



Planning Direction Pty. Ltd.
Town Planning & Development Services

Planning Proposal

**Land between No 39-41 Winbourne
Road Brookvale – Lot 2 DP 1174201**

**Amendment to Warringah Local Environmental
Plan 2011 for Rezoning of Land from RE1 Public
Recreation to E4 General Industrial**

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1.0 Introduction

1.1 Project Background

Planning Direction Pty Ltd has been engaged by the adjacent landowner to prepare this Planning Proposal for Land between No 39-41 Winbourne Road, Brookvale (the site). This Planning Proposal seeks to amend the 'land use zone' in Warringah Local Environmental Plan 2011 as it currently applies to the site from RE1 Public Recreation to E4 General Industrial. In addition, it seeks to amend the Height of Building Map and Lot Size Map to provide a maximum height of building and minimum lot size for the site consistent with the surrounding lots.

The purpose of this report is to provide Council and the Department of Planning and Housing and Infrastructure (DPHI) with the necessary information to assess the Planning Proposal and for the Minister to make a Gateway Determination in accordance with section 3.34 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

This Planning Proposal has been prepared in accordance with section 3.33 of the Environmental Planning & Assessment Act 1979 (EP&A Act), and 'A Guide to Preparing Planning Proposals' prepared by the NSW DPIE.

Council is the current owner of the site. A copy of the owner's consent is attached with this application.

The predominate surrounding land use is E4 General Industrial. This Planning Proposal will therefore remove redundant open space between adjacent E4 General Industrial zoned land, thereby enabling future growth and orderly development of land.

1.2 Supporting Documentation

This Planning Proposal has been prepared by Planning Direction based on the information listed below and a site inspection:

- Owners Consent from Northern Beaches Council
- Flood Study Report prepared by Costin Roe
- Site Survey by Waterview Surveying Services
- Contamination report by Alliance contamination

1.3 Summary of Conclusions and Recommendations

This report concludes that the proposal to rezone the land from RE1 to E4:

- is consistent with the Greater Sydney Regional Plan;
- is consistent with the North District Plan;
- is consistent with the Local Planning Strategies / Local Strategic Planning Statement;
- and
- is not inconsistent with relevant SEPPs and Section 9.1 Ministerial Directions.

Accordingly, we recommend that Council endorse this Planning Proposal and forward it to the Minister for Gateway Approval.

2.0 Subject Site

2.1 Site Description

The site is known as land between No 39-41 Winbourne Road Brookvale. The lot is legally known as Lot 2 in DP1174201. The subject site has a width dimension of approximately 1.82m and a depth of 50.25m. The total area of the subject site is 92sqm. A survey plan is provided under separate cover detailing the precise conditions of the site. The open space strip of land is hard surfaced and separates adjacent sites.

The site is located approximately 1km north-east of Westfield Shopping Centre and 500m east of Pittwater Road. Vehicular and pedestrian access is currently via Winbourne Road. Adjacent built form is built to the lot boundary, with the land currently serving no purpose for open space or recreation.

The land is currently classified as Community Land. The drainage reserve was dedicated to Council in the original DP 6033 when the land was subdivided in 1910. The Lot originally ran between Winbourne Road and Chard Road, however the lower portion of the drainage reserve was sold to the adjacent property owner following reclassification to Operational Land, with Council retaining an easement for drainage over it if ever required in future. Neither site has drainage infrastructure, nor any potential to serve a public recreation function. The current zoning and classification are an anomaly and do not reflect the current use or the potential use given the adjacent industrial zoning.

It should be noted that a drainage easement running diagonally across the adjoining western properties serves the purpose of draining upstream properties.

Key considerations regarding the site include the following:

- The site is identified within a flood planning level. Modelling of the pre and post development scenarios have been undertaken. A fit for purposed flood impact and risk assessment (FIRA) has examined the flood circumstance at the site in the context that the proposal is simply a transfer of land transfer of ownership without any development proposed.
- Existing stormwater infrastructure crosses a corner of the subject site and continues diagonally across properties No 41-45 Winbourne Street. This drainage line effectively performs the task intended for the subject site – Lot 2. It is understood that this drainage line extends into the rear adjoining site known as No 50-54 Chard Road.
- Lot 2 contains no drainage lines and is effectively not required for drainage or recreational purposes. Meeting with Council staff has confirmed the above.



View of the subject site from Winbourne Road

2.2 Site Context

The site is within a well-established industrial zone characterised by one to two storey light industrial uses such as automotive detailing, tiling, car showrooms and mechanics. The adjacent buildings are built to boundary.

The industrial buildings are well presented and sit with large setbacks from the road. Ample parking is located on the street and on adjacent lots. No planting is located within the vicinity of the site.



View of Winbourne Road

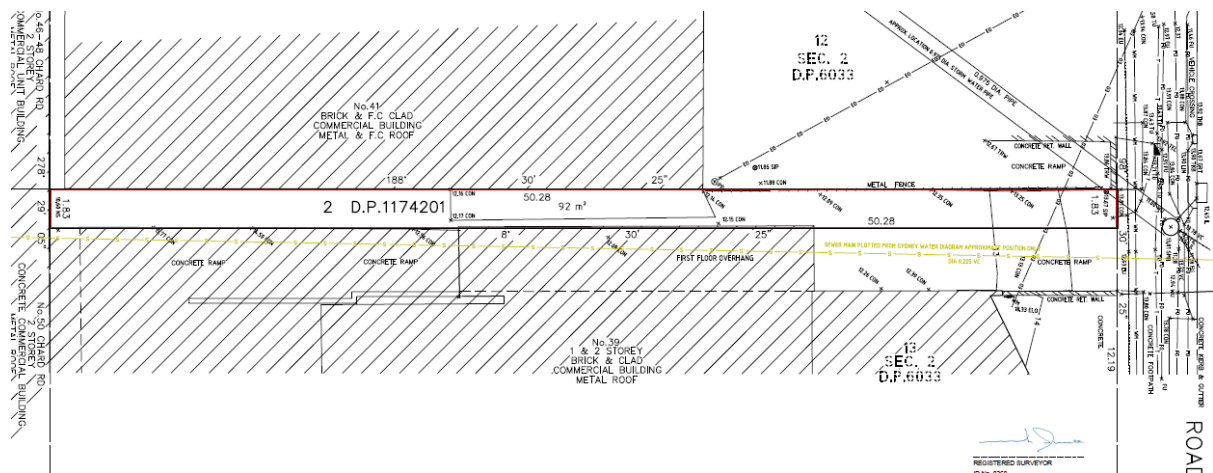
3.0 Potential Development

The Planning Proposal includes:

- Rezoning of the site to E4 General Industrial to align with the industrial zoning of adjoining properties. No development is proposed with this application as the principal purpose of the application is to affect a transfer of ownership from Council to the adjoining landowner. Such would provide development opportunity in the future for land consolidation and the generation of appropriate built form.
- Amendment of Warringah Local Environmental Plan 2011 land zoning map.
- Amendment of Height of Building Map to provide a maximum height of building for the site of 11m
- Amendment of the Lot Size Map to provide for a minimum subdivision lot size of 4,000sqm.

The key development statistics of the site and the Planning Proposal are as follows:

Site Area	92sqm
Proposed Zones	E4 – General Industrial
Proposed Height of Building	11m
Proposed Minimum Lot Size	4,000sqm



Copy of the site Survey

4.0 Matters required by section 3.33 of the Environmental Planning & Assessment Act (EPA Act) 1979

4.1 Introduction

Section 3.33 of the EP&A Act relates to Planning Proposals and specifically, the matters that are to be addressed in a Planning Proposal. Specifically, section 3.33 states:

(1) Before an environmental planning instrument is made under this Division, the planning proposal authority is required to prepare a document that explains the intended effect of the proposed instrument and sets out the justification for making the proposed instrument (the planning proposal).

(2) The planning proposal is to include the following—

(a) a statement of the objectives or intended outcomes of the proposed instrument,

(b) an explanation of the provisions that are to be included in the proposed instrument,

(c) the justification for those objectives, outcomes and provisions and the process for their implementation (including whether the proposed instrument will give effect to the local strategic planning statement of the council of the area and will comply with relevant directions under section 9.1),

(d) if maps are to be adopted by the proposed instrument, such as maps for proposed land use zones; heritage areas; flood prone land—a version of the maps containing sufficient detail to indicate the substantive effect of the proposed instrument,

(e) details of the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument.

(3) The Planning Secretary may issue requirements with respect to the preparation of a planning proposal.

The following subsections of this Planning Proposal address the requirements of section 3.33 of the EP&A Act 1979.

4.2 Part 1 - Objectives or Intended Outcomes (section 3.33(2)(a))

4.2.A Objectives and Outcomes

The intended objective or outcome of this Planning Proposal is:

- To rezone the site which is currently zoned RE1 Public Recreation to E4 General Industrial to enable and facilitate potential consolidation of sites and future development across adjoining sites.
- Rationalise land ownership and remove a redundant open space corridor from the industrial precinct.
- Associated updates consistent with the proposed zoning of a maximum height of building of 11m and minimum subdivision lot size of 4,000sqm.

4.3 Part 2 - Explanation of Provisions (section 3.33(2)(b))

4.3.A Proposed Permissibility

The proposed outcome will be achieved through the amendments to Warringah Local Environmental Plan 2011 as outlined below:

- Amend the Warringah LEP 2011 Land Zoning Map from RE1 to E4 General Industrial.
- Amend the Warringah LEP 2011 Height of Building Map to identify the site as having a maximum building height of 11m.

- Amend the Warringah LEP 2011 Lot Size Map to identify the site as having a minimum lot size of 4,000sqm.

4.4 Part 3 – Justification (section 3.33(2)(c))

4.4.A Section A – Need for the Planning Proposal

Question 1 – Is the planning proposal a result of an endorsed LSPS, strategic study or report?

Brookvale Structure Plan

This Structure Plan has been prepared to facilitate orderly development within the Brookvale Industrial precinct. The Structure Plan was endorsed by Council on the 28th of November 2023, and proposed the following:

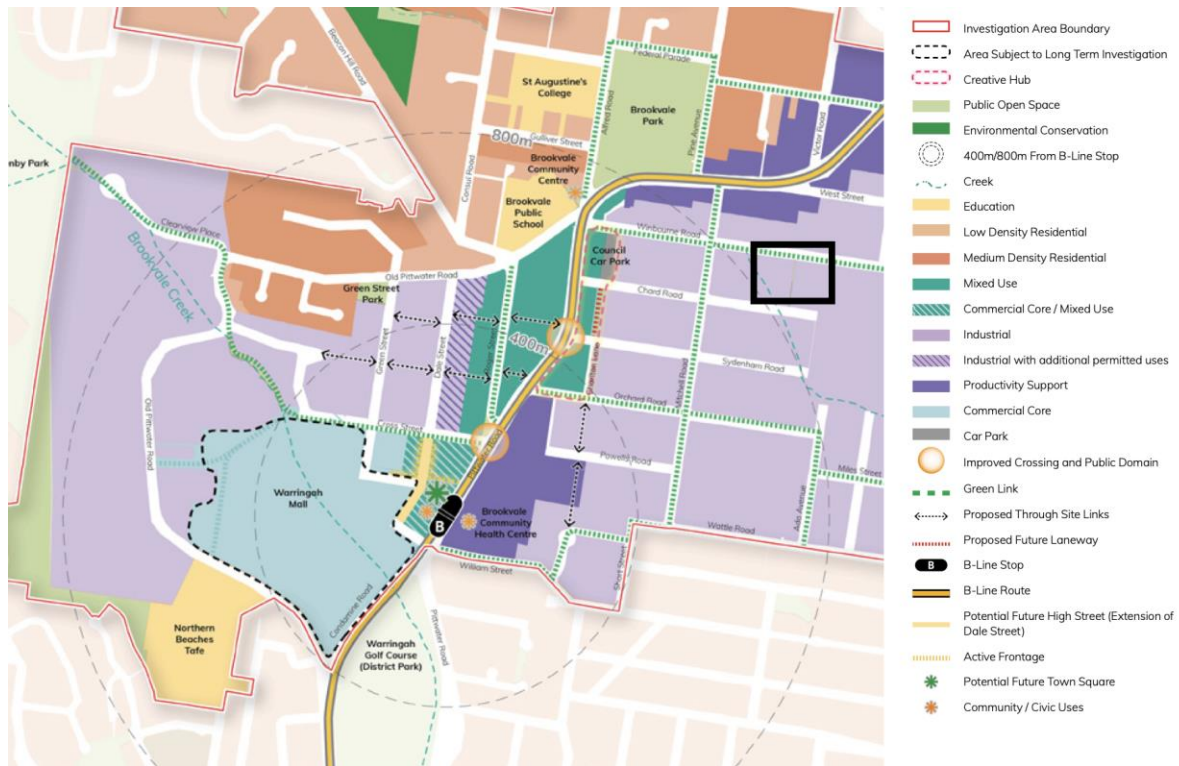
- *support for 900 new jobs including high quality office space*
- *5,000sqm town square/greenspace and improvements to streetscapes*
- *up to 1,350 new homes, delivering more diverse and affordable housing options for the area*
- *a new town centre around the B-line stop*
- *2,000-2,500sqm of community facilities in the proposed town square*
- *improved pedestrian and bike connectivity throughout Brookvale.*

