Department of Planning and Environment

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

Our ref: PP-2021-6242(IRF22/821)

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

Attention: Mr Ian Arnott, Planning Manager

Dear Ms Just

Planning proposal PP-2021-6242 – Alteration of Gateway Determination

I refer to your letter dated 22 February 2022 in relation to the request for an alteration of the Gateway determination for the Comprehensive Review planning proposal (PP-2021-6242) specifically relating to planning controls for attached and detached dual occupancies on battle-axe lots for the Willoughby Local Government Area (LGA).

Council has requested as part of the Comprehensive Review that the proposed changes to prohibit attached and detached dual occupancies on battle-axe lots be subject to community consultation to commence on 15 March 2022 and remain in the planning proposal.

The Department has considered the additional information provided by Council to support its request and is satisfied that due to the small number of lots involved and the limited number of development applications received, the effect of prohibiting dual occupancies in a battle-axe configuration may have a minimal impact on the housing diversity and supply in the Willoughby LGA. As such, the proposed changes to the permissibility of dual occupancies on battle-axe lots in the Comprehensive Review and the planning proposal can proceed to community consultation.

However, it is noted that the proposed changes will still be subject to Parliamentary Council consideration during finalisation of the plan. The Department may at this time consider the mechanism for achieving the objective of attached and detached dual occupancies on battle-axe lots and the community response during exhibition.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 24 December 2021 for PP-2021-6242. The Alteration of Gateway determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Christina Brooks to assist you. Ms Brooks can be contacted on 9274 6045.

Yours sincerely

15 March 2022
Brendan Metcalfe
Director, North District
Eastern Harbour City

Encl: Alteration of Gateway Determination