

## Gateway Determination

**Planning proposal (Department Ref: PP-2022-4316):** to amend the affordable housing contribution rate under the Willoughby Local Environmental Plan 2012 for land at 3 McIntosh Street, 2 Day Street and 40-42 Anderson Street, Chatswood from 10% to 7%.

I, the Acting Executive Director, Local Planning & Council Support, at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Willoughby Local Environmental Plan 2012 to amend the affordable housing contribution rate for 3 McIntosh Street, 2 Day Street and 40-42 Anderson Street, Chatswood from 10% to 7% should proceed subject to the conditions listed below.

The LEP should be completed on or before 29 August 2025.

### Gateway Conditions

1. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
  - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
  - (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 Guideline* (Department of Planning and Environment, August 2023).
2. No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the EP&A Act.

3. 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).

Dated 28 January 2025



**Daniel Thompson**  
**Acting Executive Director**  
**Local Planning & Council Support**  
**Planning, Land Use Strategy, Housing**  
**and Infrastructure**  
**Department of Planning, Housing and**  
**Infrastructure**

**Delegate of the Minister for Planning and**  
**Public Spaces**