



Ms Debra Just  
CEO  
Willoughby City Council  
PO Box 57  
CHATSWOOD NSW 2057

Via email: [email@willoughby.nsw.gov.au](mailto:email@willoughby.nsw.gov.au)

Dear Ms Just

**Planning proposal (PP-2021-2419) 58 Anderson Street, Chatswood to amend Willoughby Local Environmental Plan 2012**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend the Willoughby LEP 2012 as it applies to land at 58 Anderson Street, Chatswood to rezone the site from R2 Low Density Residential to B4 Mixed Use, to increase the maximum height of buildings from 8.5m to 53m, increase the maximum floor space ratio from 0.4:1 to 4:1 and include the site on the Active Street Frontages Map and Special Provisions Map.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within 12 months of 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 six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

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 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Christina Brooks, Planning Officer or Mr Nick Armstrong, Acting Manager, North District to assist you. Ms Brooks can be contacted on 9274 6045 and Mr Armstrong can be contacted on 8275 1219.

Yours sincerely



22 Jan 2021

**Luke Downend**  
**Acting Director, North District**  
**Greater Sydney, Place and Infrastructure**

Encl: Gateway determination  
Authorised plan-making reporting template