The vision for Brookvale outlined in the structure plan is:

“Nestled in its unique coastal and bushland environment, Brookvale will be a vibrant, accessible and enlivened place. It will fulfil its role as an employment-focused centre, supporting the local economy with opportunities that are proudly diverse, innovative and creative. The centre will be a liveable and sustainable place supported by activity, public spaces, and community services that embrace parts of Brookvale’s character and unique environmental qualities that will be highly valued by employees, residents and visitors.”

The proposal is to remove the recreational zoning affecting Lot 2 and transfer ownership from Council to the adjoining property owners. Such will enable development across the consolidated lots, contributing to jobs and local businesses within the Brookvale area consistent with the vision and outcomes of the Brookvale Structure Plan.

The Structure Plan is shown below with the indicative area of the subject site identified:



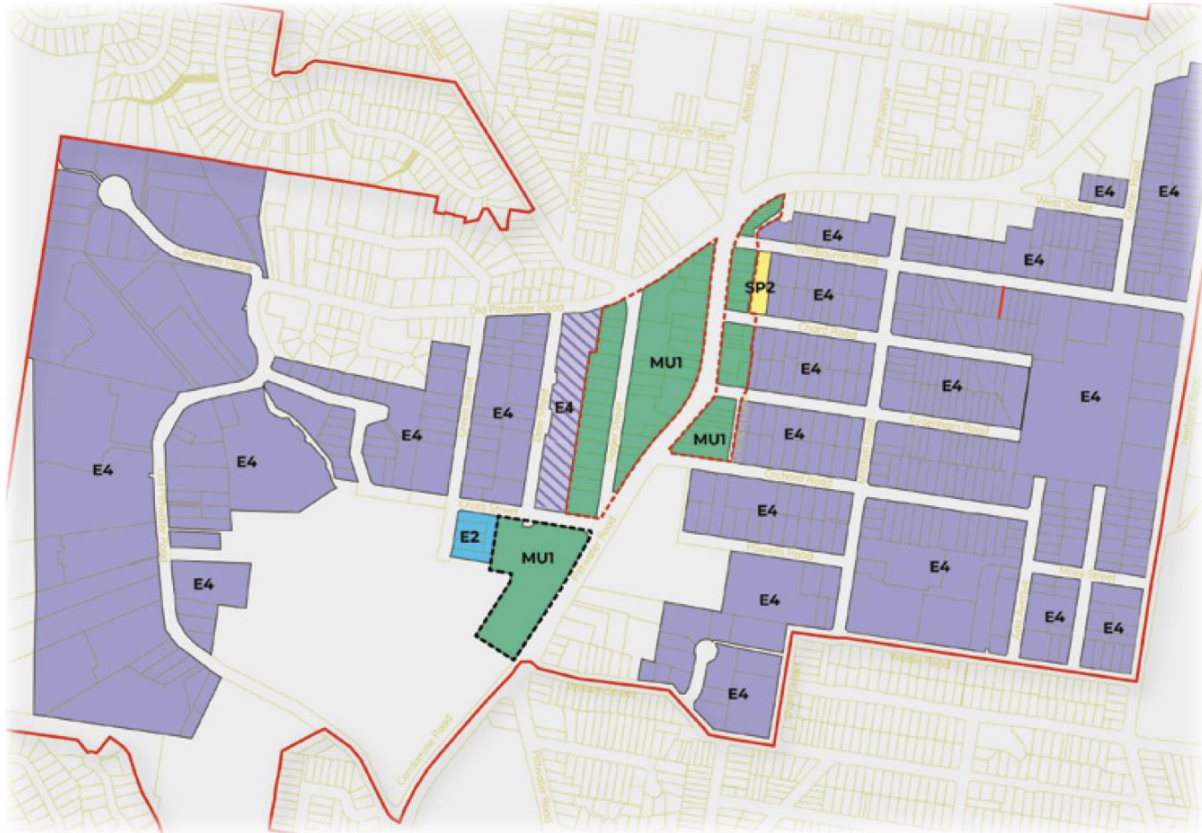
Brookvale Structure Plan

With regards to future zoning on the subject site the following is mentioned within the Brookvale Structure Plan:

“Two drainage reserves are proposed to be rezoned from RE1 Public Recreation to E4 General Industrial. This land is not recreational and was never intended to be. Rezoning to an E4 zone will match the adjoining industrial zoning and rectifies a zoning anomaly when the planning controls were translated to the Standard Instrument format when all public land was assigned an RE1 Public Recreation zone.”

