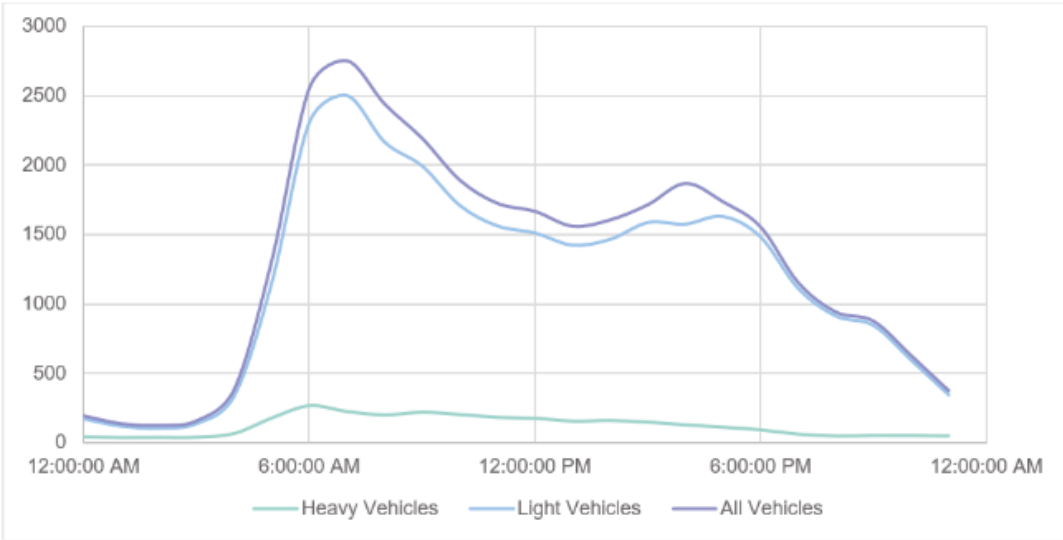
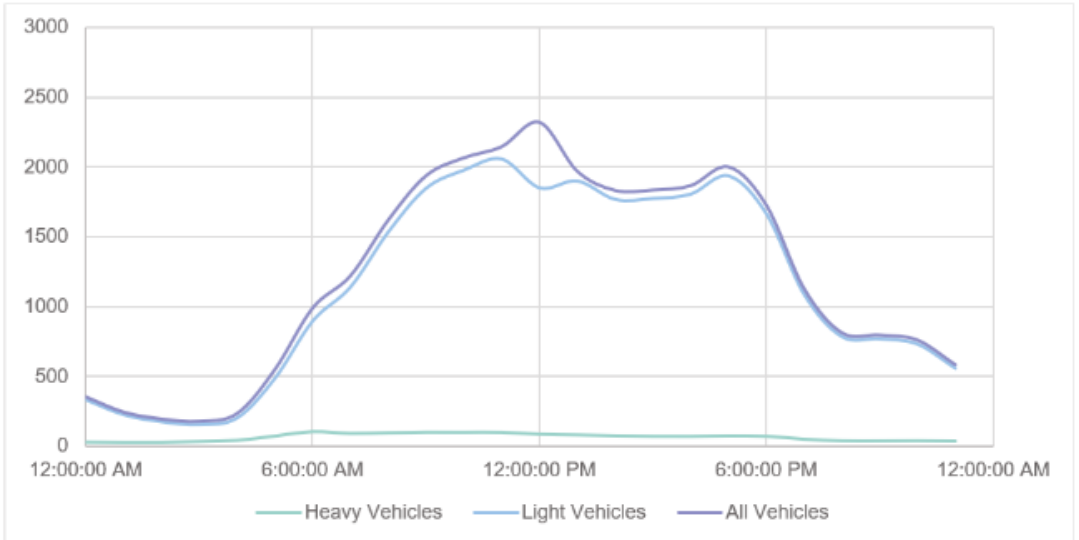


