

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2015_NORTH_009_00)

I, the Deputy Secretary, Planning Services at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 28 January 2016 for the proposed amendment to the *North Sydney Local Environmental Plan 2013* as follows:

1. Delete condition 1(b).
2. Delete condition 2.

Dated 25th day of August 2016



Marcus Ray
Deputy Secretary
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission



Planning & Environment

Mr Ross McCreanor
Acting General Manager
North Sydney Council
PO Box 12
North Sydney NSW 2059

16/11335

Dear Mr McCreanor

I write in regard to Planning Proposal no. PP_2015_NORTH_009_00 for a mixed use development with a proposed height of 26 metres and a floor space ratio of 4.27:1 at 31-33 Albany Street, Crows Nest and the associated Gateway determination issued on 28 January 2016.

I note that on 9 March 2016, the Department received an application from Council requesting a review of the Gateway determination conditions and that this was referred to the Planning Assessment Commission for independent advice on 22 July 2016.

I have determined as delegate of the Greater Sydney Commission, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 28 January 2016 for PP_2015_NORTH_009_00. I have made my decision because the conditions were issued prior to the Government's endorsement on 6 February 2016 to expand the use of determinations of special infrastructure contributions to priority precincts and priority growth areas, to contribute towards the cost of State and regional infrastructure. In addition, I note that the planning proposal is now near finalisation, while the St Leonards strategic review work is not expected until later this year. The Alteration of Gateway Determination document is enclosed.

Please note that all future Gateway determinations for planning proposals that fall within priority precincts or priority growth areas will impose a condition to include a satisfactory arrangements provision for contributions to State and regional infrastructure. As well, future Gateway determinations within this precinct will need to demonstrate consistency with any available findings of the St Leonards planning review work being undertaken by the Department with North Sydney, Lane Cove and Willoughby councils.

If you have any questions in relation to this matter, I have arranged for Ms Karen Armstrong, Director, Sydney East Region to assist you. Ms Armstrong can be contacted on (02) 9228 6512.

Yours sincerely

Marcus Ray
Deputy Secretary

Planning Services 25/08/2016
Encl: Alteration of Gateway Determination