

**NBC RESPONSE TO QUESTIONS FROM PITTWATER COMMUNITY ALLIANCE WITH
REGARD TO THE FINALISATION OF THE LEP/DCP PROCESS
(Received 8th June 2022)**

- **Update on the LEP process/timetable**

The next stage in the LEP process is the release of a Review of Conservation zones for public comment, anticipated to occur following approval at the July 2022 Council meeting. This work is critical to the structure and framework of the new LEP, given the markedly different approaches taken to the use of these zones in the Pittwater, Warringah and Manly LEPs, and noting the need to create a standard zoning approach in the Deferred Lands (Oxford Falls Valley) which is subject to a separate LEP (Warringah LEP 2000). Work continues on drafting of other LEP and DCP provisions with the aim of producing a Planning Proposal for Council's consideration in early 2023.

- **Concerns/risks associated with delays versus a change of State Government and policy**

There is always potential for the State Government to change policy. Not all changes are negative. For example, recent changes to State Environmental Planning Policy (Housing) have restricted boarding house development and seniors housing in low density residential zones and rural zones.

- **In what way can PCA assist in moving finalisation of documents**

We will continue to consult with key stakeholders as part of the LEP preparation process. The process is to some degree dictated by other requirements, including finalising the approach to Conservation zones and the implementation of Council's Local Housing Strategy.

- **Discuss status of Character statements, location (LEP/DCP) & ability to review prior to finalisation**

We are close to finalising a report on options for drafting local character statements and will shortly be undertaking workshops on this work with key community groups, including PCA.

- **Floor Space Ratios – explanation (are they in place of height limits etc.) and NBC intentions.**

Floor space ratios (FSR) are not a replacement for height controls in the LEP. Council will continue to include height controls in the new LEP. FSRs are a general control on the bulk and scale of development. The three current "standard" northern beaches LEPs use them differently. Manly LEP uses them for all forms of development across all zones. Warringah LEP use them only in the Dee Why town centre and in the new Frenchs Forest town centre. The Pittwater LEP uses them only in industrial zones. Council is still considering how it will apply FSR controls in its new LEP. Council could simply retain existing controls across the LGA or seek to expand the use of FSR controls in areas not currently subject to them. There are arguments for and against each approach.

- **Ability for PCA to review LEP/DCP before it goes to a council meeting for exhibition**

There will be multiple of opportunities for involvement and engagement when the LEP/DCP are on exhibition. It's not appropriate that select members of the community are provided information prior to the councillors and other members of the community.