

## Gateway Determination

**Planning proposal (Department Ref: PP-2024-1862):** *Willoughby Housekeeping Review 2024.*

I, the A/Executive Director, Local Planning and 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 (WLEP) to make housekeeping amendments should proceed subject to the following:

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 23 July 2025.

### Gateway Conditions

1. Prior to public exhibition, the planning proposal is to be amended to:
  - a. Remove the proposed amendments to Clause 6.8 of the *Willoughby Local Environmental Plan 2012*.
  - b. Remove the proposed amendment to Clause 4.1C of the *Willoughby Local Environmental Plan 2012*.
  - c. Remove the proposed amendments to the dictionary definition of gross floor area.
  - d. Update the amendments proposed within schedule 1 of the *Willoughby Local Environmental Plan 2012* to ensure property descriptions and addresses are consistent throughout the proposal and up-to-date.
  - e. Remove the proposed amendments to increase minimum lot sizes for certain MU1 Mixed Use land in Chatswood.
  - f. Update proposed mapping with higher resolution images which are clearly labelled.
  - g. Update Part 6 of the planning proposal to provide a project timeline that is consistent with the requirements stipulated under the LEP Making Guideline.

2. 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 the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).

No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the 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 17 December 2024



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

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