



northern
beaches
council

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.

Council will continue to update you on the status of the Planning Proposal. If you have any further question please contact the Brendan Gavin, Strategic Planner on 9970 1264 or at brendan.gavin@northernbeaches.nsw.gov.au

Regards,

Karen Buckingham
A/Manager Strategic and Place Planning