



Mr Ray Brownlee  
Chief Executive Officer  
Northern Beaches Council  
PO Box 1336  
DEE WHY NSW 2099

Dear Mr Brownlee

**Planning proposal PP\_2015\_WARRI\_004\_00 – Alteration of Gateway Determination**

I refer to Council's letter dated 29 March 2018 requesting to not proceed with planning proposal PP\_2015\_WARRI\_004\_00, which seeks to transfer planning controls for deferred lands within the Oxford Falls Valley and Belrose North area from Warringah Local Environment Plan 2000 into Warringah Local Environmental Plan 2011.

I have considered Council's request and have determined, as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 1 November 2017 for PP\_2019\_WARRI\_004\_00 for the planning proposal not to proceed. The Alteration of Gateway determination is enclosed.

Section 4 of 'Beyond 2040', Council's Local Strategic Planning Statement, notes the future zoning of Oxford Falls Valley and Belrose North will be determined following the completion of a range of studies underway and following consultation with the community as part of the Northern Beaches Local Environmental Plan.

Actions 4.1 of 'Beyond 2040' identifies the studies to be undertaken by Council to inform place based planning controls for the Metropolitan Rural Area and future MRA investigation area (both of which incorporate the Oxford Falls Valley and Belrose North areas). This includes Council's employment study, social infrastructure study, environmental study, biodiversity planning analysis, stormwater quality strategy, open space and recreation strategy and destination management plan.

The Department supports Council's approach to the determination of contemporary land use controls for the Oxford Falls Valley and Belrose North areas, following the completion of the above studies, Council's Local Housing Strategy and community consultation as part of its comprehensive LEP.

Within this context, the strategic basis for the completion of planning proposal PP\_2015\_WARRI\_004\_00 is no longer relevant, having regard to the comprehensive

range of studies now underway by Council as part of the preparation of its comprehensive LEP.

If you have any questions in relation to this matter, I have arranged for Ms Elvie Magallanes to assist you. Ms Magallanes can be contacted on 9860 1439.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M. McDonald', is positioned above the typed name.

5 May 2020

**Malcolm McDonald**  
**Executive Director, Eastern Harbour City**  
**Greater Sydney, Place and Infrastructure**

Encl: Alteration of Gateway Determination