The subject site is one of two drainage reserves identified above, which is proposed to be rezoned via the Structure Plan process. Unfortunately, the finalisation of the Structure Plan and rezoning of the land has been delayed and Council cannot confirm a likely delivery date over the next 2-3 years. Accordingly, the applicant has taken the initiative to separate the rezoning consideration of Lot 2 and expedite the rezoning via the planning proposal process.

This Planning Proposal is consistent with the provisions and the strategic intent of the Structure Plan.



Proposed Zoning within the Structure Plan

Question 2 - Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Rezoning the site is the best option to achieve redevelopment of the site for Industrial use across consolidated sites. The Planning Proposal will achieve the aims of removing the RE1 Public Recreation zoned land and address the anomaly within the current LEP. The provision of an E4 General Industrial land over Lot 2 will align the zoning within the precinct.

The objectives of E4 General Industrial land under Warringah Local Environmental Plan 2011 are as follows:

- *To provide a range of industrial, warehouse, logistics and related land uses.*
- *To ensure the efficient and viable use of land for industrial uses.*
- *To minimise any adverse effect of industry on other land uses.*
- *To encourage employment opportunities.*
- *To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.*
- *To provide areas for land uses that need to be separated from other zones.*
- *To provide healthy, attractive, functional and safe light industrial areas.*

The Planning Proposal is the best means of achieving the objectives and intended outcomes of the LEP, that will give community certainty of the development outcomes expected for the site. Waiting for Council to rezone the site pursuant to the initiatives of the Brookvale Structure Plan does not provide a time efficient approach to delivering the desired outcome.

4.4.B Section B – Relationship to the strategic planning framework

Question 3 – Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes. The Planning Proposal gives effect to the objectives and priorities of the Region Plan and District Plan.

Greater Sydney Region Plan - A Metropolis of Three Cities

Whilst the subject site is not specifically identified in the GSRP, it is located within the area to which the Plan applies, and as such the objectives of the GSRP have been considered.

Direction	Objective	Planning Proposal
A City of great places	Objective 12: Great places that bring people together	Reclassification of land will allow for opportunities for future development, thereby contributing to creating great places.
A City of great places	Objective 13: Environmental heritage is identified, conserved and enhanced	There are no heritage items or conservation areas on the site.
A well-connected city	Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities	The Proposal will incentivise development on industrial land within the Strategic Centre of Brookvale-Dee Why, thereby contributing to the delivery of a 30-minute city.
Jobs and Skills for the City	Objective 22: Investment and business activity in centres	The Proposal may facilitate increased jobs for surrounding land areas, thereby creating opportunities for investment and business activity.
Jobs and Skills for the City	Objective 23: Industrial and urban services land is planned, retained and managed	The Proposal will allow for the retention and management of industrial land which may promote a range of land use activities, such as light manufacturing, light industry or urban services. This may create local employment opportunities within the strategic centre.
A city in its landscape	Objective 25: The coast and waterways are protected and healthier	The Planning Proposal has identified the potential impacts of flooding and stormwater on the site. Flooding impacts and impacts to stormwater infrastructure can be suitably mitigated with a future development across the site.

A city in its landscape	Objective 31: Public open space is accessible, protected and enhanced	While zoned for public recreation, the site is not currently used for this use. The open space strip of land is not obvious to a passing observer and serves no purpose as open space zoned land. The RE1 Public Recreation zoning offers limited opportunity to achieve the express purpose of recreation or any meaningful development.
A resilient city	Objective 37: Exposure to natural and urban hazards is reduced	Any future development can adequately mitigate the risks of flooding and stormwater.

The North District Plan

The North District Plan (NDP 2018) sets out the planning priorities and actions for improving the quality of life for residents in Greater Sydney's North District. The subject site is located within the North District area. The NDP provides how the Greater Sydney Region Plan can be implemented at a local level, by setting out the opportunities, priorities and actions for the growth and development of the North District.

