

Our ref: PP\_2016\_NBEAC\_003\_00 (16/11768)

Mr Mark Ferguson  
General Manager  
Northern Beaches Council  
1 Belgrave Street  
Manly NSW 2095

  
Dear Mr Ferguson

### **Planning proposal to amend Warringah Local Environmental Plan 2011**

I am writing in response to Northern Beaches Council's letter dated 29 August 2016 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to make amendments to the *Warringah Local Environmental Plan 2011* to rezone land at 8, 10 and 12 Narabang Way, Belrose from E2 Environmental Conservation to B7 Business Park.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal PP\_2016\_NBEAC\_003\_00 should proceed subject to the conditions in the attached Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with S117 Direction 2.1. Council will need to obtain an agreement of the Department's Secretary to comply with the requirements of S117 Direction 4.4 – Planning for Bushfire Protection.

Plan making powers were delegated to councils in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment for administrative purposes.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Greater Sydney Commission may take action under section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

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Should you have any queries in regard to this matter, I have arranged for Amy Ravitz-Williams at the Department's Sydney Region East team to assist you. Ms Ravitz-Williams can be contacted on (02) 9228 2050.

Yours sincerely

 4 October 2016  
**Stephen Murray**  
**Executive Director, Regions**  
**Planning Services**

Encl: Gateway Determination