



Mr Ray Brownlee
Chief Executive Officer
PO Box 82
MANLY NSW 1655

Attn: Louise Kerr, Director Planning & Place

Dear Mr Brownlee

Planning proposal [PP-2021-2172] to amend Pittwater Local Environmental Plan 2014

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to permit 'seniors housing' with development consent as an additional permitted use on land at 2 and 4 Nooal Street and 66 Bardo Road (being Lot 1 DP 540092, Lot 1 DP 315279 and Lot 2 DP 540092), Newport.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

Given the planning proposal's history and Council's original resolution that it should not proceed, I have conditioned the Gateway so that Council is not authorised to be the local plan-making authority to make this plan.

The amending local environmental plan (LEP) is to be finalised within six months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

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 section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Luke Johnson to assist you. Mr Johnson can be contacted on 9860 1580.

Yours sincerely

A handwritten signature in blue ink, reading "Brendan Metcalfe".

23 March 2021

Brendan Metcalfe

**Director, North District, Eastern Harbour City
Place, Design and Public Spaces**

Encl: Gateway determination