



PLANNING PROPOSAL

**TO AMEND THE WARRINGAH LOCAL
ENVIRONMENTAL PLAN 2011**

**Nos. 1294, 1296, 1298 & 1300 PITTWATER
ROAD and No's. 2 and 4 ALBERT STREET,
NARRABEEN**

VOLUME 1

**Prepared for
Highgate Management Pty Ltd
on behalf of
The Bernard Family**

**By
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1. INTRODUCTION

1.1 Overview

This Planning Proposal contains an explanation of the intended effect of, and justification for, requested amendments to Warringah Local Environmental Plan 2011 (“WLEP 2011”), insofar as that instrument applies to No’s 1294, 1296, 1298, 1300 Pittwater Road, and No’s 2 and 4 Albert Street, Narrabeen (“the site”).

The Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (“EP&A Act”) and the relevant Department of Planning and Environment guidelines and practice notes including “*A Guide to Preparing Local Environmental Plans*” and “*A Guide to Preparing Planning Proposals*”.

The Planning Proposal seeks amendments to WLEP 2011 to change the maximum height standard that applies to the whole of the site from 8.5m to 11.0m, and to make the following land uses permissible with consent on part of the site: a “medical centre”; “commercial premises”; and “shop top housing”.

The site is in the ownership of the Bernard Family, members of which have provided medical services to the Northern Beaches community for decades. In this regard, No. 4 Albert Street is presently occupied by the Narrabeen Family Medical Practice, and Waves Dental.

Narrabeen Family Medical Practice is a type of “health services facility” as defined in WLEP 2011 coming under the definition of a “medical centre”. Medical centres, however, are not permissible in the R3 Medium Density Zone which applies to the site pursuant to WLEP 2011.

Additionally, No. 1300 Pittwater Road which is located in the north west corner of the site is occupied by a 2 storey commercial building currently occupied by W&D Financial Services. It was previously used as a bank. “Office premises”, and “business premises” being types of “commercial premises” are also not permissible in the R3 Medium Density zone.

The site’s present use, in part, for the purpose of a “medical centre” and as “commercial premises”, along with it’s relatively large area (i.e. 4,704.1m), regular shape, dual street frontage to Pittwater Road and Albert Street, proximity to public transport services, and relationship to the Narrabeen Local Centre (being immediately to its south), all combine to warrant a higher and better mix of permissible uses than the uses which are permissible under WLEP 2011, and an increased building height limit of 11.0m, which is the same height limit as applies to all land to the north of the site.

The Planning Proposal has both site specific planning merit and strategic planning merit. Both are amply demonstrated in the Urban Design Report in **Appendix 3**.

As the site is immediately adjacent to the Narrabeen Local Centre, all parts of that centre are within 5 minutes walk. Public transport is available within 2 minutes walk. It is well recognized in the North District Plan that a principle of strategic planning is to increase residential development in, or within a walkable distance of, a centre. The site is therefore well-suited to an increase in residential development and the Planning Proposal intends to achieve that outcome by permitting a height limit of 11.0m in lieu of 8.5m, along with making permissible the non-residential uses presently on the site (and allowing reasonable potential future growth thereof to meet evolving community needs).

Northern Beaches Council is therefore requested to amend WLEP 2011 in the following manner in relation to the site:-

- amend “Schedule 1 – Additional Permitted Uses” in WLEP 2011 to include “medical centre”, “commercial premises” and “shop top housing” as additional uses which are permissible on the site with development consent;
- amend the “Additional Permitted Use Map” to identify the site as “Area 24”; and
- amend the “Height of Buildings” map from a maximum of 8.5 metres to 11.0 metres.

A development concept has been formulated for the site to illustrate how the site would (potentially) be developed if the Planning Proposal proceeds. It is provided in **Appendix 3**. Key features of the concept are: -

- retention of the heritage item on No. 2 Albert Street;
- the construction of 4 new buildings, one of which, on the corner of Pittwater Road and Albert Street will be “mixed-use”, comprising the relocated Narrabeen Family Medical Practice, commercial office or business premises, and a partial ground floor active use (such as a café) with residential apartments above: the other 3 new buildings will be all residential (i.e. two residential flat buildings and one terrace/ townhouse style building in place of the existing medical centre);
- basement parking accessed off Albert Street; and
- retention of the large Hills Fig tree in the south eastern corner of the site.

The concept development contains a limited amount of non-residential floor space (i.e. 1,150m²) on part of the site (i.e. the corner of Pittwater Road and Albert Street). The remainder of the site would be wholly residential comprising attached dwelling/ terraces and residential flat buildings which are already permissible. The new residential buildings would however be 3 to 4 storeys as opposed to 2 to 3 storeys under the existing height control regime.

No. 2 Albert Street, which is a heritage item identified in WLEP 2011, could either be adaptively re-used for a non-residential purpose under the heritage incentive provisions in Clause 5.10(10) of WLEP 2011, or remain as a dwelling. Both scenarios are not dependent on the Planning Proposal.

1.2 Accompanying Documentation

To assist Northern Beaches Council in its consideration of this Planning Proposal, the following documents are appended hereto:-

- an urban design report prepared by GMU Urban Design – see **Appendix 3**;
- a heritage impact assessment prepared by NBRS Architecture and Heritage – see **Appendix 4**;
- a traffic impact assessment report prepared by TTPP Transport Planning – see **Appendix 5**;
- an economic assessment report prepared by Location IQ – see **Appendix 6**;
- a flood risk assessment prepared by Cardno – see **Appendix 7**;

- a revised “Height of Buildings Map” showing the site with a height limit of 11.0m – see **Appendix 8**; and
- a revised “Additional Permitted Uses Map” showing the site as “Area 24”.

1.3 Northern Beaches Council’s pre-lodgement advice

On 19 October 2016 a pre-lodgement consultation meeting was attended by members of Council’s Strategic Planning team, members of the Bernard Family, and representatives from BBC Consulting Planners, Highgate Management, and GMU Urban Design and Architecture.

Council’s pre-lodgement advice identified statutory planning matters to be addressed in the planning proposal documentation, general documentation requirements, required strategic planning considerations, and relevant state and environmental planning policies that need to be addressed.

These matters have been addressed in this Planning Proposal.

