



Mr Ray Brownlee
Chief Executive Officer
Northern Beaches Council
PO Box 82
MANLY NSW 1655

Attention: Louise Kerr, Director Planning & Place

Dear Mr Brownlee

Planning proposal PP_2018_NBEAC_004_00 to amend Pittwater Local Environmental Plan 2014

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and the revised planning proposal received in June 2019 in respect of the planning proposal to permit 'seniors housing' on land at 2 and 4 Nooal Street and 66 Bardo Road, Newport, NSW 2106.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be the local plan-making authority due the planning proposal having been through a Rezoning Review.

The amending local environmental plan (LEP) is to be finalised within six months of the date of the Gateway determination. Council should aim to revise the planning proposal in accordance with the Gateway determination as soon as possible. Council's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight 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 Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Brendan Metcalfe to assist you. Mr Metcalfe can be contacted on 9860 1442.

Yours sincerely



Amanda Harvey 14th October 2019
Acting Executive Director, Eastern Harbour City
Greater Sydney, Place and Infrastructure

Encl: Gateway determination