

Mr Scott Phillips  
Chief Executive Officer  
Northern Beaches Council  
PO Box 82  
MANLY NSW 1655

Dear Mr Phillips

**Planning proposal PP-2024-928 to amend Warringah Local Environmental Plan 2011**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) which seeks to reclassify, rezone and amend the development provisions applied to Lot 2 DP 1174201.

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

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with Section 9.1 Direction 4.1 Flooding are justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

I have determined not to condition the Gateway for Council to be the local plan-making authority due to Council's ownership of the subject land.

The amending local environmental plan (LEP) is to be finalised on or before 2 July 2025. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the Gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning, Housing and Infrastructure, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Angela Hynes to assist you. Ms Hynes can be contacted on 02 9860 1558.

Yours sincerely



30/08/2024

**Jazmin van Veen**  
**Director Local Planning (North, East and Central Coast)**  
**Local Planning and Council Support**

Encl: Gateway determination