

Our ref: IRF26/4680 PP-2026-1280

Mr Hugh Phemister
General Manager
Willoughby City Council
PO Box 57
CHATSWOOD NSW 2057
email@willoughby.nsw.gov.au

10 August 2026

Subject: Planning Proposal (PP-2026-1280) 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) in respect of the planning proposal that seeks to list 28 Beaconsfield Street, Chatswood as a local heritage item under Schedule 5 of the WLEP.

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.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 26 February 2027. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

Should you have any enquiries about this matter, I have arranged for Gary Hinder to assist you. Mr Hinder can be contacted on 9873 8547.

Yours sincerely



Ashley Cook
A/Manager, Local Planning and Council Support (North East Central Coast)

Encl: Gateway determination