Following the pre-lodgement consultation meeting with Council Officers, the Bernard Family has acquired No. 2 Albert Street, thereby allowing this property to be part of the site to which the Planning Proposal applies and facilitating a much more regularized, holistic and integrated urban design and land use outcome.

1.4 Land to which the Planning Proposal applies

1.4.1 Location

The site is located on the south-eastern corner of Pittwater Road and Albert Street in Narrabeen (see **Figure 1**).

1.4.2 Real Property Description

As shown on **Figure 2**, the site consists of six (6) parcels of land, identified as follows:-

- 1294 Pittwater Road, Narrabeen : Lot 2 DP 84490;
- 1296 Pittwater Road, Narrabeen : Lot 6A DP 200030;
- 1298 Pittwater Road, Narrabeen : Lot 100 DP 773884;
- 1300 Pittwater Road, Narrabeen : Lot 1 DP 615179;
- 2 Albert Street, Narrabeen : Lot 1 DP 613541; and
- 4 Albert Street, Narrabeen : Lot 8C DP 200030.

Certificates of title and deposited plans for the lots which comprise the site are provided in **Appendix 2**. All of the site is owned by members of the Bernard Family.

1.4.3 Area and Frontages

The site is irregular in shape (see **Figure 2**) and has a total area of approximately 4,704.1m². It has frontages to Pittwater Road and Albert Street of 76.20m and 42.06m respectively.

1.4.4 Improvements

The improvements on the site are evident from the aerial photo (2016) in **Figure 3A**. There are (mainly) brick houses on each of No's 1294, 1296 and 1298 Pittwater Road; there is a commercial office building (a former bank) on No. 1300; a dwelling on No. 2 Albert Street (which is a listed heritage item – see **Figure 4C**) and on No. 4 Albert Street is a family medical centre and dental surgery.

1.4.5 Trees

As shown on the aerial photo in **Figure 3A** and on the survey in **Appendix 2**, there are several trees and shrubs on the land including a large Hills Fig tree in the south eastern corner of the land and a Norfolk Island Pine at the rear of the dwelling on No. 1294 Pittwater Road.

1.4.6 Vehicular Access

Vehicular access is available to each residential lot.

There is parking available for staff of the commercial office building at the rear of No 1300 Pittwater Road.

There is parking available for visitors to the medical practice and dental surgery at the front of the medical centre building at No 4 Albert Street.

There is also informal parking (staff of the commercial building and medical practice) provided at the front of No. 1296 Pittwater Road.

1.4.7 Topography

Detailed survey plans for the site and adjoining and nearby land are provided in **Appendix 2** (see Volume 2).

The site falls from east to west and has a total fall to Pittwater Road of approximately 5m.

1.4.8 Public Transport

The site is located opposite the Narrabeen Commuter Car Park and associated northbound B-Line bus stop.

The site is also approximately 50m south of the south bound B-Line bus stop on Pittwater Road.

The site is in a locality which is very well supported by public transport.

1.5 Surrounds

1.5.1 To the north

To the north of Albert Street is the Narrabeen Local Centre containing a wide variety of shops, offices, banks, cafes and restaurants. Within the local centre are shop top housing buildings of up to 5 storeys. (There is a 5-storey building, “Seashells”, at No's 1 – 7, Lagoon Street, immediately to the north of the site on the eastern side of Lagoon Street).

The height of other buildings in the local centre are identified on the survey plans in **Appendix 2** and on page 15 in Section 3.4 of the Urban Design Report in **Appendix 3**.

1.5.2 To the east

To the east of the site is Furlough House, a listed heritage item in Warringah LEP 2011 (see **Figure 4C**). Furlough House comprises a collection of single and two storey brick buildings.

Furlough House at No's 72-90 Ocean Street is listed as Item 96 in Schedule 5 of WLEP 2011 and has the following physical description in the NSW State Heritage Database:-

“Complex of single & 2 storey residential buildings of face brick with tiled hipped roofs. Oldest remaining buildings in this group were constructed in 1952-54 and in 1959. Further buildings were added in 1966. Mature Norfolk Island Pines fronting site adjoining Ocean Street.”

Furlough House at No's 72-90 Ocean Street has the following Statement of Significance in the NSW State Heritage Database:-

“Furlough House’ has historic and social significance due to its role since 1918 in the provision of recreational & community services for families of the armed services. While original buildings are gone, it maintains a continuity of association.”

1.5.3 To the south

To the south of the site is No's 1290 – 1292 Pittwater Road, a 3 level residential flat building, containing 12 apartments.

1.5.4 To the west

To the west of the site is Pittwater Road.

Diagonally opposite the site in north western corner is a Council “park and ride” car park.

1.6 Existing Planning Controls

1.6.1 Zoning and Permissible Uses

The site to which the Planning Proposal request relates is zoned “R3 Medium Density Residential”, pursuant to the provisions of WLEP 2011 (see **Figure 4A**).

The objectives of the R3 Medium Density Residential zone are as follows:-

- *“To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

- *To ensure that medium density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*
- *To ensure that medium density residential environments are of a high visual quality in their presentation to public streets and spaces.”*

The following development is permissible without consent in the R3 Medium Density zone (Item 2):-

“Home-based childcare; home occupations”

The following development is permissible with consent in the R3 Medium Density zone (Item 3):-

*“Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Home businesses; **Multi dwelling housing**; Neighbourhood shops; Places of public worship; Recreation areas; **Residential flat buildings**; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Veterinary hospitals.”* (our emphasis)

The following development is prohibited in the R3 Medium Density zone (Item 4):-

“Any development not specified in item 2 or 3”

The above list of permissible uses does not include the two existing non-residential uses being carried out on the site, one of which is the Narrabeen Family Medical Practice which various members of the Bernard Family have operated for many years. The other is W&D Financial Services in the former bank building at the corner of Pittwater Road and Albert Street.

This Planning Proposal seeks to ensure that in any redevelopment of the site, the existing non-residential uses on the site are made permissible uses in order that the very important community role that these uses have provided for decades (and continue to provide) can be accommodated in a predominantly residential redevelopment of the site. However, the intention is that the non-residential uses are to be confined to a new mixed-use building on the north west corner of the site (i.e. Building A on the concept development included in **Appendix 3**).

