



Planning & Infrastructure

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Ms Penny Holloway
General Manager
North Sydney Council
PO Box 12
NORTH SYDNEY NSW 2059

Our ref: PP_2012_NORTH_004_00 (12/10161)
Your ref: ALW1 (PDS)

Dear Ms Holloway,

Planning Proposal to rezone land at Falcon Street, Alexander Street, Burlington Street and Willoughby Land, Crows Nest from Mixed Use and Special Uses – Parking to Commercial, to amend the building height control and include 'car parks' as an additional permitted use.

I am writing in response to your Council's letter dated 4 June 2012 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the abovementioned planning proposal to amend the North Sydney Local Environmental Plan 2002.

As delegate of the Minister for Planning and Infrastructure, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following the date of the Gateway Determination. Council should aim to commence the exhibition of the Planning Proposal within four (4) weeks from the week following this determination. Council's request for the Department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Nigel Riley of the Regional Office of the Department on 02 9228 6111.

Yours sincerely,

Sam Haddad
Director-General

29/6/2012.

Gateway Determination

Planning Proposal (Department Ref: PP_2012_NORTH_004_00): to rezone land at Falcon Street, Alexander Street, Burlington Street and Willoughby Land, Crows Nest from Mixed Use and Special Uses – Parking to Commercial, to amend the building height control and include 'car parks' as an additional permitted use.

I, the Director General, Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the North Sydney Local Environmental Plan 2002 to rezone land at Falcon Street, Alexander Street, Burlington Street and Willoughby Land, Crows Nest from Mixed Use and Special Uses – Parking to Commercial, to amend the building height control and include 'car parks' as an additional permitted use should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for **28 days**; and
 - (b) the relevant planning 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 section 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Transport for NSW – Roads and Maritime Services

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.
3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated

29th

day of

June

2012.


Sam Haddad
Director-General
Delegate of the Minister for Planning and
Infrastructure