Priority	Objective	Planning Proposal
N6 - Creating and renewing great places and local centres, and respecting the District's heritage	Objective 12: Great places that bring people together	Reclassification of land will allow for opportunities for future development, thereby contributing to creating great places.
N10 - Growing investment, business opportunities and jobs in strategic centres	Objective 22: Investment and business activity in centres.	The Proposal may facilitate increased jobs for surrounding land areas, thereby creating opportunities for investment and business activity. The proposal may contribute to the job targets of an additional 3,000 to 6,000 jobs by 2036.
N11 - Retaining and managing industrial and urban services land	Objective 23: Industrial and urban services land is planned, retained and managed	The Proposal will allow for the retention and management of industrial land, potentially providing for a mix of economic outcomes.
N12 - Delivering integrated land use and transport planning	Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities.	The Proposal will incentivise development on industrial land within the Strategic Centre of Brookvale-Dee Why, thereby contributing to the delivery of a 30-minute city.

and a 30-minute city		
N15 - Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways	Objective 25: The coast and waterways are protected and healthier.	The Planning Proposal has identified the potential flooding and stormwater storm water considerations affecting the site. Flooding and stormwater infrastructure can be suitably resolved with a future development proposal over a consolidated site. Flooding and stormwater do not play a role in this instance as the application simply facilitates a transfer of land ownership. No development is proposed and the industrial development adjoining the lot will continue to operate unaffected by the proposal.
N20 - Delivering high quality open space	Objective 31: Public open space is accessible, protected and enhanced	While zoned for public recreation, the site is not currently used for this use. The open space strip of land is not obvious to a passing observer and serves no purpose as open space zoned land. The RE1 Public Recreation zoning offers limited opportunity to achieve the express purpose of recreation or any meaningful development.
N22 - Adapting to the impacts of urban and natural hazards and climate change	Objective 37: Exposure to natural and urban hazards is reduced	Any future development can adequately mitigate the risks of flooding and stormwater.

Question 4 - Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Community Strategic Plan 2040

The CSP captures the community's vision, aspirations and goals for the local area, as well as targeted strategies to enable the aspirations to be achieved and measures to track success towards 2040. The following outcomes have been identified that are consistent with this Planning Proposal:

Goal 2 - Influence

Our environment is resilient to natural hazards and climate change

Rezoning the site to E4 General Industrial will allow the site to better respond to flooding risk through a development solution with a future application. Such is already being considered by Council and the applicant's engineers.

Goal 13 - Influence

Our businesses are resilient, well-connected and thrive in an environment that supports innovation, entrepreneurialism and economic growth

The Proposal will allow for the increase in, retention and management of industrial land, potentially providing for a diverse range of business and industries.

Goal 14 - Concern

Our economy provides opportunities that match the skills and needs of the population

The proposal will provide a development that may create opportunities to facilitate more jobs that meet the skills and aspirations of residents and support a thriving business community.

Goal 16 – Influence

Our integrated transport networks meet the needs of our community and reduce carbon emissions

The proposal will facilitate an Industrial land use that is within walking distance of public transport.

Northern Beaches Local Strategic Planning Statement

The 'Towards 2040' Northern Beaches Local Strategic Planning Statement' (LSPS) outlines the desired future direction for housing, employment, transport, recreation, environment and infrastructure for the Northern Beaches LGA as a whole. The LSPS outlines the following with regards to the site's context:

Priority 24: Brookvale as an employment and innovation centre

Principles:

- *Support Brookvale as an employment-based centre.*
- *Establish a town centre-activity point and open space outside of Warringah Mall.*
- *Support the expansion of Warringah Mall and integrate it with surrounding built form.*
- *Bring life back to the streets, including revitalisation of the main commercial strip on Pittwater Road.*
- *Ensure appropriate interfaces between different land uses.*
- *Enhance tree canopy and provide green links to Brookvale Park, Warringah Mall and the B-Line.*
- *Enhance Brookvale's identity and define gateways to create a sense of arrival.*
- *Improve public transport and regional cycle networks to Sydney CBD, Frenchs Forest, Mona Vale and Manly.*
- *Support the night-time economy, creative and innovative industries and public art.*
- *Preserve the industrial integrity of the industrially-zoned land.*

The Planning Proposal will assist in supporting Brookvale as an employment-based centre by enabling future development on the lot and adjacent lots. In addition, the Planning Proposal will also enable the industrial integrity of the industrially zoned land by ensuring that land uses within the area is used for its intended purpose. The Proposal will also ensure that the industrial area remains cohesive, allowing for more efficient land use planning, infrastructure development, and economic activity within the zone.

