

Presentation to the NBLPP re PP0003/17 - 2-4 NOOAL STREET AND 66 BARDO ROAD, NEWPORT 1st August 2017

My name is Gavin Butler and I am the President of the Newport Residents Association and I give this presentation of objection on the association's behalf.

1. The Pittwater Local Environmental Plan 2014 was introduced after extensive public consultation which commenced in March 2013.
2. The combined properties, the subject of this proposal, are partly located within 50 metres of the foreshore where dual occupancy was prohibited under the PLEP 1993, therefore the E4 Environmental Living is the appropriate zoning for these properties.
3. Any granting of the spot rezoning request would establish a dangerous precedent where it may be looked at favourably in the event of a future Land & Environment Court application. The proposal is on foreshore land and a precedent created by this spot rezoning could be diabolical for all of Pittwater foreshore.
4. The proposal is incompatible with the desired future character of the Newport locality especially in regard to character as viewed from a public place and foreshore scenic protection.
5. There are potentially disastrous environmental consequences for the Pittwater region if this decision persists. It seems so incongruous when one remembers that it is barely four years since the whole zoning system was updated to provide State-wide consistency (came into effect 27 June 2014), that we are now faced with such a ludicrous spot rezoning.
6. Council officers who have prepared the report have articulated quite fairly & accurately all the inconsistencies to the planning rules of this proposal at Table 3 (pages 199 -203) and we support all those statements.
7. The effect of this proposal is shown on the zoning maps, page 204, as the zoning currently is, and 205, what it would be like. The map starkly shows that it would be almost the only R2 zoning on the whole of Pittwater foreshore (the exception being a couple of high rise towers approved long ago before the creation of stricter zoning laws).

In our opinion the proposal is inconsistent with the objectives of the E4 Environmental Living Zone in Pittwater LEP 2014 and for all the reasons expressed above we strongly request the panel to advise the department against approval via the Gateway determination.