NSW GOVERNMENT | Planning & Environment

Our ref: IRF20/3170
Your ref: MOD2019/0226

Mr Ray Brownlee
General Manager
Northern Beaches Council
PO Box 82
MANLY NSW 1655 Australia

Dear Mr Brownlee

Application for concurrence to Clause 4.6 Variation of Development Standards for Modification (MOD2019/0226) of Development Consent DA2013/0587 granted for construction of a boarding house – Lot 2506 Bundaleer Street, BELROSE NSW 2085

I refer to Council's request on 5 May 2020 seeking the Secretary's concurrence in the above matter.

Following consideration of the application, concurrence has been granted to vary the housing density development standard permitting a maximum of 1 dwelling per 20-hectares of site area referred to under Locality *C8 Belrose North* of the Warringah Local Environmental Plan 2000. This will allow installation of four kitchenettes into the basement boarding rooms and establishment of four areas of private open space at Lot 2506 Bundaleer Street, Belrose.

Concurrence was granted in this instance for the following reasons:

- the application does not raise any issues of state or regional significance; and
- there is no public benefit in maintaining the maximum of 1 dwelling per 20-hectares of site area development standard. The use of the land for self-contained boarding rooms is appropriate considering previous approvals granted on this site.

Should you have any further enquiries about this matter, I have arranged for Ms Ashley Richards, Specialist Planning Officer, North District, Eastern Harbour City, at the Department to assist you. Ms Richards can be contacted on (02) 8289 6776.

Yours sincerely

9 July 2020

Luke Downend
Acting Director, North District Eastern Harbour City
Greater Sydney, Place & Infrastructure