



# Newport Residents Association Inc.

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29<sup>th</sup> November 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 & Gateway decision PP-2018\_NBEAC-004-00**

We find the Dept's decision to force council to amend its LEP for E4 (Environmental Living) zone to accommodate a development proposal which has failed on all other accounts very objectionable and concerning and not to mention it would create an extremely dangerous precedent. Craig Boaden (Chairman of Pittwater Community Alliance) & I met with Ray Brownlee (CEO), Louise Kerr (Director Planning) & Andrew Pigott of Northern Beaches Council (NBC) last week and they are as alarmed as we are and as you know are preparing to lodge an objection to the Gateway decision.

We make the following further comments;

- Dept ignored NBC & independent NBLPP (panel) recommendations
- Dept. has forced NBC to amend Sch 1 of Pittwater LEP to permit an additional use (gets around a spot rezoning – E4 to R2)
- The proposal fails to meet a number of criteria of the North District Plan and so the Dept is directing council to change its LEP so it can be consistent e.g.
  - *revising subsections a) and b) of Section B – Relationship to strategic planning framework to demonstrate that the proposal does have strategic and site specific merit and removes reference to the requirement for a site specific Development Control Plan (DCP);*
  - *revising Section 4 to demonstrate that the proposal is consistent with the Pittwater Local Planning Strategy (2011);*
- The North District Plan states 'Councils are in the best position to investigate and confirm which parts or their local government area are suited to additional medium density opportunities' – why is the Dept. now taking a different approach?

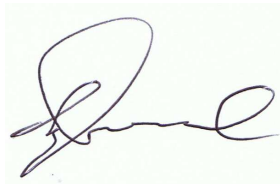
- The community groups have all been working with council on drafting the new LSPP (Local Strategic Planning Statement) which together with the Character statements are to form an integral part of the new LEP for the amalgamated councils – this would seem to be a waste of effort if the Dept. plans just to ignore the rules on individual cases that fail to meet the criteria.
- The Pittwater LEP (which is less than 5 years old) has as its first objective of the E4 zone as follows;  
*To provide for low-impact residential development in area with special ecological, scientific or aesthetic value’.*

Re site specific issues that have been overridden the NBLPP has very accurately summarised those as follows;

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 or 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 increase 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.*

As our State member and the Minister responsible we would appreciate any assistance you can provide to overturn this departmental decision.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Gavin Butler', is centered on a light green rectangular background.

Gavin Butler  
President