



Gateway Determination

Planning proposal (Department Ref: PP_2016_NBEAC_002_00): to make an amendment to the Manly Local Environmental Plan 2013 to increase the size of internal secondary dwellings to 75 square metres.

I, the Director, Sydney Region East 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 *Manly Local Environmental Plan 2013* to make amendments to the size of internal secondary dwellings should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 28 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 Infrastructure 2013).
2. 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).
3. The timeframe for completing the Local Environmental Plan is to be 9 months from the week following the date of the Gateway determination.
4. Northern Beaches Council be granted delegation to carry out the Greater Sydney Commission's functions under section 59 of the EP&A Act to progress this planning proposal.

Dated 15th day of AUGUST 2016


Karen Armstrong
Director, Sydney Region East
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission