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Our ref: PP_2013_MANLY_001_00 (13/06387)

Mr Henry Wong
General Manager
Manly Council
PO Box 82
MANLY NSW 1655

Dear Mr Wong,

Planning proposal to amend Manly Local Environmental Plan 2013

I am writing in response to your Council's request for a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal (Amendment No 1) to rezone land at 34, 36 and 38 Stuart Street, Manly from RE1 Public Recreation to E4 Environmental Living, apply a minimum lot size of 250sqm, a floor space ratio of 0.6:1 and a maximum building height of 8.5m to the subject lands and remove land at 38 Stuart Street, Manly from the Land Reservation Acquisition Map.

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

I have also agreed the planning proposal's inconsistency with S117 Direction 4.1 Acid Sulfate Soils is of minor significance. In relation to S117 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the proposed reduction of land zoned for public purposes having noted that Council no longer intends to acquire the land for open space. No further approval is required in relation to these Directions.

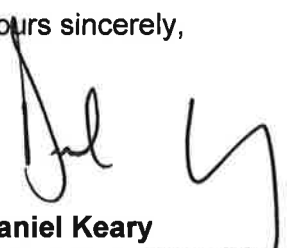
The Minister delegated his plan making powers to councils in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation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

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 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 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 Minister may take action under section 54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Megan Hollingsworth of the regional office of the department on 02 9228 6111.

Yours sincerely,



26/4/13

Daniel Keary
Acting Executive Director
Metropolitan Planning

Gateway Determination

Planning proposal (Department Ref: PP_2013_MANLY_001_00): to rezone land at Manly for environmental living purposes and to amend the development standards applying to the land.

I, the Acting Executive Director, Metropolitan Planning at the Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Manly Local Environmental Plan (LEP) 2013 to rezone land at 34, 36 and 38 Stuart Street, Manly from RE1 Public Recreation to E4 Environmental Living, apply a minimum lot size of 250sqm, a floor space ratio of 0.6:1 and a maximum building height of 8.5m to the subject lands and remove land at 38 Stuart Street, Manly from the Land Reservation Acquisition Map should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to update Part 1 – ‘Objectives’ within the planning proposal to include a concise statement setting out the intended outcome of the planning proposal. It is to include a plain English explanation of what the proposed amendment intends to achieve.
2. Prior to undertaking public exhibition, Council is to update the planning proposal to correctly reference the name of the E4 Zone, being ‘E4 Environmental Living’ rather than ‘E4 Environmental Protection’.
3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A 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 & Infrastructure 2012).
4. Consultation is required with the Office of Environment 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.
5. 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).



Planning & Infrastructure

6. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated **26th** day of **APRIL** 2013.

 **26/4/13**
Daniel Keary
Acting Executive Director
Metropolitan Planning
Department of Planning and Infrastructure

**Delegate of the Minister for Planning and
Infrastructure**



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Manly Council is authorised to exercise the functions of the Minister for Planning and Infrastructure under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2013_MANLY_001_00	Planning proposal (Amendment No 1) to rezone land at 34, 36 and 38 Stuart Street, Manly from RE1 Public Recreation to E4 Environmental Living, apply a minimum lot size of 250sqm, a floor space ratio of 0.6:1 and a maximum building height of 8.5m to the subject lands and remove land at 38 Stuart Street, Manly from the Land Reservation Acquisition Map.

In exercising the Minister's functions under section 59, the Council must comply with the Department's "*A guideline for the preparation of local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 26 APRIL 2013


Daniel Keary
Acting Executive Director
Metropolitan Planning
Department of Planning and Infrastructure

Attachment 5 – Delegated plan making reporting template

Reporting template for delegated LEP amendments

Notes:

- Planning proposal number will be provided by the department following receipt of the planning proposal
- The department will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the department's publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the department with the RPA's request to have the LEP notified

Table 1 – To be completed by the department

Stage	Date/Details
Planning Proposal Number	PP_2013_MANLY_001_00
Date Sent to Department under s56	April 2013
Date considered at LEP Review Panel	18/04/2013
Gateway determination date	26/04/2013

Table 2 – To be completed by the RPA

Stage	Date/Details	Notified Reg Off
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date sent to PCO seeking Opinion		
Date Opinion received		
Date Council Resolved to Adopt LEP		
Date LEP made by GM (or other) under delegation		
Date sent to DP&I requesting notification		

Table 3 – To be completed by the department

Stage	Date/Details
Notification Date and details	

Additional relevant information: