

Addendum 1 to Warringah Planning Proposal

- Is the planning proposal consistent with applicable Ministerial Directions (s117 directions)?

s117 Direction	Consistency
Direction 3.1 Residential Zones	The planning proposal is consistent with this Direction, as the amendment to the Height of Buildings Map – Sheet HOB_009 will not change the medium density residential character of the area nor alter the types of residential development permitted within the zone. The reduction in height from 11 metres to 8.5 metres will not impact upon the efficiency of the use of existing infrastructure nor reduce the existing nor intended density of land, as the increase in height was made in error and therefore is not a real reduction in respect of the historic residential character and density of the area. In the making of Warringah Local Environmental Plan 2011, Council gave no consideration to increasing the density above 8.5 metres due to the proximity of the land to natural hazards.