



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

Dear Mr Gouldthorp

**Planning proposal PP\_2018\_NORTH\_001\_00 – Alteration of Gateway  
Determination**

I refer to Council's request for a Gateway determination review for the planning proposal for 41 McLaren Street, North Sydney to amend the North Sydney Local Environmental Plan 2013 to increase the maximum building height and minimum non-residential floor space ratio.

The Department has considered the Independent Planning Commission's advice on the Gateway determination review and the merits of the planning proposal and accepts the commission's findings that the proposal not proceed. I have enclosed the commission's advice for your information.

I have therefore determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 23 August 2018 for PP\_2018\_NORTH\_001\_00 such that it not proceed. The Alteration of Gateway determination is enclosed.

This decision does not preclude the proponent from lodging a new or revised proposal for the site. Given that the commission found the proposal to have strategic merit but needed to consider a range of matters to achieve site specific merit, I have encouraged the proponent to liaise with Council should they wish to pursue this matter further.

If you have any questions in relation to this matter, I have arranged for Ms Mary Su to assist you. Ms Su can be contacted on 9373 2807.

Yours sincerely

**Marcus Ray**  
**Group Deputy Secretary, Planning and Assessment**

Encl: Alteration of Gateway Determination and Independent Planning Commission's advice

19/07/2019