



NSW GOVERNMENT
Department of Planning

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Office of the Director-General

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Our ref: S07/02019-1

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

Dear Mr Ferguson,

Re: Planning Proposal to rezone 4 and 8 Forest Road, Warriewood to 2(f) (Urban purposes – mixed residential) to enable residential development in Sector 5 of the Warriewood Valley Urban Land Release Area

I am writing in response to your Council's letter dated 21 August 2009 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 Pittwater Local Environmental Plan 1993 by rezoning 4 and 8 Forest Road, Warriewood to 2(f) (Urban purposes – mixed residential) to enable residential development in Sector 5 of the Warriewood Valley Urban Land Release Area.

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.

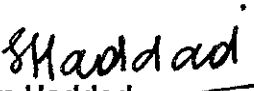
The Gateway Determination requires that the planning proposal be made publicly available for a period of 14 days. Under section 57(2) of the Act I am satisfied that the planning proposal is in a form that can be made available for community consultation. Council is to ensure that the Sector 5 Masterplan and all relevant studies regarding water and waste management, bushfire protection, contamination, geotechnical and traffic are included with the exhibition material.

The amending Local Environmental Plan (LEP) is to be finalised within 6 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 the Regional Office of the Department.

Yours sincerely,


Sam Haddad
Director-General

10/11/2009.



NSW GOVERNMENT

Department of Planning

Gateway Determination

Planning Proposal (Department ref: S07/02019-1): To rezone 4 and 8 Forest Road, Warriewood to 2(f) (Urban purposes – mixed residential) to enable residential development in Sector 5 of the Warriewood Valley Urban Land Release Area.

I, the Director General as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment of the Pittwater Local Environmental Plan 1993 to rezone 4 and 8 Forest Road, Warriewood (Lot 1 DP 5055 and Lot B DP 370222) to 2(f) (Urban purposes – mixed residential) 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 under section 56(2)(d) of the EP&A Act is only required with the following State public authorities that will or may be adversely affected by the proposed instrument:
 - NSW Rural Fire Service.
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 **6 months** from the week following the date of the Gateway determination.

Dated 10th day of November 2009.


Sam Haddad
Delegate for the Minister for Planning