



RECOMMENDATION OF GENERAL MANAGER PLANNING, PLACE & COMMUNITY

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.
 - 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.
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