



northern
beaches
council

7 December 2017

Greg Boston,
Director,
Boston Blythe Fleming Town Planners
Suite 1,
9 Narabang Way
BELROSE NSW 2085

Our Ref: PP0003/17

Dear Greg

PLANNING PROPOSAL (REZONING) FOR 66 BARDO ROAD AND 2-4 NOOAL STREET, NEWPORT

As you are aware, at its meeting of 28 November 2017, Council considered a report in relation to the abovementioned Planning Proposal.

At the meeting, the following was resolved:

That:

- A. *Council does not submit the Planning Proposal lodged for 2-4 Nooal Street and 66 Bardo Road, Newport for a Gateway Determination for the following reasons:*
 - a. *It is inconsistent with the Pittwater Local Planning Strategy (2011).*
 - b. *It does not have strategic merit or site specific merit when assessed in accordance with the NSW Planning & Environment's Planning Proposal: A guide to preparing planning proposal (2016).*
 - c. *It does not align with the goals and targets of the Revised Draft North District Plan.*
 - d. *It is inconsistent with the following State Environmental Planning Policies;*
 - i. *Housing for Seniors or People with a Disability*
 - ii. *Coastal Protection*
 - iii. *Draft Coastal Management.*

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- e. *Is inconsistent with the following Local Planning Directions;*
 - i. 2.1 – Environmental Protection Zones
 - ii. 4.3 – Flood Prone Land
 - iii. 7.1 – Implementation of the Metropolitan Strategy
 - iv. Draft Coastal Management Local Planning Direction.
 - f. *It is inconsistent with the objectives of the E4 Environmental Living zone in Pittwater LEP 2014.*
 - g. *It seeks to permit medium density residential development that is inconsistent with the established low density character of the area.*
 - h. *It would set an unacceptable precedent.*
- B. *The proponent and interested parties who made a submission be advised of Council's decision.*

The report and minutes can be found on Council's website at <https://www.northernbeaches.nsw.gov.au/council/meetings>

If you have any questions in relation to this matter, please contact me on 9970 1264

Yours sincerely,

Brendan Gavin
Strategic Planner,
Strategic and Place Planning
Northern Beaches Council

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