



Newport Residents Association Inc.

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Vice-President - Kyle Hill 0412 221 962

Hon. Secretary - (wendydunnet@gmail.com) 0418 161 074

Hon. Treasurer - Bill Thomson 0437 405 442

www.newport.org.au

10th October 2019

The Hon. Rob Stokes, MP
Minister for Planning and Public Spaces
1725 Pittwater Road
MONA VALE NSW 2103

Dear Rob

Planning Proposal PP0003/17 at 2-4 Nooal St & 66 Bardo Rd Newport

We have been advised by Northern Beaches Council that this proposal is still with your department awaiting Gateway determination.

This proposal as per our letter to you dated 13th August 2018 (copy attached) goes back a long way and it is very concerning given the solid rejection by both council and its independent panel (NBLPP) that the department is still considering it.

We would appreciate any support you can give for it's rejection as the local member and any information of why it has been held up for so long would also be appreciated.

Yours sincerely,

Gavin Butler
President



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13th August 2018

The Hon. Rob Stokes, MP
Minister for Education,
1725 Pittwater Road
MONA VALE NSW 2103

Dear Rob,

Planning Proposal PP0003/17 at 2-4 Nooal St & 66 Bardo Rd Newport

We attach copy of letter from the Northern Beaches Council dated 9th August 2018 re the Northern Beaches Local Planning Panel (NBLPP) outlining its complete support for the council planning decision to reject the proposal. The NBLPP advice was given to council as advice for its planning proposal which is to be sent to the Department of Planning for Gateway determination.

You will recall we discussed this attempted rezoning on foreshore land at our recent meeting on the 30th July 2018 where we expressed our deep concern of a potentially bad precedent being set if this rezoning proposal was to succeed.

Given the strong rejection to this planning proposal by the NBLPP we would appreciate you using your good office to make representations to the relevant Minister to support the rejection.

Yours sincerely,

Gavin Butler
President



9 August 2018

Newport Residents Association
PO Box 1180
Newport NSW 2106

Dear Sir/Madam

Planning Proposal PP0003/17 at 2-4 Nooal Street and 66 Bardo Road, Newport

Council previously notified you about the abovementioned Planning Proposal being referred to the Northern Beaches Local Planning Panel for advice. The Panel considered the Planning Proposal at its meeting of 1 August 2018 and provided the following advice:

The Northern Beaches Local Planning Panel supports the recommendations as detailed in the planning report by the Principal Planner and for the below reasons, that the Planning Proposal not proceed and the matter be referred to Council for their determination.

Reasons:

1. *The proposal has not demonstrated strategic merit given the isolated nature of the site. It is inconsistent with the Pittwater Local Planning Strategy (2011).*
2. *The proposal fails to provide any public benefit of improvement*
3. *There is no physical contribution to local affordable housing proposed.*
4. *The proposal does not represent orderly and economic planning.*
5. *The site is adversely affected by flooding as shown in the Pittwater Overland Flow Mapping and Flood Study and is therefore an inappropriate site for any increased in housing density or development for aged and disabled persons.*
6. *It does not align with the goals and targets of the North District Plan (March 2018).*
7. *The lack of strategic direction in the proposed amplifies the likelihood of similar applications in this environmentally sensitive area.*

This advice will now be reported to Council before the Planning Proposal is forwarded to the NSW Department of Planning and Environment for a Gateway Determination as required by the Sydney North Planning Panel.

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