1.6.2 Building Height

Clause 4.3 of WLEP 2011 states that the maximum height of a building should not exceed the height on the Height of Buildings Map. The site has a maximum building height of 8.5m on the map (see **Figure 4B**)

“Building height” is defined to mean:-

- “(a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or*
- (b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,*

including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.”

This Planning Proposal request seeks to amend the Height of Buildings map so as to permit a maximum building height of 11.0m in lieu of the existing 8.5m height limit.

1.6.3 Heritage

As shown on **Figure 4C** No. 2 Albert Street is listed as Item 89 in Schedule 5 of WLEP 2011 and has the following physical description in the NSW State Heritage Database:-

“Single storey dwelling of roughcast render and rusticated weatherboard. Half-hipped and gabled tiled roof. Timber battened fibro to gable ends. Wide veranda on 2 sides with piers & balustrade of roughcast render. Squat timber posts. Timber casement windows.”

No. 2 Albert Street has the following Statement of Significance in the NSW State Heritage Database:-

“A good representative example of a large inter-war Californian bungalow. Displays high integrity with much original fabric and detailing. Historically provides evidence of the character and location of residential development in the inter-war period.”

As also shown on **Figure 4C**, the adjacent land to the east is also identified as a heritage item in WLEP 2011.

1.6.4 Flood Planning

Clause 6.3 of WLEP 2011 applies to land at and below the flood planning level. “Flood Planning Level” is defined to mean the level of 1:100 ARI (average recurrent interval) flood event plus 0.5m freeboard.

A flood risk assessment has been prepared by Cardno (see **Appendix 7**). It states that the flood planning level for the site is 3.6m AHD.

1.6.5 Other controls

As shown on **Figure 4D**, the site is in ‘Area A’ on the Landslip Risk Map, this being the area with the least risk of landslip.

As shown on **Figure 4E**, the site is shown as ‘Class 4’ on the Acid Sulphate Soils Map.

2. PLANNING CONTEXT

2.1 Greater Sydney Regional Plan – A Metropolis of Three Cities

The “Greater Sydney Regional Plan 2056 – A Metropolis of Three Cities – Connecting People” was released in March 2018. It sets out a vision, objectives, strategies and actions for a metropolis of three cities across Greater Sydney. Narrabeen is located within the “Eastern Harbour City” area.

This Planning Proposal is consistent with the following objectives provided by the Greater Sydney Regional Plan:

- Objective 10 (Greater Housing Supply): The Planning Proposal would result in the more efficient use of land which has the potential to increase the housing supply in Sydney.

In 2016, 55.7% of all dwellings in the Northern Beaches Council area were separate houses; 17.2% were medium density dwellings, and 25.9% were in high density dwellings.

The Planning Proposal would have the result of increasing the supply of medium density housing in an appropriate location. The Planning Proposal would assist Northern Beaches Council in meeting its housing targets provided for the North District. It provides the opportunity for more efficient and effective local infill development in an existing urban area with easily walkable access to a centre (i.e. Narrabeen Local Centre), a good range of facilities and recently improved public transport thereby achieving greater housing diversity.

- Objective 11 (Housing is more diverse and affordable): The Planning Proposal is consistent with this objective in that it would allow the land to be more economically and effectively developed to provide medium density housing. Medium density housing provides for an alternative, and a more affordable housing choice when compared to detached dwellings.
- Objective 14 (Integrated land use and transport creates walkable and 30 minute cities): The site is well located in terms of public transport with Pittwater Road B-Line bus services located within 50m to the site. As the plan suggests, it is appropriate that future residents of the site have access to the services, jobs and skills which are available within a centre. In this regard, the site adjoins Narrabeen Local Centre.

A central goal of the Greater Sydney Regional Plan 2056 is to strategically plan Sydney to ensure that residents will have quick and easy access to jobs and essential services. It is intended that workers will be closer to knowledge intensive jobs, city scale infrastructure, services, entertainment, and cultural facilities.

The site is located within close proximity to public transport services and other amenities that can be readily accessed by future residents of the site. The envisaged future new residential development on the site in accordance with its existing zoning but with an increased height limit of 11.0m (up from 8.5m) would be entirely consistent with the objectives of the Greater Sydney Regional Plan.

2.2 North District Plan

The North District Plan was released in March 2018. It sets out the planning priorities and actions for the growth of the North District. The site is located immediately adjacent to the Narrabeen Local Centre, as identified in the North District Plan.

The Planning Proposal is consistent with the North District Plan, particularly with respect to the following planning priorities:

- Planning Priority N3 (Providing services and social infrastructure to meet people's changing needs): By 2036, the North District is expected to see an 85 per cent proportional increase in people aged 85 and over, and a 47 per cent increase in the 65–84 age group. The local government areas of Hornsby, Ryde, Ku-ring-gai and Northern Beaches will have the largest projected increase in the 65-94 age groups. The provision of more diverse housing types and more medium density housing, within walkable neighbourhoods will create opportunities for older people to continue living in their community and close to health and support networks. These demographic observations are equally applicable to the inclusion of a medical centre and commercial premises in the range of permitted uses on the site.
- Planning Priority N5 (Providing housing supply, choice and affordability, with access to jobs, services and public transport): The Planning Proposal is consistent with this increased planning priority in that it will facilitate the future development of the site to provide residential accommodation within very close walkable proximity to public transport services and a range of other community facilities and services. The Planning Proposal meets the objectives relating to greater housing supply and in that it would contribute to meeting the North District's housing target of 92,000 dwellings from 2016-2036. A height limit of 11.0m allows for the site to better cater for the demand of Sydney's changing population by providing a broader range of housing options to suit different lifestyle and affordability needs. It provides the opportunity for more economic and efficient local infill development in an existing urban area with walkable access to a centre community, retail, commercial and other facilities and good public transport, thereby achieving greater housing diversity and supply without impacting in any significant or unreasonable way of local character and/ or amenity.
- Planning Priority N6 (Creating and renewing great places and local centres, and respecting the District's heritage): Narrabeen Local Centre lies immediately to the north of the site. All parts of the centre are within 5 minutes walk of the site. Public transport is available within 2 minutes walk. A principle of strategic planning is to increase residential development in, or within a walkable distance of, a centre. The site is therefore well-suited to an increase in residential development. The Planning Proposal will achieve that outcome as well as ensuring space for the non-residential uses presently on the site.
- Planning Priority N12 (Delivering integrated land use and transport planning and a 30 minute city): The site is well located in terms of public transport and has good access to a local centre. The site's rezoning to facilitate medium density residential development would allow the benefits of its accessibility to be better utilised.

