



Mr Ray Brownlee
Chief Executive Officer
PO Box 82
MANLY NSW 1655

Attn: Louise Kerr, Director Planning & Place

Dear Mr Brownlee

Planning proposal PP_2020_3926 to amend Pittwater Local Environmental Plan 2014

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to the rezoning of one lot from SP2 Infrastructure (Water Supply System) to R2 Low Density Residential at 4 Bellara Avenue North Narrabeen.

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

Council will still need to obtain the agreement of the Secretary to comply with the requirements of the relevant Section 9.1 Direction 2.6 Remediation of Contaminated land. Council should ensure this occurs prior to public exhibition.

I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within nine months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible with a goal of reporting the proposal to Council prior to the caretaker period before Council elections. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Luke Johnson to assist you. Mr Johnson can be contacted on 9860 1580.

Yours sincerely



24 March 2021
Brendan Metcalfe
Director, North District, Eastern Harbour City
Place, Design and Public Spaces

Encl: Gateway determination