

PLANNING PROPOSAL AUTHORITY
RECORD OF DECISION TO SUBMIT AN ALTERATION
REQUEST FOR THE GATEWAY TO NOT PROCEED
STRATEGIC PLANNING PANEL OF THE
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	Thursday, 6 August 2026
DATE OF PANEL DECISION	Wednesday, 5 August 2026
PANEL MEMBERS	Peter Debnam (Chair), Blake Cansdale and Stephen O'Connor
APOLOGIES	Annelise Tuor and Graham Brown are no longer current nominated local panel representatives.
DECLARATIONS OF INTEREST	None

PLANNING PROPOSAL

PP-2022-3802 – Northern Beaches LGA – Morgan Road, Belrose (as described in Schedule 1). The documents were circulated to the Panel on 5 August 2026.

PANEL CONSIDERATION AND DECISION

The Strategic Planning Panel of the Sydney North Planning Panel (Panel) considered a memorandum package prepared by the Department of Planning, Housing and Infrastructure (the Department) seeking endorsement to request that the Gateway determination be altered to not proceed. This was in response to the proponent seeking to withdraw the planning proposal post-exhibition on 1 July 2026.

The Panel as the Planning Proposal Authority (PPA) determined to request the Minister for Planning and Public Spaces (or delegate) alter the Gateway determination to not proceed under Section 3.35 of the Environmental Planning and Assessment Act 1979.

REASONS FOR THE DECISION

The Panel considered the memorandum prepared by the Department and the proponent's request to withdraw the planning proposal.

The Panel concurred with the recommendation within the memorandum to request the Minister for Planning and Public Spaces (or delegate), alter the Gateway determination to not proceed under Section 3.35 of the Environmental Planning and Assessment Act 1979, after the request from the proponent to withdraw the proposal.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Blake Cansdale
 Stephen O'Connor	

SCHEDULE 1		
1	PANEL REF – LGA – PLANNING PROPOSAL NO. – ADDRESS	PP-2022-3802 – Northern Beaches LGA – Morgan Road, Belrose
2	LEP TO BE AMENDED	Warringah Local Environmental Plan 2011 (Note – site currently differed from WLEP 2011 and sits within Warringah Local Environmental Plan 2001)
3	PROPOSED INSTRUMENT	The post-exhibition planning proposal seeks to amend Warringah Local Environmental Plan (LEP) 2011 to: • Remove ‘deferred matter’ status in Warringah LEP 2011; • Rezone site from B2-Oxford Falls to part R2 Low Density Residential, part C2 Environmental Conservation and part RE2 Private Recreation; • Add Additional Permitted Use for ○ RE2 Private Recreation zone: environmental management works, stormwater services, APZ and bushfire works; and ○ R2 Low Density Residential zone: dual occupancy dwellings and a minimum lot size of 600m²; • Introduce a zone boundary clause, as per the Standard Instrument Order clause 5.3 for zones R2 and RE2. The relevant distance where this Clause applies between zones would be 15m; • Establish the maximum allowable building height of 8.5m; • Decrease the minimum lot size from 1 dwelling per 20 hectares to part 1 dwelling per 200m², part 1 dwelling per 450m² and part dwelling per 600m²; • Establish a maximum cap for 450 dwellings using a local clause; and • Affordable housing to be included as a Clause in the LEP, but rate to be based on project feasibility.
4	MATERIAL CONSIDERED BY THE PANEL	• Department of Planning, Housing and Infrastructure Post-exhibition Memorandum package dated 5 August 2026.
5	BRIEFINGS BY THE PANEL	• The Panel considered the Department’s Post-exhibition Memorandum package and made its decision electronically.