

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

2018SNH028 – Northern Beaches – RR_2018_NBEAC_004_00 at 75-79 Old Pittwater Road and 19 Cross Street Brookvale (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

In the Panel's opinion, the planning proposal lacks strategic merit as it is contrary to the North District Plan, which aims to safeguard all industrial and urban services land from competing pressures, essentially residential and mixed use zones. The site is located within a larger industrial zone. It has no characteristics, other than its size, that would distinguish it from other sites within the industrial area. It is about 1km by foot from major public transport on Pittwater Road. The Planning Proposal would have major traffic implications, which, according to the response of the RMS, would require a comprehensive precinct wide traffic study and the absence of such a study is another reason the Planning Proposal could not be supported.

The proposal also lacks site-specific merit. It would result in residential development surrounded by industry. While the planning proposal seeks unlimited height, the proposed "Master Plan" proposes 17-storey high buildings where currently there is nothing above 4 storeys. The Panel notes that the draft Brookvale Structure Plan allows residential accommodation equivalent to the quantum currently supported by the RMS on both sides of Pittwater Road much closer to public transport.

The Panel notes that the planning proposal seeks broader employment uses such as “business and office premises”. However, the District Plan seeks to protect industrial land whilst acknowledging that industrial land is evolving from traditional industrial and manufacturing lands, and freight and logistics hubs, into complex employment lands. In this respect, the Panel notes Council is currently undertaking an Employment Study with a view to reviewing permissible uses in consultation with the Greater Sydney C which we understand will inform the strategic direction of this site and adjoining precinct.

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

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2018SNH028 – Northern Beaches – RR_2018_NBEAC_004_00 at 75-79 Old Pittwater Road and 19 Cross Street Brookvale
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 permit residential accommodation. office and business premises at 75-59 Old Pittwater Road and 19 Cross Street Brookvale.
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 10.30am <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, 2.30pm <ul style="list-style-type: none"> Panel members in attendance: as above DPE staff in attendance: as above Council representatives in attendance: Andrew Piggot, Phil Jamieson, Paula Moretti Briefing meeting with Proponent: 7 August 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: Doug Sneddon, Chris Barker, Geoff Harrison, Julie Harrison