

Our ref: IRF23/2341
Your ref: PP-2022-3802

Mr Peter Debnam
Chair
Sydney North Planning Panel
Lock Bag 5022
PARRAMATTA NSW 2124

4 September 2023

PP-2022-3802 – Progression of the Patyegarang (formerly Lizard Rock) Planning Proposal to Community Consultation

Dear Mr Debnam

I am writing to you in response to correspondence from the NSW Department of Planning and Environment's North District team, which seeks to progress the revised Patyegarang (formerly Lizard Rock) planning proposal dated July 2023 to community consultation.

On 1 September 2023 the Sydney North Planning Panel after reviewing the proponent's amendments, as the Planning Proposal Authority, decided that the planning proposal as revised (Version 3 July 2023) is suitable for public exhibition.

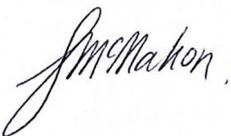
Condition 1 of the Gateway determination issued on 9 June 2023 required the Patyegarang planning proposal to be updated prior to community consultation and Condition 2 of the Gateway required the Department as Local Plan Making Authority's review prior to community consultation.

The Agile Planning Team notes Gateway condition 1(d) has only been partially addressed as the proponent's methodology is generally consistent with the overall intent of the Northern Beaches Affordable Housing Scheme but is being applied to land subdivision for low density housing. To ensure this condition is satisfied the *Patyegarang Project, Belrose – Provision of Affordable Housing discussion paper* must be included in the consultation package.

Subject to the above noted inclusion in the consultation package, the Department's Agile Planning Team has reviewed the revised planning proposal and is satisfied that the proposal has addressed the matters in Condition 1 of the Gateway determination and the planning proposal can now progress to community consultation.

Should you have any questions, you are welcome to contact Amy van den Nieuwenhof, Specialist Planning Officer at the Department on 9274 6439.

Yours sincerely



Louise McMahon
Director, Agile Planning
Programs, Infrastructure, Digital

cc: Brendan Metcalfe – Director North District, NSW Department of Planning and Environment