

DATE OF DECISION	Wednesday 4 July 2018
PANEL MEMBERS	Peter Debnam (Chair), John Roseth, Sue Francis, Steve Kennedy
APOLOGIES	Annelise Tuor, Marcus Sainsbury
DECLARATIONS OF INTEREST	None

REZONING REVIEW

2018SNH020 – Northern Beaches - RR_2018_NBEAC_002_00 at 1-3 Rodborough Road Frenchs Forest (AS DESCRIBED IN SCHEDULE 1)

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 or took too long to submit the proposal after indicating its support

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel determined that the proposed instrument:

- ☐ **should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- ☒ **should not** be submitted for a Gateway determination because the proposal has
- ☒ not demonstrated strategic merit
 - ☐ has demonstrated strategic merit but not site specific merit





The decision was unanimous.

REASONS FOR THE DECISION

The Panel accepts the reasons given in the council's Report to the Planning Panel, dated 29 May 2018, for not supporting the planning proposal. The Panel wishes to emphasise the following reasons:

1. The proposal would result in an alternative town centre located about 700m east of where the council and the Department of Planning and Environment are planning a town centre immediately adjacent to the hospital. The Panel does not accept the proponent's argument that the council-planned centre is unlikely to be realised.
2. The proposal does not adequately deal with the traffic implications of the significant increase in density proposed for the site.
3. In the Panel's view, this site has no particular merit to be granted significantly higher density and a wider variety of permissible uses than other sites within the B7 zone in which it is located. Rezoning this site would create pressure for the rezoning of other sites within the zone, thus further weakening the planning of the town centre adjacent to the hospital.

4. The proposal would result in a small island of high rise residential development located in the midst of business, industrial and high-tech uses, and therefore likely to create land use conflicts.

PANEL MEMBERS	
 Peter Debnam (Chair)	 John Roseth
 Sue Francis	 Steve Kennedy

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2018SNH020 – Northern Beaches - RR_2018_NBEAC_002_00 at 1-3 Rodborough Road Frenchs Forest
2	LEP TO BE AMENDED	Warringah Local Environmental Plan 2011
3	PROPOSED INSTRUMENT	The proposal seeks to amend the Warringah Local Environmental Plan 2011 to enable redevelopment of 1-3 Rodborough Road Frenchs Forest for a mix of land uses, including high density housing, retail, commercial and hotel premises.
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Rezoning review request documentation Briefing report from Department of Planning and Environment
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection: 4 July 2018, 12.30pm <ul style="list-style-type: none"> Panel members in attendance: Peter Debnam (Chair), John Roseth, Steve Kennedy Department of Planning and Environment (DPE) staff in attendance: Yolande Miller, Brendan Metclaffe Briefing meeting with Department of Planning and Environment (DPE): 4 July 2018 1.30pm <ul style="list-style-type: none"> Panel members in attendance: Peter Debnam (Chair), John Roseth, Steve Kennedy, Sue Francis Department of Planning and Environment (DPE) staff in attendance: Yolande Miller, Brendan Metclaffe Briefing meeting with Council: 4 July 2018, 2.50pm <ul style="list-style-type: none"> Panel members in attendance: as above DPE staff in attendance: as above Council representatives in attendance: Andrew Pigott, Phil Jemison, Phil Devon, Andrew Hulse, Adonna See Briefing meeting with Proponent: 4 July 2018, 2.00pm <ul style="list-style-type: none"> Panel members in attendance: as above DPE staff in attendance: as above Proponent representatives in attendance: Charles Curran Senior, Charles Curran, Kate Bartlett, Paul Shaw, Allan Vidor, Nicole Rigg