



Gateway Determination

Planning proposal (Department Ref: PP_2016_WILLO_002_00): to amend Willoughby LEP 2012 to permit the additional use of an amusement centre at 1 Anderson Street, 28 Victor Street and 49-51 Albert Avenue, Chatswood.

I, the Director, Sydney Region East at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Willoughby Local Environmental Plan (LEP) 2012 to permit the additional use of an amusement centre at 1 Anderson Street, 28 Victor Street and 49-51 Albert Avenue, Chatswood should proceed subject to the following conditions:

1. Prior to public exhibition the planning proposal is to be updated to exclude any reference to 1 Anderson Street as part of the proposal.
2. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 14 days; and
 - (b) the relevant planning 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Environment 2016).
3. No consultation is required with public authorities under section 56(2)(d) of the Act.
4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).
5. Willoughby City Council be granted delegation to carry out the Greater Sydney Commission's functions under section 59 of the EP&A Act 1979 to progress this planning proposal.
6. The timeframe for completing the LEP is 9 months from the week following the date of the Gateway determination.

Dated 22ND day of SEPTEMBER 2016


Karen Armstrong
Director, Sydney Region East
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission