



IRF20/1813

Mr Peter Duncan AM
Acting Chair
Independent Planning Commission
Level 3, 201 Elizabeth Street
SYDNEY NSW 2000

Dear Mr Duncan

Request for Gateway determination review – PP_2018_NBEAC_004_00

I am writing to advise the Independent Planning Commission that a Gateway determination review request for the above planning proposal has been submitted to the Department of Planning Industry and Environment. Details of the planning proposal are summarised below:

Dept. Ref. No:	GR_2020_NBEAC_001_00
LGA:	Northern Beaches
LEP to be Amended:	Pittwater LEP 2014
Address/ location:	2 and 4 Nooal Street and 66 Bardo Road, Newport
Proposal:	The planning proposal seeks to amend Pittwater Local Environmental Plan (LEP) 2014 to permit development for the purposes of seniors housing on land at 2 and 4 Nooal Street and 66 Bardo Road, Newport.

Northern Beaches Council has requested a review of the determination as it believes the planning proposal has not demonstrated strategic or site specific merit and should be reconsidered.

The Commission is requested to review the planning proposal and prepare advice concerning the merits of the review request. The advice should include a clear and concise recommendation to the Minister's delegate confirming whether, in the Commission's opinion, the Gateway determination should be altered.

The advice and recommendation should be provided within 35 days of the date of this letter and sent to the Department of Planning, Industry and Environment at Locked Bag 5022, Parramatta NSW 2150.

The following information and documents are enclosed to assist the Commission in its review:

- Northern Beaches Council's review request, and supporting information;
- the Department's justification assessment report; and
- the Department's Gateway determination report and Gateway determination.

The Department's *A guide to preparing local environmental plans* provides advice on procedures for the various stages in the independent review process. The guide is available on the Department's website at planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning/Resources.

Should you have any enquiries about this matter, I have arranged for Ms Ashley Richards, Specialist Planning Officer, North District, Eastern Harbour City, from the Department of Planning, Industry and Environment to assist you. Ms Richards can be contacted on (02) 8289 6776.

Yours sincerely



15 July 2020

Malcolm McDonald
Executive Director, Eastern Harbour City
Greater Sydney, Place and Infrastructure