

3.5 PLANNING PROPOSAL (PEX2020/0006) 114-120 OLD PITTWATER RD, BROOKVALE

PROCEEDINGS IN BRIEF

The proposal is to include an additional permitted use of 'office premises' within Schedule 1 of the Warringah Local Environmental Plan 2011 (WLEP 2011) on land at 114-120 Old Pittwater Road, Brookvale.

The Panel viewed the site and its surrounds. At the public meeting there were no registered speakers.

ADVICE OF NORTHERN BEACHES LOCAL PLANNING PANEL

- A. The Panel have concerns about the gross area of the office space and the ability of the proposed WLEP provisions (including the sunset clause and potential creation of existing use rights) to ensure that the buildings will only be temporarily used for this purpose.
- B. The Panel advises Council that the Planning Proposal for 114-120 Old Pittwater Road, Brookvale be forwarded to the NSW Department of Planning, Industry and Environment to seek a Gateway Determination to enable public submissions and further consultation, particularly in relation to the concerns expressed in A above and in the SGS Report.

REASON FOR RECOMMENDATION:

The Panel generally agrees with the planning proposal report.

Vote: 4/0