 66 Bardo Road, Newport (being Lot 1 DP 540092, Lot 1 DP 315279 and Lot 2 DP 540092).**

### Purpose

To recommend the Director, as delegate of the Minister, determine that PP\_2021\_2172 to permit 'seniors housing' with development consent as an additional permitted use on land at 2 and 4 Nooal Street and 66 Bardo Road, Newport, should proceed to exhibition.

### Revised Planning Proposal

In line with advice from the NSW Independent Planning Commission (IPC), Northern Beaches Council (Council) have submitted a revised planning proposal for review and approval prior to exhibition.

Council have written to the Department indicating that it will not be possible to comply with the timeframe for completing the LEP which will expire on 15 March 2021. As such, Council have requested an administrative withdrawal of the Planning Proposal and the re-submission of the Planning Proposal to allow the Department to issue a new Gateway Determination.

The revised Planning Proposal has been assessed against the Gateway Determination issued on 15 September 2020. It has been determined that the revised proposal addresses the majority of conditions detailed under Condition 1 of the Gateway Determination. However, as per condition 1(d) of the Gateway Determination, the revised proposal has failed to show all of the existing development standards that apply to the site.

A new Gateway Determination has been prepared with a minor condition requiring that prior to exhibition, the Planning Proposal is to be updated to include figure extracts showing all existing development standards that apply to the site. The Gateway Determination also includes a revised timeline to finalise the LEP.

### Gateway determination

A new Gateway Determination has been prepared (Attachment B) with a minor condition requiring that prior to exhibition, the Planning Proposal is to be updated to include figure extracts showing all existing development standards that apply to the site. The Gateway Determination also includes a revised timeline to finalise the LEP.

### Recommendation

That the Director, as delegate of the Minister:

1. Note the revised planning proposal (Attachment A);
2. Approve the revised planning proposal to enable public exhibition; and
3. Sign the attached letter to Council and Gateway Determination (Attachment B and C)

**Memorandum**

Sincerely,

Luke Johnson

A/Senior Planning Officer - North District

Attachment A – Revised Planning Proposal

Attachment B – Gateway Determination

Attachment C – Letter to Council

## Memorandum

### Addendum

A timeline outlining the history of the project contained in Table 1 below.

Year	Month	Summary
2017	Sept	Council receives original planning proposal request
2017	Nov	Council resolves not to support the planning proposal
2018	Jan	The proponent submits rezoning review request
2018	May	The Sydney North Planning Panel determines the proposal has strategic and site-specific merit and should be submitted to the Department for a gateway determination
2018	June	Northern Beaches Council accepts the role of PPA
2018	Aug	Council submits a planning proposal to the Department and seeks a Gateway Determination
2018	Oct	The Department advises Council that the proposal is inadequate for gateway determination and requires revision
2018	Nov	Council submits a revised proposal
2019	Mar	The department advises Council that the proposal remains inadequate and further revision is required
2019	June	Council submits a revised proposal
2019	Oct	A gateway determination is issues
2019	Dec	Council lodges a formal Gateway determination review request
2020	July	The NSW IPC received a referral from the Department in relation to the proposal and gateway determination
2020	Aug	The NSW IPC issued a Gateway Determination Advice Report
2020	Sept	A Gateway Determination with associated conditions is issued
2021	Feb	Council lodges revised proposal

Table 1: Project background