

Gateway Determination

Planning proposal (Department Ref: PP_2018_NORTH_002_00): to increase the maximum building height, 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.

I, the Executive Director, Regions at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the North Sydney Local Environmental Plan (LEP) 2013 should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to:
 - (a) demonstrate consistency with the Greater Sydney Region Plan and North District Plan;
 - (b) include a satisfactory arrangements provision for contributions to designated state public infrastructure identified as part of a draft or final strategic planning review for St Leonards / Crows Nest; and
 - (c) provide a project timeline outlining the anticipated time frames for the plan-making process.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal 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 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Transport for NSW;
 - Roads and Maritime Services;
 - Office of Environment and Heritage;
 - Sydney Airport Corporation Limited;
 - Civil Aviation Safety Authority;
 - Airservices Australia;
 - Federal Department of Infrastructure and Regional Development (DIRDC); and
 - Ausgrid.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. Prior to finalisation, the planning proposal is to be updated to demonstrate consistency with any available findings of the St Leonards/Crows Nest strategic investigations being undertaken by the Department.
5. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the 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).
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated *29th* day of *August* 2018.



Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission