

## Gateway Determination

**Planning proposal (Department Ref: PP-2025-622):** to reclassify Council owned land from 'community' to 'operational' at Northbridge Plaza Car Park.

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 reclassify Council land from community to operational at Northbridge Plaza Car Park should proceed subject to the following

The Council as planning proposal authority is not authorised to exercise the functions of the local plan-making authority.

The LEP should be completed on or before **10 March 2026**.

### Gateway Conditions

1. Prior to exhibition the background section of the planning proposal be updated to provide further explanation of the removal of the site's reclassification from the Willoughby comprehensive LEP and how previous concerns raised have been addressed.
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. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
  - Sydney Water
  - Utility providers such as Ausgrid

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

4. A public hearing is required to be held into the matter as required when reclassifying public land from community to operational under LEP Practice Note PN16-001.

Dated 2 June 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**