Question 5 - Is the planning proposal consistent with any other applicable State and regional studies or strategies?

The Proposal is consistent with the following State Plans and Strategies:

- NSW State Plan 2021
- NSW State Infrastructure Strategy 2022-2042
- Future Transport Strategy 2056

Question 6 - Is the planning proposal consistent with applicable SEPPs?

The Proposal is consistent with applicable State Environmental Planning Policies as identified below:

SEPP (Biodiversity and Conservation) 2021

The Proposal itself does not propose to clear vegetation or affect land subject to potential koala habitats, foreshore or waterways areas, water catchments, strategic conservation areas.

SEPP (Exempt and Complying Development Codes) 2008

The SEPP may apply to future development of the site. No relevant matters arise in respect of the planning proposal.

SEPP (Housing) 2021

The Proposal does not propose building works or changes to this policy.

SEPP (Industry and Employment) 2021

The Proposal does not propose any changes to advertising and signage. The land is not located in the Western Sydney employment area.

SEPP (Planning Systems) 2021

The Proposal does not affect the assessment of any State significant development, State significant infrastructure, regionally significant development or land subject to a Development Delivery Plan.

SEPP (Primary Production) 2021

Land subject to the Proposal is not primary production and rural development, state significant agricultural land, a farm dam and other small-scale and low risk artificial waterbody, a livestock industry, sustainable aquaculture or within the Central Coast plateau area.

SEPP (Resilience and Hazards) 2021

The site is not mapped as containing land identified as ‘coastal wetlands’, ‘littoral rainforest’, or proximity to either on the ‘Coastal Wetlands and Littoral Rainforests Area Map’.

SEPP (Resources and Energy) 2021

The Proposal does not affect any land containing mineral, petroleum and extractive material resources.

SEPP (Sustainable Buildings) 2022

The Proposal does not propose any building works or changes to this policy.

SEPP (Transport and Infrastructure) 2021

The Proposal does not propose building works or changes to this policy. If the proposal receives a Gateway determination, referrals to state agencies may be undertaken during the statutory exhibition stage.

SEPP No 65—Design Quality of Residential Apartment Development

The Proposal does not propose building works or changes to this policy.

Question 7 Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

Applicable Section 9.1 Directions are as follows:

Direction	Comment
1.1 Implementation of Regional Plans	The Proposal is consistent with the objectives and actions of the Region Plan.
1.3 Approval and Referral Requirements	The Proposal does not include any provisions that require the concurrence, consultation, or referral of development applications to a Minister or public authority and does not identify development as designated development.
1.4 Site Specific Provisions	The Proposal will rezone the site to an existing zone already in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone. The Proposal does not contain or refer to drawings that show details of any proposed development.
3.1 Conservation Zones	The Proposal does not contain environmentally sensitive areas, land within a conservation zone or identified for environment conservation or protection purposes.
4.1 Flooding	The Proposal does not permit development in floodway areas, residential dwellings or permit a significant increased in density. The proposal will not contribute to significant flood impact to adjacent properties. The proposal will not permit development where occupants cannot safely evacuate. The proposal will not create significantly increased requirement for government spending on emergency management services, flood mitigation and emergency

	<p>response measures. No hazardous materials are likely to be stored on the site. The proposal can adequately mitigate any risk with regards to flooding with a future development proposal across a consolidated site. The planning proposal is effectively the first stage in the process addressing specifically zoning and the transfer of ownership.</p> <p>(2) A planning proposal must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Employment, Mixed Use, W4 Working Waterfront or Special Purpose Zones.</p> <p>The proposal will rezone land within the Flood Planning Level from RE1 Public Recreation to E4 General Industrial. However, the Planning Proposal is supported by a flood and risk impact assessment that is prepared in accordance with the principles of the Floodplain Development Manual 2005. Council has also confirmed that flooding in the industrial precinct can be resolved and managed through a co-ordinated approach as identified in the Brookvale Structure Plan.</p>
4.4 Remediation of Contaminated Land	Based on the existing land use, it is unlikely that contamination will be an issue, and nonetheless a phase 1 contamination assessment has been undertaken.
4.5 Acid Sulfate Soils	The presence of Acid Sulfate Soils are unlikely to be a constraint to development and can be resolved at DA stage.
5.1 Integrating Land Use and Transport	The additional permitted use may require an assessment of traffic impacts at DA stage.
5.2 Reserving Land for Public Purposes	The Proposal alters the permitted uses on Council owned “community” land. The proposal will require approval of the relevant public authority and the Planning Secretary.
7.1 Employment Zones	The Proposal will increase the area of Employment land and thereby increase the total potential flood space area.

