

## 12.0 PLANNING AND PLACE DIVISION REPORTS

<b>ITEM 12.1</b>	<b>DEVELOPMENT CONTROL PLAN AMENDMENT FOR PUBLIC EXHIBITION - 4 BELLARA AVENUE, NORTH NARRABEEN PEX2020/0007</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER STRATEGIC AND PLACE PLANNING</b>
<b>TRIM FILE REF</b>	<b>2021/303357</b>
<b>ATTACHMENTS</b>	<b>1 <a href="#">↓</a> Pittwater 21 DCP Maps</b>

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### BRIEF REPORT

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#### PURPOSE

To seek Council's endorsement to amend the Landscape Area Map in the Pittwater 21 Development Control Plan (Pittwater 21 DCP) and undertake statutory exhibition of the amended Pittwater 21 DCP. The Pittwater 21 DCP amendment is associated with Planning Proposal PEX2020/0007 - 4 Bellara Avenue, North Narrabeen which seeks the rezoning of the property from SP2 Infrastructure to R2 Low Density Residential under Pittwater LEP 2014.

#### REPORT

At the Council meeting held on 24 November 2020, it was resolved:

*That Council:*

1. *Endorse the Planning Proposal, lodged for 4 Bellara Ave, North Narrabeen, to be submitted to the Department of Planning, Infrastructure and Environment to seek a Gateway Determination.*
2. *Request the applicant prepare and provide a preliminary contamination report prior to formal statutory exhibition.*

Council has now received a Gateway Determination and the applicant has provided a preliminary contamination report so the Planning Proposal can proceed to formal statutory exhibition.

To ensure the rezoning of the property from SP2 Infrastructure to R2 Low Density Residential is consistent with neighbouring properties and the broader planning framework, Pittwater 21 DCP will need to be amended to include the subject lot on the Landscaped Area Map as Area 3 (attachment 1).

The amendment will introduce a minimum requirement for a minimum landscape area of 50% of the property, consistent with adjoining properties.

#### CONSULTATION

It is proposed to exhibit the Pittwater 21 DCP amendment in conjunction with the statutory public exhibition of the Planning Proposal for the property. In accordance with the requirements of the Northern Beaches Community Participation Plan, the proposed DCP amendment will be exhibited for a period of 28 days.

#### LINK TO COUNCIL STRATEGY

This report relates to the Community Strategic Plan Outcome of:

- Places for People - Goal 7: Our urban planning reflects the unique character of our villages and natural environment and is responsive to the evolving needs of our community.

### **FINANCIAL CONSIDERATIONS**

The recommendations of this report pose no financial impact on Council.

The assessment of the Planning Proposal and Pittwater 21 DCP amendment is funded by the prescribed Planning Proposal fee as set out in Councils Fees and Charges 2020/21 and does not have an adverse impact on Council's budget.

### **ENVIRONMENTAL CONSIDERATIONS**

The environmental considerations associated with Pittwater 21 DCP amendment and the Planning Proposal relate to retention of significant trees on site, flood affectation and geotechnical hazards. The planning proposal application has provided a range of reports and information addressing these considerations and demonstrates, in principle, that a development outcome can be achieved on the site without adverse environmental impacts.

### **SOCIAL CONSIDERATIONS**

The Pittwater 21 DCP amendment and associated Planning Proposal is not anticipated to have any adverse social impacts given the site is located within an established residential locality, with access to existing infrastructure and facilities.

### **GOVERNANCE AND RISK CONSIDERATIONS**

The Pittwater 21 DCP amendment is not anticipated to have any governance or risk implications.

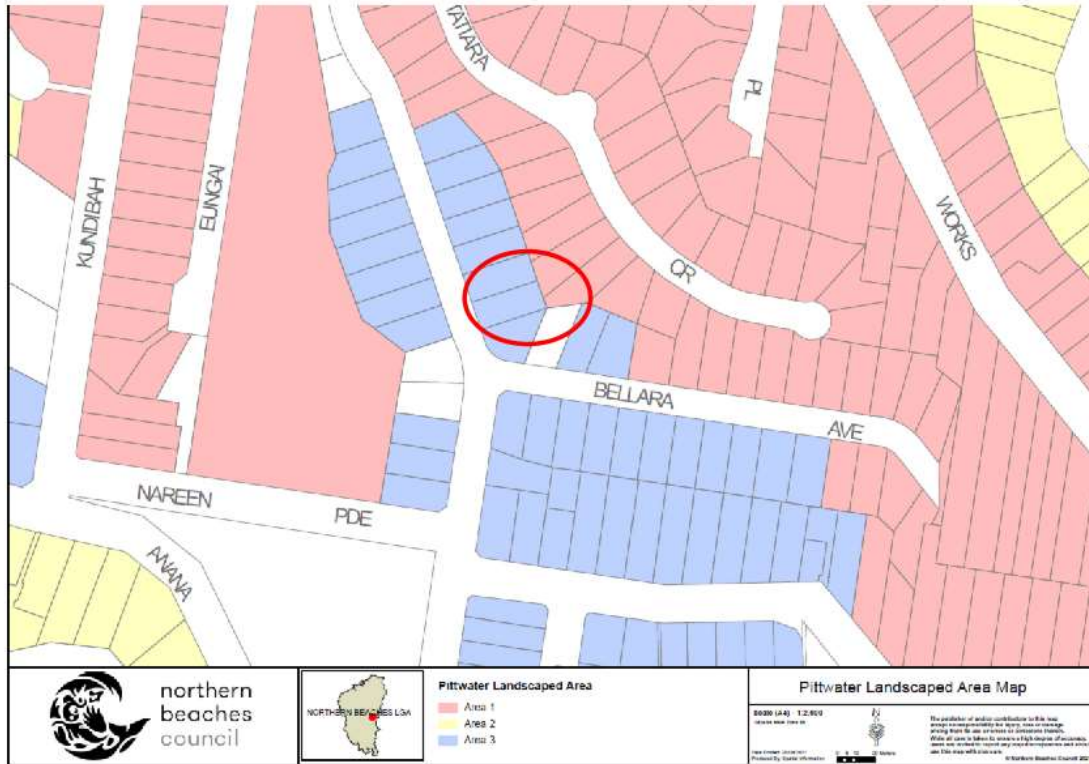
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### **RECOMMENDATION OF DIRECTOR PLANNING AND PLACE**

That:

1. The Pittwater 21 Development Control Plan Amendment be placed on public exhibition for a minimum period of 28 days in accordance with the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2000* in conjunction with the statutory public exhibition of the Planning Proposal for the property.
  2. The outcomes of the public exhibition of the Pittwater 21 Development Control Plan amendment be reported back to Council.
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Map 1: Pittwater 21 DCP Landscape Area Map (existing)



Map 2: Pittwater 21 DCP Landscape Area Map (proposed)

