

Mr Stephen Clements
Deputy General Manager
Northern Beaches Council
1 Belgrave Street
Manly NSW 2095

Our ref: PP_2016_NBEAC_002_00 (16/09439)

Dear Mr Clements

Planning proposal to amend Manly Local Environmental Plan 2013

I am writing in response to Northern Beaches Council's letter dated 30 June 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 *Manly Local Environmental Plan 2013* to increase the maximum size of internal secondary dwellings from 60 square metres to 75 square metres.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal PP_2016_NBEAC_002_00 should proceed subject to the conditions in the attached Gateway determination.

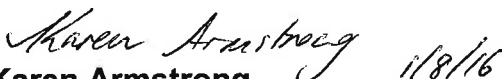
Plan making powers were delegated to councils in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation.

The amending Local Environmental Plan (LEP) is to be finalised within 9 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 for the Department of Planning and Environment to draft and finalise the LEP should be made 6 weeks prior to the projected publication date.

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.

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


Karen Armstrong
Director, Sydney Region East
Planning Services