



Office of the Director General

Mr Rik Hart
General Manager
Warringah Council
Civic Centre
DEE WHY NSW 2099

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Our ref: PP_2012_WARRI_007_00 (12/16844-1)
Your ref:

Dear Mr Hart,

Planning Proposal to amend Warringah Local Environmental Plan 2011

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 to amend the Warringah Local Environmental Plan 2011 to make a range of housekeeping amendments.

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

The 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 to meet the 9 month timeframe. Council's request for the department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

The NSW 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 s54(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 Danijela Karać of the regional office of the department on 02 9228 6111.

Yours sincerely,

SHaddad
Sam Haddad
Director General
1/12/2012.

Gateway Determination

Planning proposal (Department Ref: PP_2012_WARRI_007_00): to amend the Warringah Local Environmental Plan 2011 to make housekeeping amendments.

I, the Director General, 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 Warringah Local Environmental Plan (LEP) 2011 to:

1. Permit 'boat and repair facilities' in the IN1 General Industrial zone,
2. Prohibit 'registered clubs' in the RE2 Private Recreation zone and either,
 - (a) rezone Long Reef Golf Club, Manly Vale Bowling Club, North Manly Bowling Club and Wakehurst Golf Club RE1 Public Recreation and add four registered club sites under Schedule 1 Additional Permitted Uses; or
 - (b) include Long Reef Golf Club, Manly Vale Bowling Club, North Manly Bowling Club and Wakehurst Golf Club to Schedule 1 Additional Permitted Uses,
3. Amend the Height of Buildings Map for land at Pittwater Road and Narrabeen, Ocean and 4. Albert Streets, Narrabeen from 11 metres to 8.5 metres,
5. Remove Lot 1 DP 960506 from the Land Reservation Acquisition Map,
6. Amend Schedule 1 by mapping all additional permitted uses under Warringah LEP 2011, and
7. Replace Clause 6.1 Acid Sulfate Soils with the latest model clause,

should proceed subject to the following conditions:

1. 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 is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning 2009)* and must be made publicly available for **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 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
3. 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).
4. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 1st day of December 2012.


Sam Haddad
Director General
Delegate of the Minister for Planning and
Infrastructure