



northern  
beaches  
council

20 April 2018

Karimbla  
C/- Mr Walter Gordon  
Meriton  
Level 11, 528 Kent Street  
SYDNEY NSW 2000

Our Ref: 2018/244119

Dear Mr Gordon

**Council resolution for Planning Proposal – 884-890 Pittwater Road, Dee Why  
(‘Meriton Site B’)**

I am writing to advise you that on 17 April 2018, Council resolved to reject the above mentioned Planning Proposal and not submit it to the NSW Department of Planning and Environment for a Gateway Determination.

I have attached a copy of the resolution of Council for your information.

Should you require further information on this matter, please contact Adonna See, Principal Planner on (02) 9942 2541.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Neil Cocks'.

Neil Cocks  
Manager Strategic & Place Planning

## 10.0 PLANNING PLACE & COMMUNITY DIVISION REPORTS

### 10.3 PLANNING PROPOSAL - 884-896 PITTWATER ROAD, DEE WHY (MERITON DEVELOPMENT/'SITE B') TO PERMIT RESIDENTIAL ACCOMMODATION ON THE FIRST FLOOR AND MEDICAL & OFFICE PREMISES ON THE GROUND FLOOR

*NOTE: Councillor Grattan left the chamber at 9:14pm and returned at 9:17pm.*

#### 101/18 RESOLVED

#### **Cr Heins / Cr Regan**

That Council reject the Planning Proposal lodged for 884-896 Pittwater Road, Dee Why and not submit it to the NSW Department of Planning & Environment for a Gateway Determination for the following reasons:

- A. The Planning Proposal is inconsistent with the strategic planning direction for Dee Why as established by the recently finalised *A Metropolis of Three Cities and North District Plan* (March 2018).
- B. The Planning Proposal is inconsistent with a previous decision of Council and the Department of Planning rejecting a proposal to allow residential uses at first floor level on the site and a broader range of retail/ commercial uses on the ground floor level on grounds of inconsistency with Ministerial Direction 1.1 - Business and Industrial Zones.
- C. The Planning Proposal has not demonstrated strategic merit or site-specific merit consistent with the NSW Planning & Environment's *Planning Proposals: A guide to preparing planning proposals* (2016).
- D. The Planning Proposal is inconsistent with the following Local Planning Directions:
  - a. 1.1 Business and Industrial Zones
  - b. 3.4 Integrating Land Use and Transport
  - c. 5.10 Implementation of Regional Plans
  - d. 6.3 Site Specific Provisions
  - e. 7.1 Implementation of *A Plan for Growing Sydney*.
- E. The outcome of the Planning Proposal is not considered an appropriate strategic and development outcome because it does not satisfactorily address social and infrastructure impacts associated with the loss of employment floor space, and the potential introduction of up to 80 new residential dwellings within a Key Site of the Dee Why Town Centre.
- F. The Proposal will set a policy precedent by introducing residential development within the first floor level of a Key Site within the Dee Why Town Centre. Given the key economic role that the Dee Why-Brookvale Strategic Centre plays in the local government area and the larger North District, the Proposal has the capacity to undermine the existing and future strategic advantage for the provision of business and employment lands.
- G. The information and studies provided in conjunction with the Planning Proposal do not adequately address the impacts that the proposed changes would have on the surrounding area, particularly with regards to traffic, local infrastructure, and economic impacts.

#### VOTING

**FOR:** Unanimous

#### **CARRIED**