

31 July 2024

NSW Department of Planning, Housing and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Our Ref: 2024/495382

Dear Sir/Madam

Your Reference: PP-2024-928

Planning Proposal - Lot 2 DP 1174201 Winbourne Road, Brookvale NSW 2100

Northern Beaches Council requests a Gateway Determination for the attached Planning Proposal under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

The Planning Proposal seeks to amend the Warringah Local Environmental Plan 2011 for land at Lot 2 Winbourne Road, Brookvale by:

- rezoning the land from RE1 Public Recreation to E4 General Industrial;
- applying a maximum building height of 11m on the Height of Buildings Map;
- applying a minimum lot size of 4,000sqm on the Lot Size Map; and
- listing the land in Part 2 of Schedule 4 to reclassify the land as Operational.

All interests, including the drainage reserve status will be discharged upon reclassification of the land from Community to Operational.

The following documentation is provided to support the Gateway request:

Document	Attachment
Planning Proposal (includes project timeline)	1
Report to Council (Council resolved to progress to Gateway)	2
Minutes of Local Planning Panel Meeting	3
Independent Planning Assessment by DFP Planning Consultants	4
Proposed LEP Map sheets	5

The Planning Secretary's requirements for re-classifying public land, as set out in the LEP Making Guideline, are addressed in the Planning Proposal report (pages 19-21).

Council requests authorisation to be the Local Plan Making Authority, and to exercise its delegation to make the Local Environmental Plan.

For any further information please email: Phil.Jemison@northernbeaches.nsw.gov.au

Yours faithfully

P. Moretti

Paula Moretti – Principal Planner, Strategic and Place Planning