GATEWAY DETERMINATION COMPLIANCE TABLE

Table 1 Compliance Table

Gateway Determination Condition	How Addressed
Prior to community consultation the proposal is to be updated to include:	
(a) provide a consolidated revised proposal to include the documents considered by Council at their meeting 13 September 2021 and the updated appendices listed in the response to Request for Additional Information letter dated 23 June 2021, ensuring that the file names for the documents are clearly labelled as 'exhibition version';	Noted.
(b) the figure for both the AM and PM peak times and in the supporting traffic report;	<p>Section 9.3.3 of the Planning Proposal updated to include the AM and PM peak times which are as follows:</p> <ul style="list-style-type: none">▪ Weekday:<ul style="list-style-type: none">➤ 7 – 8 am➤ 4 – 5 pm▪ Weekend:<ul style="list-style-type: none">➤ 12 – 1pm. <p>See below Figures from the traffic report showing AM and PM peak times.</p>

Gateway Determination Condition	How Addressed
	<p data-bbox="907 226 1541 247">Figure 13 Existing Vehicle Counts, Pacific Highway, Southbound (weekday)</p>  <p data-bbox="907 805 1377 826">Source: Urbis analysis of RMS Traffic Counters, 2018</p>

Gateway Determination Condition	How Addressed
	<p data-bbox="907 223 1624 247">Figure 14 Existing Vehicle Counts, Pacific Highway, Southbound (weekend)</p>  <p data-bbox="907 821 1377 845">Source: Urbis analysis of RMS Traffic Counters, 2018</p>
(c) add additional information in the objectives and intended outcomes to provide the number of jobs and dwellings as a result of the proposed increase to the planning controls;	<p data-bbox="907 949 2004 981">Section 7.1 – Objectives & Intended Outcomes updated to include a new dot points that state:</p> <p data-bbox="907 1005 2004 1109"><i>The future development will facilitate the provision of 4.81 direct and indirect jobs for every \$1 million spent per year during the construction period and approximately 64 ongoing jobs within the non-residential component.</i></p> <p data-bbox="907 1141 2004 1204"><i>The amendment to the planning controls will enable an additional 258 dwellings to be provided by the future development</i></p>
(d) existing Active Street Frontages, Special Provisions Map and Lot Size Map;	<p data-bbox="907 1244 2004 1308">I note the Special Provisions Map was revoked on 1 March 2022. Active Street Frontages Map and Lot Size Map included in <i>Section 3.1 – Willoughby Local Environmental Plan 2012</i></p>
(e) prepare and include digital maps for exhibition in the spatial viewer;	<p data-bbox="907 1348 1120 1380">Council completing</p>

Gateway Determination Condition	How Addressed
(f) incorporate the proposed changes outlined in the Council resolution to apply clause 4.4B Minimum non-residential floor space in the Mixed Use Zone;	Noted and updated.
(g) provide a plain English explanation in the planning proposal for the introduction of new clauses including the sun access provisions and the minimum non-residential which specifies a 17% FSR for non-residential uses;	Noted in report that this was at Council's direction.
(h) include an assessment of the proposal against the relevant priorities and actions of the Council endorsed Willoughby Local Housing Strategy;	A new <i>Table 10 – Consistency with Local Housing Strategy</i> has been included in Section 9.2.
(i) correct the Local Strategic Planning Statement 'Priority 2' – enhancing walking and cycling connections to Willoughby's urban area, local centres and landscape features to state 'Priority 3';	<i>Table 7 Consistency with Willoughby LSPS</i> updated.
(j) remove or update reference to clause 6.12 Size of shops in B3 and B4 in Chatswood as this clause is proposed to be removed in the Comprehensive LEP;	Clause 6.12 removed.
(k) provide additional detailed shadow diagrams to show the full degree of overshadowing to the neighbouring properties including the future developments at 613-627 Pacific Highway and 629-639 Pacific Highway, South Chatswood HCA and Artarmon HCA;	Additional shadow diagrams have been included in the updated Appendix B to show overshadowing impacts at neighbouring properties
(l) address all of the following relevant Section 9.1 Ministerial Directions: 2.6 Remediation of Contaminated Land;	<i>Table 12 – Consistency with Section 9.1 Directions</i> has been updated to address the identified Ministerial Directions.

