

The Department of Planning, Housing and Infrastructure issued a Gateway Determination on 8 September 2023. An assessment against the Gateway Determination has been undertaken (see **Table 1**).

The Planning Proposal Authority (PPA) team is satisfied that the planning proposal and supporting documents have met the conditions of the Gateway Determination and the planning proposal can proceed to finalisation.

Table 1 - Summary Against Gateway Determination

Gateway Condition	Assessment
1) <i>Prior to community consultation the planning proposal (and any supporting studies) are to be updated to:</i>	
a) <i>assess the proposal against up to date SEPPs and Ministerial 9.1 Directions, and in particular Direction 3.1 (Conservation Zones), Direction 4.1 (Flooding) and Direction 5.1 (Integrating Land Use and Transport).</i>	<p>Condition met</p> <ul style="list-style-type: none"> The exhibited planning proposal provides an assessment against the SEPP's and Ministerial 9.1 Directions specified in Condition 1(a).
b) <i>consider the proposal against the Mona Vale Place Plan, having regard to its current status</i>	<p>Condition met</p> <ul style="list-style-type: none"> The exhibited planning proposal considers the Mona Vale Place Plan.
c) <i>include a new Affordable Housing clause in the PLEP with associated Affordable Housing Contributions Scheme Map, consistent with clause 6.11 (Affordable Housing) of the Warringah LEP 2011</i>	<p>Condition met</p> <ul style="list-style-type: none"> The proposal contains objectives and an explanation of provisions which demonstrate that the intent to Planning Proposal was to amend the PLEP 2014 to include affordable housing.
d) <i>identify an affordable housing contribution rate of 5% for the site on the proposed Affordable Housing Contributions Scheme Map.</i>	<p>Condition met</p> <ul style="list-style-type: none"> The planning proposal was exhibited with an affordable housing contribution rate of 5% for developments with new residential Gross Floor Area (GFA).

Gateway Condition	Assessment
<p>2. <i>Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:</i></p> <ul style="list-style-type: none"> a) <i>the planning proposal is categorised as standard as described in the Local Environmental Plan Making Guidelines (Department of Planning and Environment, 2023) and must be made publicly available for a minimum of 20 working days; and</i> b) <i>the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in Local Environmental Plan Making Guidelines (Department of Planning and Environment, 2023).</i> 	<p>Condition met</p> <ul style="list-style-type: none"> • The Planning Proposal was publicly exhibited from 3 November 2023 – 1 December 2023.
<p>3. <i>Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the EP&A Act:</i></p> <ul style="list-style-type: none"> a) <i>Relevant utility providers, including Ausgrid and Sydney Water</i> b) <i>Environment and Heritage Group</i> c) <i>NSW State Emergency Service</i> d) <i>Biodiversity and Conservation Division</i> e) <i>Transport for NSW</i> f) <i>Greater Cities Commission</i> g) <i>Northern Beaches Council</i> <p><i>Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 days to comment on the proposal</i></p>	<p>Condition met</p> <ul style="list-style-type: none"> • The PPA team has consulted with all the agencies as part of the formal public exhibition. All agencies were provided with a copy of the planning proposal via the NSW Planning Portal. All agencies were also notified by email.
<p>4. <i>A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for</i></p>	<p>Noted.</p>

Assessment Against Gateway Determination

PP-2021-7404



Gateway Condition	Assessment
<i>example, in response to a submission or if reclassifying land).</i>	
5. <i>The LEP should be completed on or before 17 July 2024.</i>	Noted.