



Gateway Determination

Planning proposal (Department Ref PP_2012_WARRI_002_00) to amend Warringah LEP 2011 to rezone land at Brookvale to B5 Business Development zone

I the Director General Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure have determined under section 56(2) of the EP&A Act that an amendment the Warringah Local Environmental Plan (LEP) 2011 to rezone land at 638 Pittwater Road Brookvale from a split zoning to a B5 Business Development zone over the entire site and to permit additional uses including office and retail premises and shop top housing on the site should proceed subject to the following conditions

- 1 Prior to placing the planning proposal on public exhibition Council is to amend the statement of objectives to advise that additional uses permitted on the site will include retail and office premises and shop top housing
- 2 Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 (EP&A Act) as follows
 - (a) the planning proposal must be made publicly available for **28 days** and
 - (b) the relevant planning 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 section 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*
- 3 No consultation is required with public authorities under section 56(2)(d) of the EP&A Act
- 4 A public hearing is not required to be held into the matter by any person or body under section 56(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 example in response to a submission or if reclassifying land)
- 5 The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination

Dated 6th day of August 2012

SHaddad

Sam Haddad
Director General
Delegate of the Minister for Planning and
Infrastructure