



Planning



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Department Generated Correspondence (Y)

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Our ref: PP_2010_PITTW_002_00 (10/03773)

Mr Mark Ferguson
General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Mr Ferguson,

Re: Planning Proposal in relation to buffer areas around the Warriewood STP

I am writing in response to your Council's letter dated 12 May 2010 requesting 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 Pittwater Local Environmental Plan 1993 to increase the maximum number of dwellings allowed in the three buffer areas around the Warriewood STP.

As delegate of the Minister for Planning, I have now determined that the planning proposal should not proceed for the reasons outlined in the attached Gateway Determination.

The Department has commenced a strategic review of the residential densities across the buffer areas and a project application under Part 3A of the Act is under consideration in relation to land in Boondah Road, Warriewood. The planning proposal should be resubmitted to reflect the information that becomes available as a result of these projects.

Should you have any queries in regard to this matter, please contact Margaret Kirton of the Regional Office of the Department on 02 9228 6111.

Yours sincerely,


7/6/10

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2010_PITTW_002_00): to increase the maximum number of dwellings allowed in the three buffer areas around the Warriewood STP.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Pittwater Local Environmental Plan 1993 to increase the maximum number of dwellings allowed in the three buffer areas around the Warriewood STP should not proceed for the following reasons:

1. The planning proposal is premature given the fact that a strategic review of the residential densities in the buffer area will be completed in the near future.
2. Assessment of this planning proposal should await the results of this strategic work and any decision taken in relation to a Part 3A application in Boondah Road, Warriewood.

Dated 7th day of June 2010.



**Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning**