

Department of Planning, Housing and Infrastructure

Our ref: IRF25/863

Mr Hugh Phemister
General Manager
Willoughby City Council
PO Box 57
CHATSWOOD NSW 2057

Subject: Planning proposal (PP-2025-622) to amend Willoughby Local Environmental Plan 2012

Dear Mr Phemister

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the Environmental Planning and Assessment Act 1979 (the Act) and additional information received on 2 April 2025 in respect of the planning proposal to reclassify Council owned land from 'community' to 'operational' at Northbridge Plaza Car Park.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination. I have determined not to authorise Council to be the local plan-making authority as the proposal relates to the reclassification of Council owned land.

I have also agreed, as delegate of the Secretary, the proposal is consistent with relevant section 9.1 Directions.

The amending local environmental plan (LEP) is to be finalised on or before 10 March 2026. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the Local Environmental Plan Making Guideline (Department of Planning, Housing and Infrastructure, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Department of Planning, Housing and Infrastructure

Should you have any enquiries about this matter, I have arranged for Jordan Clarkson to assist you. Ms Clarkson can be contacted on 02 9407 2131.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Jazmin van Veen".

2/06/2025

Jazmin van Veen

Director, Local Planning (North, East and Central Coast)

Local Planning and Council Support

Department of Planning Housing and Infrastructure