IRF22/2027

Ms Debra Just
CEO
Willoughby City Council
PO Box 57
CHATSWOOD NSW 2057

Via email: email@willoughby.nsw.gov.au

Attention: Mitchell Nobel, Head of Planning

Dear Ms Just

Planning proposal for 100 Edinburgh Road, Castlecrag to amend Willoughby Local Environmental Plan 2012 (PP-2021-5395)

I am writing in response to Council's resubmission of the planning proposal for 100 Edinburgh Road, Castlecrag prior to exhibition to address conditions of the Gateway determination issued under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act).

The revised planning proposal addressing conditions 1(a) to (l) was submitted to the NSW Planning Portal on 8 July 2022 as a requirement of condition 2 of the Gateway determination dated 13 April 2022.

The revised documents have now been reviewed. It is noted that the planning proposal has been generally updated to address the Gateway conditions, with the exception of the following:

i) Condition 1(a) – the proposal has been updated to note the land is not owned by Council but does not clarify what is proposed on this strip of land. It is noted that the Council report advises that there is no change proposed to the zoning of the RE1 land and supporting studies advise that it will be landscaped and maintained for public access; and
ii) Condition 1(l) – the timeline has not been included. This is to be provided to indicate the stages of the planning proposal through to the proposed estimated completion date.

Council should ensure that the planning proposal is updated prior to public exhibition to address what is proposed for the land zoned RE1 Public Recreation and to include a timeline for completion to comply with the conditions of the Gateway determination.

The Department considers that a Preliminary Site Investigation (PSI) is sufficient to satisfy Ministerial Direction 4.4 Remediation of Contaminated Land. As recommended in the PSI, a Detailed Site Investigation (DSI) can be carried out after the demolition of the

existing buildings on the site and is not required for public exhibition. Should you have any enquiries about this matter, I have arranged for Christina Brooks of the North District team to assist you. Ms Brooks can be contacted on 9274 6045.

Yours sincerely



15 July 2022
Brendan Metcalfe
Director, North District
Metro Central and North District