



## Planning



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Department Generated Correspondence (Y)

### Office of the Director General

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Our ref: PP\_2010\_MANLY\_001\_00 (10/02307)  
Your ref: 18012010:PCKF:CPS5231

Dear Mr Wong,

### Re: Planning Proposal to draft various amendments to Manly Local Environmental Plan 1988

I am writing in response to your Council's letter dated 18 January 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 Manly Local Environmental Plan 1988 as follows:

1. To zone a number of unzoned parcels of land adjoining Burnt Bridge Creek to Zone No 6-Open Space Zone and Zone No 4-Industrial Zone;
2. To zone closed and unzoned laneways between 18 & 20 Peronne Ave and 21 & 23 Gordon St, Clontarf to Zone No. 2-residential Zone;
3. To list a number of properties as heritage items; and
4. To include Third Party Advertising as exempt development.

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

The Gateway Determination requires that the planning proposal be made publicly available for a period of 14 days. Under section 57(2) of the Act, I am satisfied that the planning proposal is in a form that can be made available for community consultation.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following the date of the Gateway Determination.

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 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 Patricia Assad of the Regional Office of the Department.

Yours sincerely,

Ian Reynolds  
A/Director General

9.2.10

## Gateway Determination

**Planning Proposal (Department Ref: PP\_2010\_MANLY\_001\_00):** to draft various amendments to the Manly Local Environmental Plan 1988.

I, the A/Director General as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Manly Local Environmental Plan 1988 to:

1. Zone a number of unzoned parcels of land adjoining Burnt Bridge Creek to Zone No 6-Open Space Zone and Zone No 4-Industrial Zone;
2. Zone closed and unzoned laneways between 18 & 20 Peronne Ave and 21 & 23 Gordon St, Clontarf to Zone No. 2-residential Zone;
3. List a number of properties as heritage items; and
4. Include Third Party Advertising as exempt development

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. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
  - Roads and Traffic Authority;
  - NSW Rural Fire Service;
  - Sydney Water;
  - Energy Australia; and
  - Warringah Council.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

3. No public hearing is to be held into the matter under section 56(2)(e) of the EP&A Act.
4. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated

g<sup>m</sup> day of

February

2010.



**Ian Reynolds**  
**A/Director General**  
**Delegate for the Minister for Planning**