

Ms Louise Kerr
Acting Chief Executive Officer
PO Box 82
MANLY NSW 1655

PP-2022-3209

Dear Ms Kerr

Planning proposal PP-2022-3209 to amend Pittwater Local Environmental Plan 2014

I am writing in response to the planning proposal you forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) to introduce 'dwelling house' as an additional permitted use and prescribe a height restriction for land at 6 Mitchell Road, Palm Beach.

As delegate of the Minister for Planning and Homes, I have determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the EP&A Act 1.4 Site Specific Provisions, and 5.2 Reserving Land for Public Purposes is justified in accordance with the terms of the Direction.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 31 December 2023. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning and Environment.

Should you have any enquiries about this matter, I have arranged for Kristian Jebbink to assist you. Mr. Jebbink can be contacted on 9995 6424.

Yours sincerely



30 May 2023
Brendan Metcalfe
Director, North District
Encl: Gateway determination