

18 December 2020

Elvie Magallanes, Senior Planner
Place, Design and Public Spaces
NSW Department of Planning, Industry and Environment
12 Darcy St
PARRAMATTA NSW 2150

Our Ref: 2020/0006

Dear Elvie,

Planning Proposal 114-120 Old Pittwater Rd, BROOKVALE NSW 2100

Northern Beaches Council requests that the Department of Planning, Industry and Environment provide a Gateway Determination for the attached Planning Proposal under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

The Planning Proposal seeks to amend the Warringah Local Environmental Plan 2011 for land at 114-120 Old Pittwater Road, Brookvale.

The Planning Proposal seeks to amend Schedule 1 of Warringah Local Environmental Plan 2011 to allow 'office premises' as an additional permitted use (APU) limited to a maximum 15,657sqm gross floor area within the existing buildings. The proposal includes two new Area 24 on the APU Map Sheet 008A and a new subclause in Schedule 1 for Area 24.

The intention is to allow existing floorspace on the site, which was previously ancillary office space, to be used independently of approved warehouse/industrial uses. The table below outlines the enclosed documentation supporting the request for Gateway consideration. These documents have been uploaded to the Planning Portal and shared via OneDrive.

Document
Information Checklist
Planning Proposal
Report to Council Meeting 15 December 2020
Minutes of Council Resolution 15 December 2020
Report by Lewis Advisory (for proponent) including Legal Opinion and Economic Impact Assessment

Council requests to exercise its delegation to make the Local Environmental Plan.

Should you require any further information or assistance in this matter, please feel free to contact me on 8495 6284 or at paula.moretti@northernbeaches.nsw.gov.au

Yours faithfully



Paula Moretti
Principal Planner