



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

17/01221

Attention: Craig O'Brian, Strategic Planner

Dear Ms Just

Planning proposal to amend Willoughby Local Environmental Plan 2012

I am writing in response to your Council's letter dated 23 December 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 amend the building height at 12-14 Malvern Avenue, 5-7 Havilah Street and 345 Victoria Avenue, Chatswood and floor space ratio at 12-14 Malvern Avenue, 5-7 Havilah Street, Chatswood and amend Clause 1.8A - Savings provision relating to development applications.

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 amending Local Environmental Plan is to be finalised within 12 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 to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the department for administrative purposes.

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 Greater Sydney Commission may take action under section 54(2)(d) of the *Environmental Planning and Assessment Act 1979* 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 Coby Tomlins of the Department's regional office to assist you. Ms Tomlins can be contacted on (02) 9274 6500.

Yours sincerely


Karen Armstrong
Director, Sydney Region East
Planning Services

Encl:
Gateway Determination
Written Authorisation to Exercise Delegation
Attachment 5 – Delegated Plan Making Reporting Template