

20 May 2016

Carolyn McNally
Secretary
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Our Ref: EC11214

Dear Ms McNally

Dee Why Town Centre Planning Proposal – Gateway Resubmission

Northern Beaches Council requests that the Department of Planning and Environment provide a Gateway Determination for the attached planning proposal under Section 56 of the *Environmental Planning and Assessment Act 1979*.

Council has previously submitted a Planning Proposal on the matter on 6 November 2014. On 1 April 2015, the Department of Planning and Environment issued a Gateway Determination with conditions requiring the provision of additional information and amendments to aspects of the Planning Proposal. Council has complied with and completed the conditions of the Determination and is resubmitting the Planning Proposal as requested.

The Planning Proposal relates to multiple parcels of land in the area known as the Dee Why Town Centre. It seeks to implement the recommendations contained within the adopted Dee Why Master Plan 2013 and supporting studies.

The Master Plan encourages the rejuvenation of the Dee Why Town Centre, consistent with its recognition as a Strategic Centre within *A Plan for Growing Sydney*. The Master Plan aims to deliver an improved public domain and cater for the expected growth in housing and development.

The table below outlines the enclosed documentation supporting the request for Gateway consideration:

Document Title	Tag Ref.
Information Checklist pursuant to Section 55(a)-(e)	1
Planning Proposal	2
Council Report and Resolution 23 September 2014	3
Evaluation Criteria for the Delegation of Plan Making Functions	4
Indicative project timeline	5
Previous Gateway Determination	6
Draft WLEP 2011 Maps (Digital Map Files)	7

Council intends to exercise its delegation to make the local environmental plan. The evaluation response for delegation has been enclosed as Tag reference No 4.

Should you have any enquiries, please feel free to contact us.

Regards,

Neil Cocks
Sustainable Urban Planning Manager

Enquiries: Janelle Brooks 9942 2933