Gateway Determination Condition	How Addressed
3.5 Development Near Regulated Airports and Defence Airfields; 4.1 Acid Sulfate Soils; and 6.3 Site Specific Provisions	
(m) remove reference to revoked Directions;	<p>The following Ministerial Directions that have been revoked were removed from <i>Table 12 Consistency with Section 9.1 Directions</i>:</p> <ul style="list-style-type: none"> ▪ 3.3 – Home Occupations ▪ 5.5 – Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) ▪ 5.6 – Sydney to Canberra Corridor ▪ 5.7 – Central Coast ▪ 5.8 – Second Sydney Airport: Badgerys Creek ▪ 7.1 – Implementation of A Plan for Growing Sydney ▪ 7.2 – Implementation of Greater Macarthur Land Release Investigation
(n) address SEPP (Housing) 2021 and remove reference to repealed SEPPs;	References to the consolidated SEPPs has been amended. A new row has been included to address the SEPP (Housing) 2021.
(o) Council should consider whether the planning proposal is likely to impact upon significant regional or district views for neighbouring properties and if a view sharing analysis should be prepared to support the proposal during exhibition;	Noted – due Tuesday 26 April.
(p) revise Table 4 Surrounding Planning Proposals on pages 18 and 19 to state the correct planning controls	<p>Following updates to <i>Table 4 Surrounding Planning Proposals</i>:</p> <ul style="list-style-type: none"> ▪ 54 – 56 Anderson Street → Proposed FSR amended to 5:1

Gateway Determination Condition	How Addressed
(54-56 Anderson Street, Chatswood; and 58 Anderson Street, Chatswood).	<ul style="list-style-type: none"> 58 Anderson Street → Proposed Height amended to: 53m and Proposed FSR amended to 4:1
(q) consultation is required with the Department of Transport, Infrastructure, Regional Development and Communications (DTIRDC);	Noted
(r) a project timeline based on the issuing of this Gateway determination; and	<i>Table 13 Anticipated Project Timeline</i> updated
(s) ensure any relevant updates required as part of the Gateway for the Comprehensive Planning Proposal LEP are updated in this planning proposal.	Updates made in line with Comprehensive Planning Proposal related to affordable housing provision.
<p>2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:</p> <p>(a) the planning proposal must be made publicly available for a minimum of 28 days; and</p> <p>(b) the planning proposal 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 Local Environmental Plan Making Guidelines (Department of Planning and Environment, 2021).</p>	Noted.
<p>3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:</p> <p>Transport for NSW;</p>	Noted.

Gateway Determination Condition	How Addressed
<p>Ausgrid;</p> <p>Sydney Water Corporation;</p> <p>Department Education;</p> <p>Department Health (Northern Sydney LHD);</p> <p>Sydney Airport Corporation Limited (SACL); and</p> <p>Airservices Australia.</p> <p>Each public authority/organisation 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.</p>	
<p>4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the 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).</p>	Noted.
<p>5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:</p> <p>(a) the planning proposal authority has satisfied all the conditions of the Gateway determination;</p> <p>(b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and</p>	Noted.

Gateway Determination Condition	How Addressed
(c) there are no outstanding written objections from public authorities.	
6. The planning proposal must commence exhibition within 3 months from the date of the Gateway determination.	Noted.
7. The planning proposal must be reported to Council for a final recommendation 6 months from the date of the Gateway determination.	Noted.
8. The time frame for completing the LEP is to be 9 months following the date of the Gateway determination.	Noted.