

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\_297 to amend Manly Local Environmental Plan 2013**

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 rezone the rear of 88 Bower Street, Manly from RE1 Public Recreation to E4 Environmental Living and apply associated map amendments.

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.

I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

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 to draft and finalise the LEP should be made directly to the Department of Planning, Industry and Environment via [mapinstrument.drafting@dpie.nsw.gov.au](mailto:mapinstrument.drafting@dpie.nsw.gov.au).

Please refer to the attached Guide to Preparing Local Environmental Plans (LEPs) – Addendum, 'Legal Drafting of Map-only LEPs – April 2021' for further instruction. A copy of the request should be forwarded to the Department's Greater Sydney, Place and Infrastructure (North District) team.

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. He can be contacted on 9860 1580.

Yours sincerely



**1 June 2021**

**Brendan Metcalfe**

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

Encl: Gateway determination  
Guide to Preparing Local Environmental Plans (LEPs) – Addendum, 'Legal Drafting of Map-only LEPs'