



Newport Residents Association Inc.

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30th December 2015

The Hon. Rob Stokes, MP
Minister for Planning,
1725 Pittwater Road
MONA VALE NSW 2103

Dear Rob,

Re State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Miscellaneous and Affordable Housing) 2015

At a Pittwater Council meeting on the 21st December we noted on the Agenda a submission made by council staff to your department outlining a number of concerns with some of the proposed changes. We also noted the short time frame given to council to reply plus the fact, which was of deep concern to us, that this amendment was sent out for comment during the period of the final local government amalgamation deliberations and requested responses.

We totally endorse the comments made by the Pittwater Council staff and the letter, dated the 30th November 2015, sent to your department as a submission response. We attach a copy of the Agenda item and the submission response as *Attachment 1*.

What really concerns our member's the most is the site coverage proposed amendment to exclude driveways, swimming pools and any deck, balcony, pergola, terrace or verandah attached to a dwelling house and not enclosed by a wall higher than 1.4m for the purpose of calculating site coverage. We agree with council that this has the potential to lead to developments **covering entire lots**. We believe this change is diabolical, especially for Pittwater. We agree with the staff response although would not have been unhappy for stronger words to be used.

We spoke to this matter at the council meeting (which forced a discussion and separate motion). Judging from the lengthy discussion from many councillors that followed, the concern on all items raised by staff was unanimously supported by resolution. We also attach a copy of our public address made at the meeting covering all items raised by the staff letter as *Attachment 2*.

The purpose of this letter is to express our organisations deep concerns regarding these proposals and our support for the council submission/response to your department.

Yours sincerely,

Gavin Butler
President
Newport Residents Association