



Gateway Determination

Planning proposal (Department Ref: PP_2019_NBEAC_002_00): to rezone four parcels of Crown land downstream of Manly Dam, in the suburbs of Manly Vale and Allambie Heights, from R2 Low Density Residential to RE1 Public Recreation and remove all development standards.

I, the Director, Sydney Region East at the Department of Planning, Industry and Environment, 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 (LEP) 2011 to rezone four parcels of Crown land downstream of Manly Dam, in the suburbs of Manly Vale and Allambie Heights, from R2 Low Density Residential to RE1 Public Recreation and remove all development standards should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to:
 - a. replace the existing and proposed maps in Part 4 with extracts of the relevant Standard Instrument (SI) LEP maps prepared in accordance with the Standard Technical Requirements for Spatial Datasets and Maps (2017);
 - b. include a map that identifies the land subject to the planning proposal by its legal description (where relevant); and
 - c. correct all map sheet references.
2. Prior to community consultation, Council is to consult with NSW Rural Fire Service to address consistency with section 9.1 Direction 4.4 Planning for Bushfire Protection.
3. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning, Industry and Environment 2016).
4. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:

- NSW Crown Lands
- Metropolitan Local Aboriginal Land Council
- Office of Environment and Heritage

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

5. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the 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).
6. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated *9th* day of *August* 2019.



Amanda Harvey
Director, Sydney Region East
Places, Design and Public Spaces
Department of Planning, Industry and
Environment

**Delegate of the Minister for Planning
and Public Spaces**