



New South Wales

Warringah Local Environmental Plan 2000 (Amendment No 4)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (S01/01113/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Planning

2001 No 1045

Clause 1 Warringah Local Environmental Plan 2000 (Amendment No 4)

Warringah Local Environmental Plan 2000 (Amendment No 4)

1 Name of plan

This plan is *Warringah Local Environmental Plan 2000 (Amendment No 4)*.

2 Aims of plan

This plan aims:

- (a) to include certain land in Locality F2 Brookvale Service Centre under *Warringah Local Environmental Plan 2000*, and
- (b) to make minor miscellaneous amendments to that plan concerning subdivision, exempt development, complying development and other development controls.

3 Land to which plan applies

This plan applies to all land within the local government area of Warringah.

4 Amendment of Warringah Local Environmental Plan 2000

Warringah Local Environmental Plan 2000 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 21 Can land be subdivided?

Omit “will have regard to those matters outlined in” from clause 21 (3).
Insert instead “must be satisfied that the proposed development is consistent with the provisions of”.

[2] Clause 21 (3)

Omit “in assessing”. Insert instead “before approving”.

[3] Schedule 1 Exempt development

Omit “or the Roads and Traffic Authority” from the matter relating to identification, interpretive, directional and advance warning signs under the heading “**SIGNS**” in the Table to the Schedule.
Insert instead “, the Roads and Traffic Authority or any other government department or public authority”.

[4] Schedule 7 Matters for consideration in a subdivision of land

Omit “clause 21 (3)” from the matter under the heading “**Lot dimensions**”.
Insert instead “clause 21 (1) (b)”.

[5] Schedule 7, matter under heading “Lot dimensions”

Omit “minimum density” from paragraph (a).
Insert instead “maximum density”.

[6] Schedule 7, matter under heading “Lot dimensions”

Insert “(including any right-of-carriageway, access handle, accessway or that provides for vehicular access)” after “the area of any access corridor” in paragraph (c).

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Schedule 1 Amendments

[7] Dictionary

Insert at the end of the definition of *the map*:

Warringah Local Environmental Plan 2000 (Amendment No 4)—Sheets 1 and 2

[8] Appendices A–H

Insert “(which does not include the area of any access corridor, whether such access corridor is to be created or is in existence at the time of application for development consent)” after the words “the site area” where firstly occurring under the heading “**Housing density**” in relation to the following localities:

A2 Booralie Road
A3 Terrey Hills Village
A4 Myoora Road
A5 McCarrs Creek Road
A7 Mona Vale Road North
B1 Frenchs Forest East
B2 Oxford Falls Valley
B3 Oxford Heights/Carnarvon Drive
B5 Narrabeen Lakeside
B7 Narrabeen Lake Suburbs
B8 Red Hill
B9 Mona Vale Road East
B11 Forest Way Village
B12 Perentie and Dawes Roads
C1 Middle Harbour Suburbs
C8 Belrose North
C10 Mona Vale Road West
D1 Collaroy/Narrabeen
D3 Collaroy Footslopes
D4 Collaroy Plateau
D5 Long Reef
E1 Dee Why North
E2 Dee Why Lagoon Suburbs
E15 Wingala Hill
F4 Brookvale Valley
F5 Curl Curl
G2 Riverview Parade
G3 Manly Lagoon Suburbs

G7 Innes Road
G8 Queenscliff
H1 Freshwater Beach

[9] Appendices A, B and D–H

Insert “Unless exemptions are made to the housing density standard in this locality statement, any subdivision of land is to be consistent with the predominant pattern, size and configuration of existing allotments in the locality.” at the end of the second paragraph of the matter under the heading “**DESIRED FUTURE CHARACTER**” in relation to each of the following localities:

A3 Terrey Hills Village
B1 Frenchs Forest East
B3 Oxford Heights/Carnarvon Drive
B5 Narrabeen Lakeside
B7 Narrabeen Lake Suburbs
B8 Red Hill
D1 Collaroy/Narrabeen
D3 Collaroy Footslopes
D4 Collaroy Plateau
D5 Long Reef
E1 Dee Why North
E2 Dee Why Lagoon Suburbs
E15 Wingala Hill
F4 Brookvale Valley
F5 Curl Curl
G2 Riverview Parade
G3 Manly Lagoon Suburbs
G7 Innes Road
G8 Queenscliff
H1 Freshwater Beach

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Schedule 1 Amendments

[10] Appendix C Middle Harbour Suburbs Locality Statements

Insert “Unless exemptions are made to the density standard in this locality statement, any subdivision of land is to be consistent with the predominant pattern, size and configuration of existing allotments in the locality.” at the end of the third paragraph of the matter under the heading “**DESIRED FUTURE CHARACTER**” in relation to Locality C1 Middle Harbour Suburbs.

[11] Appendix E Dee Why Locality Statements

Insert after the fifth paragraph of the matter under the heading “**DESIRED FUTURE CHARACTER**” in relation to Locality E6 Oaks Avenue:

Site amalgamation will be encouraged to facilitate new development and enable all carparking to be provided below ground or behind buildings using shared driveways where possible.

[12] Appendix F Curl Curl Lagoon Catchment Locality Statements

Omit “in its central section” from the first paragraph of the matter under the heading “**DESIRED FUTURE CHARACTER**” in relation to Locality F1 Brookvale Centre.

[13] Appendix F, in relation to “Locality F1 Brookvale Centre”

Insert at the end of the table under the heading “**COMPLYING DEVELOPMENT**”:

- | | |
|--|------------------------------------|
| Industrial uses, being: | As described in Schedule 12—Part C |
| <ul style="list-style-type: none">• a different use resulting from a change of use from one type of approved industry or warehouse to another type of industry or warehouse.• alterations to approved industrial and warehouse buildings. | |

[14] Appendix G Manly Lagoon Catchment Locality Statements

Omit the matter relating to business uses, offices and shops from the Table under the heading “**COMPLYING DEVELOPMENT**” in relation to Locality G4 Rodborough Road.

Insert instead:

| | |
|--|------------------------------------|
| Development for the purpose of business uses, offices and shops, being internal alterations to approved business premises, offices or shops. | As described in Schedule 12—Part D |
|--|------------------------------------|

[15] Appendix G, in relation to “Locality G5 Manly Vale Centre”

Omit “incorporating” from the first paragraph of the matter under the heading “**DESIRED FUTURE CHARACTER**”.

Insert instead “that may incorporate”.

[16] Appendix G, in relation to “Locality G5 Manly Vale Centre”

Insert in alphabetical order in the matter under the heading “**PROHIBITED DEVELOPMENT**”:

- brothels

[17] Appendix G, in relation to “Locality G6 Manly Vale Business”

Omit “incorporating” from the first paragraph of the matter under the heading “**DESIRED FUTURE CHARACTER**”.

Insert instead “that may incorporate”.

[18] Appendix G, in relation to “Locality G6 Manly Vale Business”

Omit “provided” from the second paragraph of the matter under the heading “**DESIRED FUTURE CHARACTER**”.

Insert instead “encouraged”.

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Schedule 1 Amendments

[19] Appendix G, in relation to “Locality G6 Manly Vale Business”

Omit the matter from under the heading “**Category One**”.

Insert instead:

- business premises
- hire establishments
- offices
- restaurants
- shops

BY AUTHORITY