4.4.C Section C – environmental, social and economic impact

Question 8 - Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

It is unlikely that the site contains any critical habitat or threatened species, populations or ecological communities, or their habitats.

Question 9 - Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

In addition to the ecological effects, the following potential environmental effects have been identified including:

Flooding & Stormwater	A Flood Impact Assessment and Stormwater Management Plan would need to be submitted with any DA. A fit for purposed flood impact and risk assessment (FIRA) has examined the constraints of the site relative to Council's flood model and identified methods to manage flood risk proposed by future development. Stormwater Infrastructure will also need to be readjusted to permit any development.
Traffic	The applicant may need to submit a Traffic Impact Assessment for review as part of the DA submission at a future date.
Bushfire	Not applicable.
Contamination	Notwithstanding, based on the existing land use, it is unlikely that contamination will be an issue, and nonetheless contamination will be assessed at the DA stage.
Acoustic	Any DA lodged will be subject to assessment by Council's Environmental Health officer. Acoustic impacts can be assessed at this stage and can be mitigated by way of conditions of consent.
Heritage	The E-spatial viewer does not reveal any State Heritage items on the site. There are no locally listed items on the site. Any development approval can provide standard conditions of consent in relation to unexpected finds procedures.

Question 10 - Has the planning proposal adequately addressed any social and economic effects?

This Planning Proposal provides social and economic benefits through the provision of land for industrial purposes.

Employment opportunities at future Development Application stages are anticipated from construction of buildings on the site and adjacent lots, and long-term employment opportunities through operation of any future industrial use.

The Proposal is unlikely to adversely impact existing social infrastructure or use of public open space. The site has not been used for open space since its inception.

4.4.D Section D – Infrastructure (Local, State and Commonwealth)

Question 11 - Is there adequate public infrastructure for the planning proposal?

Yes. The Proposal will not require any changes to the delivery of public infrastructure to the land. The site is in an established urban area and benefits from access to a range of existing facilities and services, including utilities.

The site is near several public transport services, including bus services along Winbourne Road and Pittwater Road which provides connections to the Manly Town Centre and the wider Northern Beaches. The site is located approximately 4 km from the Manly Town Centre, which provides additional public transport connections to the Sydney CBD, North Sydney CBD and Chatswood.

4.4.E Section E – State and Commonwealth Interest

Question 12 - What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

This Planning Proposal will require public notification. Relevant government authorities will be notified during the exhibition period.

4.5 Part 4 – Maps (section 3.33(2)(d))

The Planning Proposal will amend the WLEP Maps as identified below:



Existing Land Zoning Map



Proposed Land Zoning Map



Existing Lot Size Map



Proposed Lot Size Map



Existing Height of Building Map



Proposed Height of Building Map

4.6 Part 5 - Community Consultation (section 3.33(2)(e))

It is likely that Council will place the Planning Proposal of public exhibition in accordance with a gateway determination for a period of 28 days.

Exhibition material may include:

- Notification letter to adjoining landowners and occupiers
- Email to community members who have registered their interest
- Update Council's public exhibition website 'Your Say' with relevant material

A public hearing is required to be held in accordance with the requirements of the Environmental Planning and Assessment Act and Local Government Act because a reclassification of Council lands is proposed.

4.7 Part 6 – Project Timeline

The timeline for assessment, consultation and determination of this Planning Proposal will be for Council and DPHI to determine however, we consider that it should be possible to expedite this Planning Proposal within the DPHI suggested timeframe of 6 months for a minor spot rezoning.

Stage	Timeframe
Consideration by Council	June 2024
Council Decision	June 2024
Gateway Determination	August 2024
Commencement and completion of public exhibition period	August 2024
Consideration of submissions	September 2024
Post-exhibition review and additional studies	September 2024
Submission to the Department for finalisation (where applicable)	October 2024
Gazettal of LEP amendment	October 2024