

Gateway Determination

Planning proposal (Department Ref: PP-2024-1886): Willoughby Council Heritage Review

I, the Director, Local Planning (North, East and Central Coast) 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 list 14 new heritage items and propose one new heritage conservation area 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 26 March 2026.

Gateway Conditions

1. Prior to public exhibition, the planning proposal is to be updated to:
 - a) To clarify whether the Chatswood Bowling Club and the bowling club gate and fence (aka 655A Pacific Highway) are being listed as separate items, this should also be reflected in the draft heritage data forms.
 - b) Ensure the planning proposal, maps and heritage data forms are consistent and include up-to-date property descriptions, and photographs that are clearly labelled and accurately identify the sites and/or areas (including significant features where relevant).
 - c) Remove reference to the proposed addition of 13-17 Northcote Street and 32 Dalleys Road, Naremburn to the Naremburn Heritage Conservation Area.
 - d) Reduce the extent of the proposed Naremburn Civic Centre Heritage Conservation Area to exclude key detracting or neutral lots on the periphery of the proposed area, including,
 - i. 19-27 Glenmore Street
 - ii. 29-31 Glenmore Street
 - iii. 33-35 Glenmore Street
 - iv. 207-211 Willoughby Road
 - v. 28-30 Merrenburn Avenue
 - vi. 31-33 Merrenburn Avenue
 - vii. 31-35 Donnelly Road

- viii. Lot 11 DP1217286 Donnelly Road
 - ix. 2-30 Lawson Lane
 - x. 31-33 Martin Street.
- 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 *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
- 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 7 July 2025



Jazmin van Veen
Director, Local Planning (North, East
and Central Coast)
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces