

<b>DATE OF DECISION</b>	31 May 2017
<b>PANEL MEMBERS</b>	Deborah Dearing (Chair), Julie Savet Ward, Clare Brown, Steve Kennedy, Paul Stein
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

## REZONING REVIEW

2017SNH028 – Northern Beaches - PGR\_2017\_NBEAC\_002\_00 at 6 Jacksons Road and 10 & 12 Boondah Road Warriewood (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.

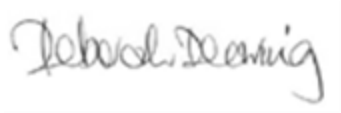



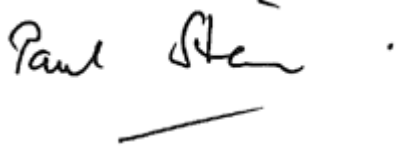
## REASONS FOR THE DECISION

The Panel has considered the Department of Planning and Environment's briefing note as well as the views of the Council and of the proponent. The reasons for the Panel's decision not to recommend that the proposal proceed to Gateway Determination are as follows:

- The Panel notes that the proposal is smaller in scale and of different proposed uses to those previously assessed by the Joint Regional Planning Panel in February 2015. However, a number of the reasons noted for recommending refusal at that time remain.
- The site is flood-prone land. The proposal is inconsistent with s117 Direction 4.3.
- State Emergency Services has noted that the proposed 'sheltering in place' and evacuation strategy is unacceptable.
- The Panel notes that the Roads Maritime Services has advised that the Traffic Study submitted does not adequately analyse cumulative traffic impacts and an addendum traffic study is required prior to any Gateway Determination.
- The Panel is of the view that the potential traffic impacts of accessing and egressing a bulky goods facility from a collector road serving a residential area is unacceptable.
- Council's planning strategies, including the Pittwater Open Space Study, the Addendum Report to the Strategic Review, and the Warriewood Valley Section 94 Contribution Plan, have identified the majority of the site for future active open space. The Panel notes that the proposal suggests a cap

on the amount of residential development and that active open space could be provided elsewhere, however there is no firm proposal to address the need.

7. The proponent submits that the proposal has strategic merit in relation to meeting the draft District Plan's goal of accommodating growth in local centres. However, the Panel is of the view that a major bulky goods outlet is inconsistent with the nature and scale of a local neighbourhood centre and that the proposed bulky goods facility is separate to the existing local centre. Further, the Panel is not of the view that some of the Sustainability provisions of the draft District Plan have been satisfied, particularly in relation to water quality and transport.
8. The Panel does not agree that the provision of a public walkway and plaza to view the wetlands is of itself sufficient merit to justify the proposal.

PANEL MEMBERS	
 Deborah Dearing (Chair)	 Julie Savet Ward
 Clare Brown	 Steve Kennedy
 Paul Stein	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2017SNH028 – Northern Beaches - PGR_2017_NBEAC_002_00 at 6 Jacksons Road and 10 & 12 Boondah Road Warriewood
2	LEP TO BE AMENDED	Pittwater Local Environmental Plan 2014
3	PROPOSED INSTRUMENT	The proposal seeks to amend the Pittwater Local Environmental Plan 2014 for 6 Jacksons Road and 10 and 12 Boondah Road, Warriewood. The proposal seeks to amend the land-use zoning, maximum building height limit, maximum FSR and dwelling yield for the site.
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Rezoning review request documentation</li> <li>Briefing report from Department of Planning and Environment</li> </ul>
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li><b>Site inspection &amp; briefing meeting with Department of Planning and Environment (DPE):</b> 31 May 2017, 12.00 pm <ul style="list-style-type: none"> <li>Panel members in attendance: Deborah Dearing (Chair), Julie Savet Ward, Clare Brown, Steve Kennedy, Paul Stein</li> <li>Department of Planning and Environment (DPE) staff in attendance: Wayne Williamson, Lauren Templeman</li> </ul> </li> <li><b>Briefing meeting with Council &amp; Proponent:</b> 31 May 2017, 2.00 pm <ul style="list-style-type: none"> <li>Panel members in attendance: as above</li> <li>DPE staff in attendance: as above</li> <li>Council representatives in attendance: David Kerr, Andrew Piggot, Liza Cordoba, Andreas Olsen, Jennifer Pang, Ruby Ardren</li> <li>Proponent representatives in attendance: Scott Barwick, Stanley Roth, Dan Maurici, Troy Eyles, John Traveres, Karla Castellanos</li> </ul> </li> </ul>