2.3 Future Transport Strategy 2056

The Future Transport Strategy 2056 is an overarching strategy, supported by a suite of plans to achieve a 40 year vision for our transport system.

The site benefits from the improvement of bus services between the City and the Northern Beaches via the B-Line. These new bus services travel along Pittwater Road to which the site has frontage.

3. STUDIES

3.1 Urban Design and Concept Development

GMU Urban Design and Architecture (“GMU”) have examined the urban design opportunities for, and constraints, to a predominantly residential (but, in part, commercial premises/ medical centre) redevelopment of the site and have developed a concept to illustrate what would be a reasonable and justifiable built form outcome for the site (see **Appendix 3** in Volume 2).

The concept explores the site’s interrelationship with adjoining and adjacent buildings (including the heritage item on the site and the adjacent heritage item to the east) and considers the site’s context, setting, aspect, orientation, topography and accessibility.

The concept has great merit and would result in a high quality built form outcome which would provide excellent new living opportunities for households, well-served by public transport, and close to a wide array of facilities, services and recreational opportunities.

The Urban Design Report presents an urban design analysis of the site and its context and, having assessed its constraints and opportunities, develops a preferred concept for future development.

It identifies the urban design opportunities of the site as follows: -

- *“Strategic location within 50m from B-Line Bus stop, operating between Mona Vale and Sydney CBD with reduced travel time.*
- *Opportunity to announce the arrival at the Narrabeen Centre whilst improving the activation of the key pedestrian route to the B-Line bus services.*
- *Good connectivity with the pedestrian route to B-Line bus commuter services to major Local, Strategic and Metropolitan Centres and employment hubs.*
- *Frontage to Pittwater Road and visual termination of the vista of Lagoon Street, marking the southern edge of the centre and walking distance to the supermarket, retail shops, beach and recreational areas.*
- *Immediately next to (and currently functioning as key commercial uses of) the town centre area (B2 Zone).*
- *Opportunity for major built form improvements and activation to corner of Pittwater Road and Albert Street.*
- *Removal of 3 driveways along Pittwater Road.*
- *Improvements to the pedestrian interface to allow an easily negotiated footpath along Albert Street.*
- *Proximity to the newly renovated playground, basketball court and weekly village markets.*
- *Opportunity for view sharing due to natural sloping terrain.*

- *Large consolidated site with two street frontages.*
- *Existing mature trees and vegetation to provide natural landscape screening and contribute to good quality landscaped areas and communal open spaces.*
- *Good orientation for residential amenity with minimal overshadowing from existing buildings to the north.*
- *Retain major tree as a landscape element and buffer.*
- *Retain and adaptively reuse the heritage cottage.*
- *Provide an appropriate visual and built form termination to Lagoon Street.*
- *Assist in meeting part of the area's dwelling targets at the centre and immediately adjacent to the major public transport for the area and recreational amenity nodes."*

With these opportunities in mind, the Urban Design Report sets out the following vision statement: -

"The new development at the corner of Albert Street and Pittwater Road contributes a retail edge to Narrabeen Village. The active uses to the intersection provide facilities and retail options for residents and visitors accessing the commuter carpark and public transport.

The new development provides a contemporary architecture that enhances the visual character of the centre and its streetscapes.

The large scale of both the existing centre and the site accommodates well-mannered buildings, compatible with adjoining developments. The development reinforces and defines the corner location, providing an improved built form, announcing the entry to Narrabeen town centre. The proposal responds to existing streetwall heights and setbacks and responds to the topography and the sensitive interface to adjoining developments. Along Albert Street, the proposal responds to the existing fine grain lot pattern consistent with the streetscape character.

The proposal retains and adaptively reuses the existing heritage cottage.

The site is generously landscaped and reinforces the landscape character along Albert Street, providing a strong landscape concept complimenting the existing street and improving the pedestrian environment along Pittwater Road and Albert Street.

Given the proximity to local shops, schools, community facilities, high-frequency public transport and unique recreational amenities, combined with the likely future development of the area, the proposal delivers the potential for a well-considered built form and a positive contribution to the neighbourhood character."

To guide the future development of the site, the Urban Design Report identifies the following design principles: -

- *“Provide a high-quality contemporary mixed use development that achieves design excellence.*
- *Enhance the Narrabeen Town Centre.*
- *Activate the southern end of the Town Centre area and a key pedestrian node.*
- *Respond to topography and natural features.*
- *Celebrate the entry to the town centre.*
- *Compliment the scale and rhythm of the existing streetscape along Albert Street and the visual termination of Lagoon Street.*
- *Enhance and contribute to the landscape character along Albert Street and Pittwater Road.*
- *Provide a sensitive response to the existing heritage cottage (No 2 Albert Street).*
- *Retain major landscape elements.*
- *Buffer adjacent properties using significant new landscaping.*
- *Apply view sharing principles to minimise amenity impacts to neighbouring properties.”*

Contained in Section 4.3 of the Urban Design Report is an “Indicative Masterplan” which identifies 4 new buildings referred to as Buildings A, B, C and D (each of which would have inter-connected basement car parking), vehicular access to the basement car park from Albert Street opposite the southern end of Lagoon Street and retention of the heritage item on No. 2 Albert Street. Block models are provided on pages 28-31 of the report.

The Masterplan in Section 5.1 of the Urban Design Report (see page 34) shows the relationship of the 4 new buildings to each other, to the heritage item on 2 Albert Street, to the adjacent heritage item to the east (i.e. Furlough House) and to the neighbouring residential flat building to the south, and shows the building setbacks from the front, side and rear boundaries.

A set of urban design guidelines is provided in Section 5.4 of the Urban Design Report and key ADG amenity requirements are demonstrated as being capable of being achieved in Section 5.5. Overshadowing impacts are shown as insignificant in Section 5.5 on page 40 of the Urban Design Report.

Only Building A will be mixed-use. Buildings B, C and D would be wholly residential.

