

Mr Ray Brownlee
Chief Executive Officer
Northern Beaches Council
PO Box 82
MANLY NSW 1655

Attention: Mr Peter Robinson

Dear Mr Brownlee

I refer to your letter of 22 February 2019 to Ms Amanda Harvey, Director, Sydney Region East seeking a further extension for Council staff to assume the Secretary's concurrence where a development application for a dwelling house involves a variation of building height and floor space ratio development standards across the Northern Beaches local government area (LGA).

I acknowledge the reasons for Council's request and the potential impacts on Council resources of referring development applications to the local planning panel. I note that one of the key objectives of local planning panels is to focus on contentious and complex development applications while Council staff continue to determine routine applications.

As delegate of the Secretary, I have determined that for 30 months from the date of this letter Council may assume the Secretary's concurrence to enable staff to determine development applications for Class 1 buildings (single dwelling houses) where the development contravenes a numerical standard by greater than 10% in the following circumstances:

- height of buildings under the Warringah Local Environmental Plan (LEP) 2011, Manly LEP 2013 and Pittwater LEP 2014; and
- floor space ratio under the Manly LEP 2013.

These applications may be determined by Council staff under delegation in accordance with Council's procedures. This approach will allow Council staff to focus their effort on preparing a consolidated LEP for the Northern Beaches LGA.

The 30 months assumed concurrence has been granted based on the small number of variations greater than 10 percent. Council is required to provide the data every six months to the Department for review. Should a significant increase occur in the use of the assumed concurrence the Department reserves the right to remove the assumed concurrence.

I acknowledge Council's work to date and the study of exceptions to height of buildings and floor space ratio development standards and its recommendations. This work should be built on to achieve a permanent solution as part of consolidating Council's LEPs.

To assist in the preparation and exhibition of a planning proposal and subsequent LEP amendments to resolve the need for further extensions, Council should schedule quarterly meetings with the Department from the date of this letter to discuss progress in delivering the consolidated LEP.

If you have any more questions on this matter, please contact Mr Brendan Metcalfe, Team Leader, Sydney Region East, at the Department on 9860 1442.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

24/05/2019