

4.0 PUBLIC MEETING ITEMS

4.1 PEX2024/0003 PLANNING PROPOSAL FOR LOT 2 WINBOURNE ROAD, BROOKVALE (DRAINAGE RESERVE)

PROCEEDINGS IN BRIEF

The proposal is to amend Warringah Local Environmental Plan 2011 by: rezoning the land from RE1 Public Recreation to E4 General Industrial, applying a maximum building height of 11m on the Height of Buildings Map, applying a minimum lot size of 4,000sqm on the Lot Size Map, and listing the land in Part 2 of Schedule 4 to reclassify the land as Operational.

At the public meeting which followed the Panel was not addressed by any neighbours or representatives of the applicant. Ashley Raso, as a representative of the land owner, attended the meeting to answer any questions from the Panel.

ADVICE OF PLANNING PANEL

The Northern Beaches Local Planning Panel recommends that Council **endorse** the Planning Proposal for Lot 2 Winbourne Road, Brookvale to be forwarded to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

REASONS FOR RECOMMENDATION:

The Panel agrees generally with the Assessment Report. The site is currently classified as community land, zoned RE1 Public Recreation and is held as a drainage reserve.

It appears that these designations are anomalies as the land is not accessible to the general public and its narrow dimensions and isolation from other public land have made it unsuitable for community use. The Panel also notes the advice that it is not used or needed as a drainage reserve.

The Panel supports the proposed rezoning to E4 General Industrial. This change will enable the land to be amalgamated with adjoining site/s and developed for an industrial use which is consistent with Council's strategic planning objectives to support industrial and employment opportunities.

Vote: 4/0