

DATE OF DECISION	Tuesday 7 August 2018
PANEL MEMBERS	Peter Debnam (Chair), Sue Francis, John Roseth, Annelise Tuor, Steve Kennedy
APOLOGIES	None
DECLARATIONS OF INTEREST	None

REZONING REVIEW

2018SNH027 – Northern Beaches – RR_2018_NBEAC_003_00 at 884-896 Pittwater Road Dee Why (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 not demonstrated site specific merit

The decision was unanimous.

REASONS FOR THE DECISION






The planning proposal intends to achieve two changes to the permissible uses. First, it intends to make medical centres and office premises permissible on the ground floor. Second, it intends to make residential use permissible on the first floor where it is currently a prohibited use.

The Panel would have no objection to making medical centres permissible on the ground floor however no site specific justification has been made to the Panel to warrant the change at this time.

As concerns the proposal to make residential use permissible on the first floor, this is contrary to the North District Plan which identifies Brookvale / Dee Why as a strategic Centre to deliver the 6,000 new jobs required by 2036 and this site is key to achieving that objective in Dee Why. The planning Proposal doesn't demonstrate that this objective could not be achieved.

Although the Proponent is only seeking approximately 1,500 square metres out of 10,370 sq m on the first floor of Site B as residential, the proposed amendment to the LEP as currently drafted would permit

residential on the whole of the first floor of both site A and B. While this could be controlled by the insertion of a development standard, there is no need to do so as there is no demonstrated strategic or site specific reason for the additional residential use at this level.

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

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2018SNH027 – Northern Beaches – RR_2018_NBEAC_003_00 at 884-896 Pittwater Road Dee Why
2	LEP TO BE AMENDED	Warringah Local Environmental Plan 2011
3	PROPOSED INSTRUMENT	The rezoning review request seeks to amend Warringah Local Environmental Plan 2011 to allow residential uses on the first floor at 884-896 Pittwater Road Dee Why.
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 & briefing meeting with Department of Planning and Environment (DPE): 7 August 2018, commencing 9.30am <ul style="list-style-type: none"> Panel members in attendance: Peter Debnam (Chair), John Roseth, Sue Francis, Annelise Tuor, Steve Kennedy Department of Planning and Environment (DPE) staff in attendance: Yolande Miller, Brendan Metcalfe, Ashley Richards Briefing meeting with Council: 7 August 2018, 11.35am <ul style="list-style-type: none"> Panel members in attendance: as above DPE staff in attendance: as above Council representatives in attendance: Andrew Piggot, Adonna See, Deb Kempe Briefing meeting with Proponent: 7 August 2018, 12.05pm <ul style="list-style-type: none"> Panel members in attendance: as above, DPE staff in attendance: as above Proponent representatives in attendance: Walter Gordon, Adrian Hack, Catherine Huynh