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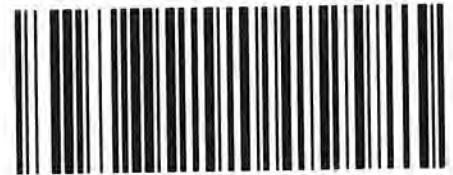
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Mr Lee Mulvey
Director Metro Delivery CBD
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001



PCU062344

Attention: Yolande Miller

MY(CIS)

26 October 2015

Dear Yolande,

RE: PLANNING PROPOSAL – 31 ALBANY STREET, CROWS NEST

The attached Planning Proposal seeks to amend the planning controls for the subject under North Sydney Local Environmental Plan 2013, (NSLEP 2013) to increase the height control from 13 metres to 26 metres and introduce a floor space ratio (FSR) control of 4.27:1. Associated with the Planning Proposal is a draft Voluntary Planning Agreement, (VPA) which provides for significant public benefit.

The Planning Proposal and draft VPA are consistent with, and will help deliver, the built form and public domain outcomes envisaged by the St Leonards/Crows Nest Planning Study – Precinct 1, which has been formally adopted by Council.

At its meeting on 19 October 2015, Council resolved to support the Planning Proposal so that it may be forwarded to the Department of Planning and Environment to receive a Gateway Determination. Please refer the Planning Proposal to the LEP Review Panel for determination, under the 'gateway process'.

Please find attached the following

- Council Officer's report including Council's resolution;
- Planning Proposal; and
- Draft Voluntary Planning Agreement.

Enquiries should be directed to Mark Yee of Council's Strategic Planning Department on 9936 8100.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Marcelo Occhiuzzi".

Marcelo Occhiuzzi

MANAGER STRATEGIC PLANNING

