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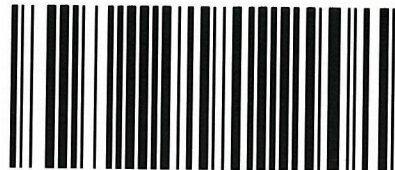
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Tim Archer
Team Leader Metro Delivery (CBD)
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001



PCU56176

BB3 (PDS)

2 October 2014

Dear Tim,

**RE: REQUEST FOR PRE-GATEWAY REVIEW – PGR_2014_NORTH_001_00
18 BERRY STREET & 144-154 PACIFIC HIGHWAY, NORTH SYDNEY**

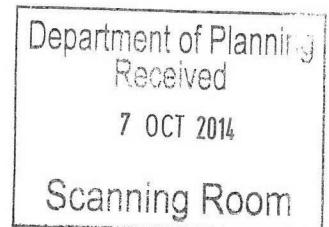
I refer to the Department of Planning and Environment's (DPE) letter dated 18 July 2014 with respect to the progression of the Planning Proposal relating to 18 Berry Street and 144-154 Pacific Highway, North Sydney. In particular, it sought to determine if North Sydney Council (Council) would accept the role of Relevant Planning Authority (RPA) within 14 days of the date of the letter, and if it did, that the Planning Proposal be forwarded to the DPE within 40 days of the date of the letter.

After considering a report addressing the implications of accepting the role of the RPA on 18 August 2014, Council formally responded to the DPE's letter on 25 August 2014 stating that:

- Council would accept the role of the RPA; and
- the Planning Proposal would be forwarded to the DPE once the proponent had paid Council the required fees, enabling it to progress the Planning Proposal through the second stage of the Planning Proposal process.

Council is now in receipt of the second stage fees from the proponent. Therefore, in accordance with the Planning Minister's delegate's determination in response to the Planning Proposals' pre-Gateway Review, Council hereby provides a copy of the Planning Proposal (in an unamended form) in order to receive a Gateway Determination.

As previously indicated in Council's letter to the DPE dated 25 August 2014, Council requests that in issuing any Gateway Determination for the Planning Proposal, that the DPE be requested to include a condition that requires the Planning Proposal to be amended to apply a minimum non-residential floor space ratio of 1.4:1 across the entire site to which the Planning Proposal relates with no maximum requirement imposed.



Please find enclosed a CD which contains a copy of the following:

- Council's assessment report of the Planning Proposal and its resolution; and
- Planning Proposal (unamended); and
- Council report regarding the nomination of the RPA.

Enquiries should be directed to Ben Boyd of Council's Strategic Planning Department on **9936 8100**.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Alex Williams', with a stylized, cursive script.

ALEX WILLIAMS

ACTING MANAGER STRATEGIC PLANNING