

Mr Ken Gouldthorp
General Manager
North Sydney Council
200 Miller Street
NORTH SYDNEY NSW 2060

Dear Mr ^{Ken}~~Gouldthorp~~

Planning proposal PP_2018_NORTH_002_00 to amend North Sydney Local Environmental Plan 2013

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to increase the maximum height of building, and introduce a maximum floor space ratio, a minimum non-residential floor space ratio and an additional permitted use for shop-top housing at 100 Christie Street, St Leonards.

As delegate of the Greater Sydney Commission, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Directions 1.1 Business and Industrial Zones and 3.5 Development Near Licensed Aerodromes is justified in accordance with the terms of the Directions. No further approval is required in relation to these Directions.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be the local plan-making authority as the site is located within the St Leonards and Crows Nest planned precinct.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight 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 Greater Sydney Commission may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Mr Max Chipchase, Para-Planner, Sydney Region East, to assist you. Mr Chipchase can be contacted on 9274 6304.

Yours sincerely

 29 August 2013
Stephen Murray
Executive Director, Regions
Planning Services

Encl: Gateway determination