

Mrs Sue Francis  
Acting Chair  
Strategic Planning Panel of the Sydney North Planning Panel  
Via email: [enquiry@planningpanels.nsw.gov.au](mailto:enquiry@planningpanels.nsw.gov.au)

Our ref: PP-2021-7404

Dear Sue

**Planning proposal PP-2021-7404 to amend Pittwater Local Environmental Plan 2014**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of a planning proposal to rezone land for R3 Medium Density Residential development at 159-167 Darley Street West, Mona Vale.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed, subject to the conditions in the enclosed Gateway determination. The proposal is also required to be updated to include details on whether or not the existing minimum lot size will be removed.

The Sydney North Planning Panel (Panel) may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the EP&A Act, being Directions 3.1 (Conservation Zones) and 4.1 (Flooding). The Panel should ensure this occurs prior to the LEP being made.

The amending local environmental plan (LEP) is to be finalised on or before 17 July 2024. The Panel should aim to commence the exhibition of the planning proposal as soon as possible. The panel's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Mrs Lauren Templeman to assist you. Mrs Templeman can be contacted on (02) 9274 6590.

Yours sincerely



**8 September 2023**

**Brendan Metcalfe**

**Director**

**Metro North**

Encl: Gateway determination