

## Gateway Determination

**Planning proposal (Department Ref: PP\_2015\_WARRI\_006\_00):** to amend Warringah Local Environmental Plan 2011 (Warringah LEP 2011) to increase the maximum size of internal Secondary Dwellings in Zone R2 – Low Density Residential and Zone R3 – Medium Density Residential.

I, the Director, Metropolitan (CBD) at the Department Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to Warringah LEP 2011 to increase the maximum size of internal Secondary Dwellings in Zone R2 – Low Density Residential and Zone R3 – Medium Density Residential, should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:
  - (a) the planning proposal is classified as routine as described in *A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013)* and must be made publicly available for a minimum of **28 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 (former Department of Planning & Infrastructure 2013)*.
2. 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).
3. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 27<sup>th</sup> day of November 2015.



Director, Metropolitan (CBD)  
Planning Services  
Department Planning and Environment  
Delegate of the Minister for Planning



**WRITTEN AUTHORISATION TO EXERCISE DELEGATION**

Warringah Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

<b>Number</b>	<b>Name</b>
PP_2015_WARRI_006_00	Planning proposal to increase the maximum size of internal Secondary Dwellings in Zone R2 – Low Density Residential and Zone R3 – Medium Density Residential.

In exercising the Minister's functions under section 59, the Council must comply with the Department's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 27 November 2015



**Director, Metropolitan (CBD)  
Planning Services  
Department of Planning and Environment  
Delegate of the Minister for Planning**