

Ms Debra Just
General Manager
Willoughby City Council
PO BOX 57
Chatswood NSW 2057

PP_2016_WILLO_001_00

Dear Ms Just

Planning proposal to amend Willoughby Local Environmental Plan 2012

I am writing in response to your Council's letter dated 15 July 2016 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 (the Act) in respect of the planning proposal to amend Willoughby LEP 2012 to permit the additional use of a hospital and amend the floor space ratio (FSR) for 12 Frederick Street, St Leonards.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

The subject site is located within the area subject to the St Leonards strategic planning review being undertaken by the Department in consultation with North Sydney, Lane Cove and Willoughby councils. Prior to public exhibition, the planning proposal is to be updated to include satisfactory arrangements provisions in regard to contributions to the provision of designated State public infrastructure identified as part of a draft or final strategy for this precinct. The Department is available to assist Council in the wording of these provisions.

Council should also demonstrate that the proposal is consistent with any available findings of the St Leonards strategic planning review prior to finalisation.

The Minister delegated plan making powers to councils in October 2012. Given the strategic importance of St Leonards and the planning review work underway, I have decided not to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan is to be finalised within 9 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the Local Environmental Plan should be made 6 weeks prior to the projected public date.

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 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Ms Amy Ravitz-Williams of the Department's regional office to assist you. Ms Ravitz-Williams can be contacted on (02) 9228 2050.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Steve Murray', with a stylized flourish at the end.

19 September 2016

Steve Murray
Executive Director, Regions
Planning Services

Delegate of the Greater Sydney Commission