Realisation of the concept is dependent on the Planning Proposal as whilst the wholly residential buildings are already permissible with consent, the mixed-use building planned for the corner of Pittwater Road and Albert Street (i.e. Building A) is dependent on additional permissible uses being identified for the site in Schedule 1 of WLEP 2011, and the maximum height limit being increased to 11.0m (from 8.5m).

In order to test the concept and examine its impacts, the following additional studies have been carried out: -

- Heritage;
- Traffic and parking;
- Economic Impacts; and
- Flooding.

The key findings of these studies are set out below.

3.2 Heritage

A Heritage Impact Assessment (“HIA”) prepared by NBRS Architecture Heritage is provided in **Appendix 4**.

The HIA documents the history of the locality and of the site, describes the heritage items on No. 2 Albert Street and No’s 72-90 Ocean Street (i.e. Furlough House) including their visual catchments, and identifies their significance. The HIA then assesses the heritage impacts of the development concept prepared by GMU, particularly in relation to the heritage item on No. 2 Albert Street and its curtilage, but also on Furlough House.

HIA concludes as follows:-

“The Planning Proposal has been assessed in relation to the potential heritage impacts it may have on the heritage item on the site, known as 2 Albert Street, and on the heritage property immediately to the east, known as Furlough House.

The details of the Planning Proposal described in the GMU study do not adversely affect the identified heritage significance of 2 Albert Street, Narrabeen, and the heritage item adjacent the site, known as Furlough House.”

Accordingly, there are no heritage impediments to the Planning Proposal proceeding.

The heritage item on No. 2 Albert Street is already able to be used for any purpose pursuant to the heritage incentive provisions in Clause 5.10(10) of WLEP 2011. It could either remain in use as a dwelling or be adaptively re-used for a non-residential purpose as part of facilitating its conservation.

3.3 Traffic and Parking

A Transport Impact Assessment (“TIA”) prepared by TTPP Transport Planning is provided in **Appendix 5**.

The TIA examines the surrounding road network, the site access arrangements, the traffic generation that is likely to eventuate if the Planning Proposal proceeds, the availability of and access to public transport services, and the likely on-site parking needs from the mix of residential and non-residential land use which are proposed.

The TIA bases its analysis on an indicative land use yield comprising: -

- 48 – 60 apartments with a mix of 1, 2, 3 and 4 bedrooms; and
- between 1,050m² and 1,150 m² of “non-residential” GFA comprising (say): -

- 20 m² of “café” GFA;
- 800 – 1,130 m² of “medical centre” GFA; and
- up to 240 m² of “office” GFA.

In the above “commercial” GFA scenario, the medical centre would (essentially) occupy all of the available GFA other than the café (i.e. 1,130 m² + 20 m²). However, in the interim there would be up to 240 m² of “office” GFA.

The TIA also bases its analysis on the provision of a single site ingress/ egress point on the southern side of Albert Street opposite the southern end of Lagoon Street. All existing driveways to Pittwater Road and Albert Street would be removed and reinstated as kerb and gutter.

The TIA finds that the surrounding road network can satisfactorily accommodate the additional traffic flows not only associated with the likely traffic generated from the concept development of the site but also from likely background growth on the local road system generally.

The TIA concludes as follows: -

- *“The planning proposal seeks approval to amend the LEP planning controls for the site to increase the allowable height of building and various land uses.*
- *The proposed amendments have been represented in an indicative master plan for the site which would accommodate some 60 residential apartments and 1150m² of commercial land uses. It is envisaged that the site would continue to accommodate a medical centre facility.*
- *Vehicle access to basement car parking on the subject site would be provided via an entry and exit access off Albert Street at Albert Street-Lagoon Street intersection.*
- *Basement car parking would be provided in accordance with DCP requirement and designed in accordance with AS2890.1:2004.*
- *The proposed development is expected to generate a 66, 72 and 75 two-way vehicle trips per hour during the AM, PM and Saturday peak periods.*
- *The future development traffic is not expected to cause any adverse impact on the performance of surrounding roads.*

Overall, the traffic and parking aspects of the proposed development are satisfactory.”

3.4 Economic Impacts

An Economic Impact Assessment (“EIA”) prepared by Location IQ is provided in **Appendix 6**.

The EIA examines the likely economic implications of the Planning Proposal. It concludes as follows: -

- *“It is clear from the analysis outlined in this report that there is a strong need and demand to accommodate an expanded medical and commercial facility within close proximity to the Narrabeen Town Centre.*
- *Limited, if any, negative impacts are anticipated from the proposed development and these are more than offset by the positive impacts that will occur from the development, including increasing the provision of general practitioners in an area where there is currently a low provision, and adding modern commercial floor space.*
- *Additionally, it is important for Narrabeen Family Medical Practice to remain within close proximity to the Narrabeen Town Centre, with the medical centre a vital component of the precinct. Consequently, the proposed site represents the ideal location to accommodate the expanded medical practice, given the limited appropriately zoned vacant sites available in the Narrabeen Town Centre.*
- *Further, the site has been used for commercial purposes for many years and would appropriately continue to be used for such purposes but in a modern, purpose built facility.”*

3.5 Flooding

A Flood Risk Assessment (“FRA”) prepared by Cardno is provided in **Appendix 7**.

The Flooding Risk Assessment (“FRA”) was undertaken to inform development options for the site to reduce flood damage and risks to life in the event that the Planning Proposal proceeds and the concept development is implemented. The FRA considers: -

- the indicative impact of planned development on flooding;
- flood emergency response;
- flood warning and evacuation; and
- the levels and approach the development will need to adopt to comply with requirements of Northern Beaches Council DCP and WLEP 2011.

The FRA notes that the Pittwater Road frontage of the site was found in the 2013 Narrabeen Lagoon Flood Study to be partially affected in the 1 in 100 year and PMF events, and that the minimum habitable floor level must not be less than the Flood Planning Level which is 3.6m AHD.

The concept development has been prepared on this basis.

The impacts of flooding on the development and the impacts of the development on flood levels are acceptable, noting that compensatory storage can be provided along the Pittwater Road frontage of the site through regrading to attenuate the local impacts that a new building (as shown in the concept in **Appendix 3** at the corner of Pittwater Road and Albert Street) would otherwise have on flood levels (i.e. +0.01m – 0.02m).

