

21 June 2024

Via email

Jazmin Van Veen and Thomas Holmes
Metro North, East and Central Coast Team
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
PARRAMATTA NSW 2124

Our Ref: PEX2024/0004

Dear Jazmin and Thomas,

Request for Gateway Determination: Planning Proposal for Northern Beaches Local Environmental Plan (LEP)

I am pleased to inform you that the Planning Proposal for the creation of a new consolidated Local Environmental Plan (LEP) for the Northern Beaches now has been submitted to the Minister for Planning and Public Spaces via the NSW Government Planning Portal (see attached overview).

In accordance with recent resolutions of Council as well as the Local Planning Panel (LPP) as outlined below, Council hereby requests a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

Resolution by Northern Beaches Council

At its Extraordinary Meeting on 17 June 2024, Council considered the Planning Proposal and resolved that:

- 1. Council endorse the Planning Proposal (Attachment 1 and Attachment 2) for submission to the Minister for Planning and Public Spaces for Gateway Determination.*
- 2. Council delegate authority to the Chief Executive Officer to make any required amendments to the Planning Proposal to address minor errors or the requirements of the Department of Planning, Housing and Infrastructure which do not alter the intent or result in material changes to the Planning Proposal, prior to the commencement of any public exhibition.*

This follows an Extraordinary Meeting by the LPP on 23 May 2024, where the Panel formed the view that the Planning Proposal was appropriate for submission to the Minister for Gateway Determination.

Purpose

The Planning Proposal seeks to consolidate the four LEPs that currently apply to the Northern Beaches local government area (LGA), implement relevant State government strategic plans, and progress the directions identified in Council's Local Strategic Planning Statement – *Toward 2040*.


It is based on four years of strategic planning, research, technical studies, and spatial analysis, and informed by extensive community and stakeholder consultation, including ongoing collaboration with the Department. In particular, the recent Conservation Zones Review provides a strong evidence-base for land use planning and zoning across the LGA.

The LEP will be complemented by a new Northern Beaches Development Control Plan (DCP), replacing all four current DCPs. The DCP is being developed parallel to the LEP, and it is intended to be placed on public exhibition with the Planning Proposal, subject to Council endorsement.

We would be pleased to meet with the Department at any stage to provide further clarification.

Should you require any further information or assistance in this matter, please contact Kelly Lynch, A/c Manager Strategic and Place Planning on (02) 8495 5555.

Yours faithfully



Neil Cocks
A/c Executive Manager, Strategic and Place Planning

Enclosed: Overview of LEP Planning Proposal and supporting materials

Attachment – Overview of LEP Planning Proposal and supporting materials

All components of the Northern Beaches LEP Planning Proposal as presented to Northern Beaches Council at their Extraordinary Meeting 17 June 2024 are listed below.

The Planning Proposal and Appendices are identical to those presented to the Northern Beaches Local Planning Panel at their Extraordinary Meeting 23 May 2024, except for Appendices F and I. These have been amended to address minor editorial errors before being reported to Council.

Planning Proposal and appendices

- Planning Proposal – Northern Beaches Local Environmental Plan (LEP)
- Appendix A - Comparison of LEP Provisions and Proposed Approach
- Appendix B - Comparison of LEP Land Use Tables and Proposed Approach
- Appendix C - Comparison of LEP Maps - Index Page
- Appendix C-1 - Acid Sulfate Soils Mapbook
- Appendix C-2 - Active Street Frontages Mapbook
- Appendix C-3 - Additional Permitted Uses Mapbook
- Appendix C-4 - Affordable Housing Contributions Scheme Mapbook
- Appendix C-5 - Centres Mapbook
- Appendix C-6 - Coastal Hazards Mapbook
- Appendix C-7 - Design Excellence Mapbook
- Appendix C-8 - Erection of Dwelling Houses Mapbook
- Appendix C-9 - Floor Space Ratio Mapbook
- Appendix C-10 - Foreshore Building Line Mapbook
- Appendix C-11 - Foreshore Scenic Protection Mapbook
- Appendix C-12a - Geotechnical Mapbook Part A
- Appendix C-12b - Geotechnical Mapbook Part B
- Appendix C-13 - Height of Buildings Mapbook
- Appendix C-14 - Heritage Mapbook
- Appendix C-15 - Key Sites Mapbook
- Appendix C-16 - Land Application Mapbook
- Appendix C-17 - Land Reservation Acquisition Mapbook
- Appendix C-18 - Land Zoning Mapbook
- Appendix C-19 - Landscaped Area Mapbook
- Appendix C-20 - Lot Size Mapbook

Appendix C-21 - Precinct Boundary Mapbook
Appendix C-22 - Riparian Lands, Watercourses and Wetlands Mapbook
Appendix C-23 - Terrestrial Biodiversity Mapbook
Appendix C-24 - Urban Release Area Mapbook
Appendix D - Additional Permitted Uses on Certain Land
Appendix E - Heritage
Appendix F - Draft Northern Beaches LEP 202X (incl minor amendments)
Appendix G - Justification of Strategic Merit
Appendix H - Conservation Zones Review - Outcomes and Implications
Appendix I - Deferred Lands Background and Proposed Approach (incl minor amendments)
Appendix J - Technical Supporting Studies and Analysis - Index Page
Appendix J-1 - Technical Supporting Study - Dual Occupancy and Housing Density Research and Analysis
Appendix J-2 - Technical Supporting Study - Environmental Sustainability Research and Analysis
Appendix J-3 - Technical Supporting Study - Floor Space Ratio Analysis
Appendix J-4 - Technical Supporting Study - Height of Buildings Amendments for Certain Employment Zones
Appendix J-5 - Technical Supporting Study - Housing Mix Research and Analysis
Appendix J-6 - Technical Supporting Study - Landscaped Area Analysis
Appendix K – Coastal Zone Checklist

Supporting Materials

Agenda – Northern Beaches Council Extraordinary Meeting – 17 June 2024
Minutes – Northern Beaches Council Extraordinary Meeting – 17 June 2024
Minutes – Local Planning Panel Extraordinary Meeting – 23 May 2024 (included as attachment to Council report)