

DATE OF DECISION	1 September 2023
DATE OF BRIEFING	28 August 2023
PANEL MEMBERS	Peter Debnam (Chair), Blake Cansdale, Stephen O’Connor, Annelise Tuor & Graham Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	None

PLANNING PROPOSAL

PP-2022-3802 (IAR-2022-01/ RR-2022-35) Patyegarang, Morgan Road, Belrose (previously known as Lizard Rock, Morgan Road, Belrose)

The Patyegarang, Morgan Road, Belrose Planning Proposal (July 2023), seeks to amend the Warringah Local Environmental Plan 2011, to rezone the land for residential, conservation uses and private recreation; secure additional permitted uses within the appropriate zone for residential land uses such as dual occupancies; introduce maximum building height of 8.5m; and introduce a range of small, medium to large residential lot sizes.

The planning proposal has been updated to address the conditions of the Gateway determination (dated 9 June 2023).

PANEL DECISION AS PLANNING PROPOSAL AUTHORITY – PROCEED TO EXHIBITION OF PLANNING PROPOSAL




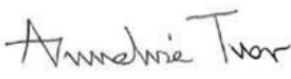

The Panel noted the Department of Planning and Environment’s Panel Gateway Assessment Report identifies that all the relevant Gateway determination conditions can be met and the majority of the Panel concurs.

As the Planning Proposal Authority, the majority of the Strategic Planning Panel of the North Sydney Planning Panel determined that:

- The planning proposal as revised (Version 3 July 2023) and submitted is suitable for public exhibition; and
- agency and public consultation is now warranted to provide further advice and comment on the provisions and objectives of the planning proposal.

The decision was 4:1 in favour, against the decision was Annelise Tuor.

Annelise Tuor has previously not supported the planning proposal and maintains this view in relation to whether the revised planning proposal has adequately addressed the Gateway determination. She notes the majority decision of the Panel that the planning proposal proceed to exhibition, which would enable comments from the public and other stakeholders to made on the proposal.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Blake Cansdale
 Stephen O'Connor	 Annelise Tuor
 Graham Brown	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	PP-2022-3802 (IAR-2022-01/ RR-2022-35) Patyegarang, Morgan Road, Belrose (previously known as Lizard Rock, Morgan Road, Belrose)
2	LEP TO BE AMENDED	Warringah Local Environmental Plan 2011
3	PROPOSED INSTRUMENT	The proposal seeks to transfer the site from Warringah Local Environmental Plan 2000 to Warringah Local Environmental Plan 2011 and to rezone the land for residential, conservation uses and private recreation; secure additional permitted uses within the appropriate zone for residential land uses such as dual occupancies; introduce maximum building height of 8.5m; and introduce a range of small, medium to large residential lot sizes.
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Panel Gateway Assessment Report from Department of Planning and Environment
5	BRIEFING BY THE PANEL	<ul style="list-style-type: none"> Briefing with Department of Planning and Environment (DPE) and Proponent: 1:00pm – 2.05pm, 28 August 2023 <ul style="list-style-type: none"> Panel members in attendance: Peter Debnam (Chair), Blake Cansdale, Stephen O'Connor, Annelise Tuor & Graham Brown DPE staff in attendance: PPA (North District Team) - Leah Schramn, Brendan Metcalfe & Lauren Templeman; LPMA (Agile Team - Wayne Williamson & Amy van de Nieuwenhof; Panel Secretariat - Lisa Kennedy, Adam Williams & Taylah Fenning Proponent – Gyde - Juliet Grant & Lucy Langley Key issues discussed: <ul style="list-style-type: none"> Panel Gateway Assessment Report with each condition listed and how it has been met in the revised planning proposal. Proposed zoning of environmental and open space areas Asset Protection Zones (APZ) – consultation with NSW RFS and Environment & Heritage Group will clarify APZ issues

- Affordable housing – Northern Beaches Council’s affordable housing scheme is for development sites not greenfield to subdivision. Proposed provision of affordable housing – timing, provider, enactment of intent into legislation
- Proposed minimum lot sizes & dwelling cap
- Gyde invited into briefing to answer Panel members’ questions 1.39pm – 2.05pm. Key issues discussed:
 - Dwelling cap
 - Minimum lot sizes, potential dual occupancies, super lots & terraces/group housing
 - Open space – public or private recreation
 - Staging of development including the provision of infrastructure
 - Affordable housing - Proposed provision of affordable housing – timing, provider, enactment of intent into legislation
 - Vegetation management – studies/BDAR, removal
- **Panel Discussion: 2.05pm – 2.10pm, 28 August 2023**
 - Panel members in attendance: Peter Debnam (Chair), Blake Cansdale, Stephen O’Connor, Annelise Tuor & Graham Brown
 - DPE staff in attendance: PPA (North District Team) - Leah Schramn, Brendan Metcalfe & Lauren Templeman; LPMA (Agile Team - Wayne Williamson & Amy van de Nieuwenhof; Panel Secretariat - Lisa Kennedy, Adam Williams & Taylah Fenning