

Gateway Determination

Planning proposal (Department Ref: PP_2017_NBEAC_006_00): to permit Medical Centres and Office Premises on land zoned R3 Medium Density Residential at 729-731 Pittwater Road, Dee Why by adding these uses to Schedule 1 of Warringah Local Environmental Plan 2011 (the LEP).

I, the Executive Director, Regions, at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the LEP to permit Medical Consulting Rooms and Office Premises at 729-731 Pittwater Road, Dee Why should proceed, subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to:
 - (a) demonstrate consistency with the *Draft Greater Sydney Region Plan* and the *Draft Revised North District Plan*;
 - (b) demonstrate that the planning proposal is of justified inconsistency with section 117 Direction 3.1 Residential Zones, given it is of minor significance; and
 - (c) include a map showing the proposed addition of the site on the LEP Additional Permitted Uses Map.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in a guide to preparing local environmental plans (Department of Planning and Environment 2016) and the planning proposal must be made publicly available for a minimum of **14 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A guide to preparing local environmental plans (Department of Planning and Environment 2016).
3. Consultation is required with NSW Roads and Maritime Services. The public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).



5. The timeframe for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 12th day of December 2017

Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission