



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

Via email: email@willoughby.nsw.gov.au

Attention: Norma Shankie-Williams, Strategic Planning Team Leader

Dear Ms Just

Planning proposal PP-2021-5395 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 for 100 Edinburgh Road, Castlecrag to increase the maximum height of buildings, increase the maximum FSR and amending various LEP clauses.

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

It is requested that prior to the submission of future planning proposals, any updates to the planning proposals made by way of the Council resolution, are to be incorporated into the planning proposal before it is submitted to the Department on the NSW Planning Portal.

Council has requested to be the local plan-making authority. Given the nature of the planning proposal the Gateway has been conditioned for Council to be the local plan-making authority as the site. It is noted that the Gateway conditions will require updates to the planning proposal and for the planning proposal to be returned to the Department for endorsement prior to exhibition. Council should allow adequate time to ensure the submission for approval prior to the commencement of exhibition.

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 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. Ms Brooks can be contacted on 9274 6045.

Yours sincerely



13 April 2022

Brendan Metcalfe

Director, Metro Central and North District

Encl: Gateway determination
Authorised plan-making reporting template