

Gateway Determination

Planning proposal (Department Ref: PP-2024-928): to reclassify, rezone and amend the development provisions applied to Lot 2 DP 1174201.

I, the Director, Local Planning and Council Support (North, East and Central Coast) at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Warringah Local Environmental Plan 2011 to reclassify, rezone and amend the development provisions applied to Lot 2 DP 1174201 should proceed subject to the following conditions:

The LEP should be completed on or before 9 May 2025.

1. Prior to public exhibition, Council is to amend the planning proposal as follows:
 - a. Provide details of the height of the electrical line which traverses the site.
 - b. Provide an updated timeframe in alignment with the finalisation date established by the Department.
2. Prior to community consultation, the planning proposal is to be revised to address conditions 1 and forwarded to the Department for review and approval.
3. Consultation is required with the following public authorities:
 - Ausgrid
4. The planning proposal should be made available for community consultation for a minimum of 20 working days.
5. A public hearing is required to be held into the matter by any person or body under section 3.34(2)(e) of the EP&A Act and Section 29 of the Local Government Act 1993. After the public exhibition period has ended, at least 21 days public notice is to be given before the hearing is held.
6. Given the planning proposal seeks to reclassify Council land, Council should not be authorised to be the local plan-making authority to make this plan.
7. The timeframe for the LEP to be completed is on or before 9 May 2025

Dated 30th day of August 2024.



Jazmin van Veen
Director, Local Planning (North, East and Central Coast)
Planning, Land Use Strategy, Housing and Infrastructure
Department of Planning, Housing and Infrastructure

Delegate of the Minister for Planning and Public Spaces

