



Dr John Roseth
Chairperson
Sydney East Joint Regional Planning Panel
GPO Box 39
Sydney NSW 2001

Contact: Lee McCourt
Phone: (02) 8575 4129
Email: lee.mccourt@planning.nsw.gov.au
Our ref: PP_2014_WARRI_003_00 (14/19295)

C/- stuart.withington@planning.nsw.gov.au

Dear Dr Roseth

Planning proposal to amend Warringah Local Environmental Plan 2011 (LEP)

Thank you for your letter of 13 November 2014 requesting a Gateway determination, under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act), for a proposal to rezone land at 20-24 Tralee Avenue, Killarney Heights.

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 amending LEP is to be finalised within 9 months of the week following the date of the Gateway determination. The Panel should aim to commence the exhibition of the planning proposal as soon as possible. The Panel's request for the Department to draft and finalise the LEP should be made 6 weeks prior to the projected publication date.

The NSW 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 Act if the time frames outlined in this determination are not met.

If you have any queries, please contact Ms Lee McCourt, of the Department's Metropolitan CBD office, on (02) 8575 4129.

Yours sincerely,

Marcus Ray
Acting Deputy Secretary
Planning Services

15/01/15
Encl: Gateway Determination

Gateway Determination

Planning proposal (Department Ref: PP_2014_WARRI_003_00): to rezone land at 20-24 Tralee Avenue, Killarney Heights.

I, the Acting Deputy Secretary, Planning Services, at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that a proposal to rezone the land at 20-24 Tralee Avenue, Killarney Heights, from RE2 Private Recreation to R2 Low Density Residential should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, the planning proposal is to be updated to clearly indicate the proposed controls for the land, by amending:
 - (a) the Land Use Zoning Map to apply the R2 Low Density Residential zone; and
 - (b) the Lot Size Map to apply a minimum lot size of 600sqm.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs* (Department of Planning and Environment 2013) and must be made publicly available for a minimum of **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 5.5.2 of *A Guide to Preparing LEPs* (Department of Planning and Environment 2013).
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 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 Local Environmental Plan is to be **9 months** from the week following the date of the Gateway determination.

Dated 15th day of January 2015.



Marcus Ray
Acting Deputy Secretary
Planning Services

Delegate of the Minister for Planning