

Gateway Determination

Planning proposal (Department Ref: PP_2016_NBEAC_003_00): amendment of the Warringah LEP 2011 to rezone land at 8, 10 and 12 Narabang Way, Belrose from E2 Environmental Conservation to B7 Business Park.

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 *Warringah Local Environmental Plan 2011* to rezone land at 8, 10 and 12 Narabang Way, Belrose from E2 Environmental Conservation to B7 Business Park should proceed subject to the following conditions:

1. Prior to community consultation the planning proposal is to be:
 - (a) updated to include site identification maps to clearly show the boundaries for the site. Maps should be prepared to the standards identified in 'Standard Technical Requirements for LEP Maps' (Department of Planning and Environment 2013); and
 - (b) referred to the Commissioner of the NSW Rural Fire Service in accordance with S117 Direction 4.4 – Planning for Bushfire Protection and consideration be given to any comments made. The NSW Rural Fire Service in accordance with 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.
2. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:
 - (a) 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 LEPs (Department of Planning and Environment 2016).
3. Consultation is required with the Office of Environmental and Heritage (OEH) under section 56(2)(d) of the EP&A Act. OEH 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 EP&A 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).

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5. The timeframe for completing the LEP is 6 months from the week following the date of the Gateway determination.

Dated 4th day of October 2016



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

Delegate of the Greater Sydney Commission