

Gateway Determination

Planning proposal (Department Ref: PP_2016_WILLO_001_00): to amend Willoughby LEP 2012 to permit the additional use of a hospital and amend the Floor Space Ratio for 12 Frederick Street, St Leonards.

I, the Executive Director, Regions 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 hospital uses and amend the FSR for 12 Frederick Street, St Leonards should proceed subject to the following conditions:

1. Prior to community consultation the planning proposal is to be updated to:
 - (a) include Site identification maps to clearly show the boundaries for the site; and
 - (b) include Floor Space Ratio maps which clearly show both the existing and proposed controls for the site.

Note: Maps should be prepared to the standards identified in 'Standard Technical Requirements for LEP Maps' (Department of Planning and Environment 2013).
2. The draft Willoughby Development Control Plan with Site Specific Requirements is to be placed on public exhibition along with the planning proposal documents.
3. A Stage 3 Remediation Action Plan (RAP) is to be prepared prior to community consultation being undertaken and placed on public exhibition along with the planning proposal documents.
4. Prior to undertaking community consultation, the planning proposal is to be updated to include a satisfactory arrangements provision for contributions to designated State public infrastructure identified as part of a draft or final strategic planning review for St Leonards.
5. 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 28 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).

6. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the relevant s117 directions:

- Department of Health;
- Medical Council of NSW;
- Transport for NSW - Sydney Trains;
- Transport for NSW - Roads and Maritime Services;
- State Emergency Service; and
- Adjoining LGAs.

Each public authority 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.

7. Prior to finalisation, the planning proposal is to be amended to demonstrate consistency with any available findings of the St Leonards planning review work being undertaken by the Department in consultation with North Sydney, Lane Cove and Willoughby councils.
8. 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).
9. The timeframe for completing the LEP is 9 months from the week following the date of the Gateway determination.

Dated 19th day of September 2016


Stephen Murray
Executive Director, Regions
Planning Services

Delegate of the Greater Sydney Commission