4. PLANNING PROPOSAL

This Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 with consideration of the Department of Planning and Infrastructure “A Guide to Preparing Planning Proposals” (August 2016). Accordingly, the Planning Proposal addresses six parts:

- Part 1: Objectives or intended outcomes of the proposed amendment;
- Part 2: Explanation of provisions;
- Part 3: Justification;
- Part 4: Mapping;
- Part 5: Community Consultation; and
- Part 6: Project Timeline.

A discussion on each of Parts 1-6 is presented in the following sections.

5. PART 1 – OBJECTIVES AND INTENDED OUTCOMES

5.1 Objectives of the Planning Proposal

The objectives of the Planning Proposal are to:-

- (i) facilitate continued partial use of the site, but with an improved land use distribution and form, for the purposes of medical centre and commercial premises in conjunction with shop-top housing which can better serve the local community; and
- (ii) allow 3-4 storey buildings instead of 2-3 storey buildings on the site.

5.2 Intended Outcomes

The Planning Proposal has the following intended outcomes: -

- (i) enable the existing non-residential land uses on the site (i.e. medical centre and office/ business premises) to be accommodated in a new mixed use, purpose-built building including apartments, located at the corner of Pittwater Road and Albert Street;
- (ii) enable 3 other residential buildings of 3-4 storeys to be erected on the site above basement parking;
- (iii) satisfy the demand for new housing stock on a site with suitable characteristics for accommodating additional growth;
- (iv) encourage the development of new buildings that achieve design excellence and a safe, accessible and attractive environment;
- (iii) enhance the local environment whilst maximising the site's ability to provide increased housing accommodation, a medical centre and commercial premises;
- (iv) maximise the use of public transport, walking and cycling for trips to, from and within the Northern Beaches LGA by maximising housing options on a site which is highly accessible via public transport, which is adjacent to the B-Line network, and which is opposite the Narrabeen Local Centre;
- (v) better-provide for the orderly, economic and efficient development of the site; and
- (vi) ensure that development in the Northern Beaches LGA appropriately supports the *Greater Sydney Plan* and the *North District Plan*.

6. PART 2 – EXPLANATION OF PROVISIONS

6.1 Parameters

This section explains the means through which the objectives and intended outcomes described in Part 1 will be achieved, in the form of controls on development in the amendment of WLEP 2011.

6.2 Clause 4.3 – Height of Buildings

This Planning Proposal requests that the permissible height of buildings on the site be increased from 8.5m to 11m. Accordingly, Council is requested to amend the Height of Buildings Map which forms part of WLEP 2011 in the manner shown on the draft map in **Appendix 8**.

6.3 Schedule 1 – Additional Permitted Uses

This Planning Proposal requests that Schedule 1 of WLEP 2011 be amended to include as additional permissible uses on the site, the same types of use which are already on the site, as well as “shop top housing”(in order that apartments can be provided above the commercial premises and medical centre in a new building at the corner of Pittwater Road and Albert Street).

Accordingly, Council is requested to amend Schedule 1 of WLEP 2011 to include the following clause:-

“24 Use of certain land at 1294 – 1300 Pittwater Road and 2-4 Albert Street, Narrabeen

- (1) This clause applies to land at 1294 – 1300 Pittwater Road and 2-4 Albert Street, Narrabeen, being Lot 2 DP 84490, Lots 6A and 8C DP 200030, Lot 100 DP 773884, Lot 1 in DP 615179 and Lot 1 in DP 613541, shown as “Area 24” on the Additional Permitted Uses Map.*
- (2) Development for the purposes of a medical centre and commercial premises (with a gross floor area not exceeding 1,150m²) and shop top housing is permitted with consent.”*

A draft “Additional Permitted Uses Map” is provided in **Appendix 9**.

7. PART 3 – JUSTIFICATION

7.1 Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

The Planning Proposal is not the result of any Council study or report.

It is however consistent with the North District Plan as detailed in Section 2.2.

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

Yes, a Planning Proposal is the best, most efficient and most time effective approach to delivering the desired outcomes.

Residential flat buildings are permissible with consent, however only a very few non-residential uses are permissible in the R3 zone. For example, a medical centre is prohibited in the R3 zone yet a veterinary hospital is permissible. “Commercial premises” are also prohibited. These include “office premises” and “business premises” as well as “retail premises”, other than “neighbourhood shops” which can be no larger than 80m² in area (i.e. each shop).

Therefore, land use options on the site are severely constrained by the limited range of permissible uses in the R3 zone and fail to recognize the existing non-residential uses on the site.

In relation to the 8.5m height limit which applies to the site, the Urban Design Report in **Appendix 3** demonstrates that 3-4 storeys is the appropriate height for buildings on this site. This requires an 11.0m height limit.

Whilst Clause 4.6 of the WLEP 2011 provides a mechanism, when lodging a DA, to vary a development standard although there is no statutory limit on the extent to which a standard can be varied, it is generally acknowledged that 10% is (roughly) the threshold of acceptability. A 10% increase on the current height limit of 8.5m would give permit a height of only 9.35m.

If a height of 11 metres was to be pursued by way of a Clause 4.6 variation, the height limit applying to the site would need to be varied by around 2.5m. This variation of approximately 29% is significantly greater than the 10% threshold generally associated with a Clause 4.6 variation. It is therefore problematic to pursue an approval for a 11.0m height via a DA accompanied by a Clause 4.6 variation, thus demonstrating the need for this Planning Proposal.

7.2 Section B – Relationship to Strategic Planning Framework

1. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes. See Section 2 of this report.

2. Is the planning proposal consistent with a council’s local strategy or other local strategic plan?

“Shape 2028: Northern Beaches Community Strategic Plan 2018 – 2028” (“CSP”). Council’s “roadmap for the future of the Northern Beaches”.

The Planning Proposal is consistent with the vision of the CSP.

The CSP states: -

“More than half of all dwellings on the Northern Beaches are separate houses. The median house price was \$1.51 million at June 2016. Rental costs are nearly double the Sydney average at \$895 per week compared to \$520?”

Housing affordability has a profound impact on our community and the economy and is a top priority for the community and for young people in particular who call for more housing choice, and more innovative housing options, on the Northern Beaches.”

The Planning Proposal is a positive step towards increasing housing supply and choice.

The CSP states: -

“Some of the biggest challenges ahead are related to the pressures of population growth, consumption patterns and climate change. The population of the Northern Beaches is projected to reach almost 300,000 by 2036. This represents an increase of 18.4% over 25 years and equates to an average annual growth rate of approximately 0.7%. This is a modest growth rate compared to the rest of Sydney, but will still need to be carefully managed.”

The Planning Proposal is a positive step in providing increased housing supply, adjacent to a Local Centre which is well served by public transport. This will reduce pressure for additional housing on less favourable locations.

The identified outcomes of the CSP are grouped under the following headings: -

- protection of the environment;
- environmental sustainability;
- places for people;
- community and belongings;
- urban local economy;
- transport, infrastructure and connectivity;
- good governance; and
- partnership and participation.

The Planning Proposal is relevantly consistent with the identified outcomes in the CSP.

The Planning Proposal will facilitate lodgement of a DA which will provide more housing stock in a high quality mixed-use but predominantly residential development, in a highly accessible location, which is in accordance with the above objectives.

3. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes.

Relevant SEPP's include:-

- SEPP 55 – Remediation of Land;
- SEPP 65 – Design Quality of Residential Flat Development;
- SEPP (Building Sustainability Index: BASIX) 2004; and
- SEPP (Infrastructure) 2007.

No inconsistencies arise with any of the above SEPP's. Removing all vehicular access points to Pittwater Road (as proposed in the development consent) is highly consistent with SEPP (Infrastructure) 2007.

Relevant SEPPs will be further considered at the DA stage (where applicable).

4. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Table 1, below, identifies the proposal's consistency with the applicable Ministerial Directions:-

Table 1: Planning proposal's consistency with the applicable Ministerial Directions

S.9.1 Direction Title	Consistency of Planning Proposal
2.3 Heritage Conservation	<p>Consistent.</p> <p>This direction applies:-</p> <p style="text-align: center;"><i>“when a relevant planning authority prepares a planning proposal”</i></p> <p>The Planning Proposal will not affect the existing provisions within WLEP 2011, which facilitate the conservation of items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area.</p>
3.1 Residential zones	<p>Consistent.</p> <p>This direction applies:-</p> <p style="text-align: center;"><i>“when a relevant planning authority prepares a planning proposal that will affect land within:</i></p> <p style="text-align: center;">....</p> <p style="text-align: center;"><i>(b) any other zone in which significant residential development is permitted or proposed to be permitted.”</i></p> <p>A planning proposal must include:</p> <p style="text-align: center;"><i>“...provisions that encourage the provision of housing that will:</i></p> <p style="text-align: center;"><i>(a) broaden the choice of building types and locations available in the housing market, and</i></p>

S.9.1 Direction Title	Consistency of Planning Proposal
	<p> <i>(b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design. (5) A planning proposal must, in relation to land to which this direction applies: (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land.”</i> </p> <p>The Planning Proposal would facilitate lodgement of a DA which would provide more housing stock in a high quality mixed-use but predominantly residential development, in a highly accessible location, which is in accordance with the above requirements. The DA would be subject to SEPP 65 and the Apartment Design Guideline (“ADG”) that accompanies the SEPP. Consistency with the ADG is demonstrated in the Urban Design Report in Appendix 3.</p>
3.4 Integrating Land Use and Transport	<p>Consistent.</p> <p>This direction applies:-</p> <p><i>“when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.”</i></p> <p>The objective of this direction is to:-</p> <p><i>“ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: (a) improving access to housing, jobs and services by walking, cycling and public transport, and (b) increasing the choice of available transport and reducing dependence on cars, and (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight.”</i></p> <p>The Planning Proposal is consistent with the above objectives in that it will increase housing provision and commercial development in a mixed use building at a location which is readily accessible by public transport, with future opportunities for nearby employment.</p>
4.1 Acid Sulfate Soils	<p>Consistent.</p> <p>This direction applies:-</p>

S.9.1 Direction Title	Consistency of Planning Proposal
	<p><i>“when a relevant planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps.”</i></p> <p>There are existing provisions within WLEP 2011 which relate to acid sulfate soils. The Planning Proposal will not affect these provisions.</p>
4.3 Flood Prone Land	<p>Consistent.</p> <p>This direction applies:-</p> <p><i>“when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.”</i></p> <p>Flood prone land is defined under the Floodplain Development Manual 2005 to mean:-</p> <p><i>“land susceptible to flooding by the PMF event. Flood prone land is synonymous with flood liable land.”</i></p> <p>According to the Narrabeen Lagoon Flood Study 2013 and as predicted, the site is affected by the 1 in 100 year flood event. The 100 year flood level for the part of the site adjacent to Pittwater Road is predicted to be RL 3.1m AHD, the Flood Planning Level (absolute minimum floor level) for new habitable rooms is 3.6m AHD and the Probable Maximum Flood (PMF) level is predicted to be 5.0m AHD.</p> <p>The site is subject to the flood-related development controls in Clause 6.3 of WLEP 2011 and Section E11 of WDCP 2011.</p> <p>A flood risk assessment report is provided in Appendix 7. It demonstrates that the concept in Appendix 3 is compatible with the flood characteristic of the western most part of the site.</p>
5.10 Implementation of Regional Plans	<p>Consistent.</p> <p>The proposal does not include provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority.</p>
6.3 Site Specific Provisions	N/A - This direction applies when a relevant planning authority prepares a planning proposal that will allow a particular development to be carried out.
7.1 Implementation of A Plan for Growing Sydney	Yes. As addressed above.

7.3 Section C – Environmental, Social and Economic Impact

1. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No.

2. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No. The studies which have been carried out to inform the concept development in the Urban Design Report in **Appendix 3** (i.e. heritage, flooding, traffic and economic) all indicate an absence of significant impacts. All impacts are capable of being managed through the development process.

3. Has the planning proposal adequately addressed any social and economic effects?

Yes. The social and economic effects will be positive in that:-

- the medical centre services presently provided on the site will be able to be relocated in an improved form to the benefit of the local community and health care professionals;
- the site will be able to continue to be used, in part, for the purpose of commercial premises with the employment benefits that creates;
- the amount of housing stock and choice will be increased on a site which is close to services and facilities, recreational facilities, employment opportunities and public transport;
- the site will be developed to the economically, efficiently and effectively; and
- the economy of the Northern-Beaches LGA will be strengthened and enhanced.

7.4 Section D – State and Commonwealth Interests

1. Is there adequate public infrastructure for the planning proposal?

Yes. The site is highly urbanised and is located on Pittwater Road. It is located opposite the Narrabeen Commuter Car Park and the northbound B-Line bus stop. It is around 50m south of the southbound B-Line bus stop.

Bus services are available from Narrabeen direct to Wynyard, Frenchs Forest, Chatswood and North Sydney.

The site is well-served by all utilities, essential services and networking, including the NBN FTTC network deployed in 2018.

Investment in improved public infrastructure for the Northern Beaches includes the new Northern Beaches hospital at Frenchs Forest.

2. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

At this stage, the appropriate State and Commonwealth public authorities have not been identified and/or consulted, and the Gateway Determination has yet to be issued by the Minister for Planning and Environment (or his delegate). Consultation with the following Government authorities, agencies and other stakeholders in regard to this Planning Proposal is likely to include:-

- NSW Department of Planning and Environment;



- Roads and Maritime Services (RMS);
- Transport for NSW; and
- Northern Beaches Council.

Confirmation of the above list will be sought through the Minister's Gateway Determination.

8. PART 4 – MAPPING

The Planning Proposal is supported by a set of illustrative figures, which follow Part 7. The figures outline the land to which the Planning Proposal applies and also the current relevant maps from WLEP 2011 and WDCP 2011.

The Planning Proposal will alter the existing Height of Buildings Map. The Urban Design Report in **Appendix 3** includes an amended WLEP 2011 map for Height of Buildings which shows the new 11.0m height limit which is sought as part of this Planning Proposal. It is reproduced in **Appendix 8**.

Appendix 9 contains an amended “Additional Permitted Uses Map” identifying the site as Area 24.

9. PART 5 – COMMUNITY CONSULTATION

Community consultation on the Planning Proposal will be undertaken by Council subject to receiving a determination to proceed at Gateway. Community consultation will not be commenced prior to obtaining approval from the Minister or Director-General.

Council's consultation methodology may include:-

- forwarding a copy of the Planning Proposal, the Gateway Determination and any relevant supporting studies or additional information to any State and Commonwealth Public Authorities identified in the Gateway Determination;
- undertaking consultation in accordance with requirements of a Ministerial Direction under Section 9.1 of the EP&A Act and/or consultation that is required because, in the opinion of the Minister (or delegate), a State or Commonwealth public authority will be or may be adversely affected by the proposed LEP;
- giving notice of the public exhibition in the local newspaper;
- exhibiting the Planning Proposal in accordance with the Gateway Determination;
- exhibiting the Planning Proposal and all supporting documentation at Council's Administration Centre and all Libraries;
- notifying the Planning Proposal on Council's website;
- notifying adjoining land owners; and
- any other consultation methods deemed appropriate for the Planning Proposal.

10. PART 6 – PROJECT TIMELINE

The following table provides a proposed timeline for the finalisation of the Planning Proposal and the making of the amendment to WLEP 2011.

PP Actions	Dec 18	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19
Submit PP to Council													
Council consider PP and report to Council for consideration													
Submit PP to Department for Gateway Determination													
Gateway determination made by the Department													
Report Gateway determination to Council (if required)													
Consult relevant public authorities and publicly exhibit PP and any necessary DCP amendments													
Receive and evaluate submissions and revise PP (as required)													
Report final PP to Council													
Submit revised PP to Department or Parliamentary Counsel (PC)													
Finalise LEP amendment with PC													
Notification of LEP Amendment													

Note: The above timeline is subject to change depending on Council’s internal processing requirements, the Gateway Determination, and consideration by Parliamentary Counsel

11. CONCLUSION

This Planning Proposal has been prepared on behalf of The Bernard Family and seeks to initiate the preparation of a Local Environmental Plan amendment for the land at No's 1294-1300 Pittwater Road and No's. 2 - 4 Albert Street, Narrabeen. The intended outcome of this Planning Proposal is to amend WLEP 2011 as follows:

- amend "Schedule 1 – Additional Permitted Uses" to include "medical centre", "commercial premises" and "shop top housing" as additional uses permissible with development consent and limit the GFA for the medical centre and commercial premises to 1,150m²;
- amend the Height of Buildings map from a maximum of 8.5 metres to 11.0 metres at No's 1294-1300 Pittwater Road and Nos. 2 - 4 Albert Street, Narrabeen (see **Appendix 8**);
- amend the Additional Permitted Uses Map to include the site as Area 24 (see **Appendix 9**).

Pursuant to Section 3.34 of the Act, Council is requested to forward the Planning Proposal to the Minister's delegate for a "Gateway Determination". A "Gateway Determination" will then establish:-

- "(a) whether the matter should proceed (with or without variation),*
- (b) whether the matter should be resubmitted for any reason (including for further studies or other information, or for the revision of the planning proposal),*
- (c) community consultation required before consideration is given to the making of the proposed instrument (the community consultation requirements),*
- (d) any consultation required with State or Commonwealth public authorities that will or may be adversely affected by the proposed instrument,*
- (e) whether a public hearing is to be held into the matter by the Planning Assessment Commission or other specified person or body,*
- (f) the times within which the various stages of the procedure for the making of the proposed instrument are to be completed."*

The Planning Proposal and the development it would permit with consent on the site are consistent with "The Greater Sydney Region Plan" and the "North District Plan". The proposal will increase the housing stock in a location with good access to services and public transport infrastructure and facilitate on-going current non-residential uses in an improved form.

The Planning Proposal is consistent with the objectives of the R3 Medium Density zone. The Planning Proposal will facilitate the delivery of a greater number of apartments on the site, which will assist in creating diversity of housing product and will have a positive impact on the amenity of the area.



FIGURES



APPENDICES



APPENDIX 1A & 1B

Certificate of Title and Deposited Plans



APPENDIX 2

Survey (see Volume 2)



APPENDIX 3

Urban Design Report (see Volume 2)



APPENDIX 4

Heritage Impact Assessment



APPENDIX 5

Traffic Assessment Report



APPENDIX 6

Economic Assessment Report



APPENDIX 7

Flooding Risk Assessment



APPENDIX 8

Draft Height of Buildings Amendment Map (see Volume 2)



APPENDIX 9

Draft Additional Permitted Uses Map (see Volume 2)
