



Mr Michael Harrison  
Director Planning and Urban Design  
Architectus Group Pty Ltd  
Level 18, MLC Centre  
19 Martin Place  
SYDNEY NSW 2000

Dear Mr Harrison

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

I refer to North Sydney 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.

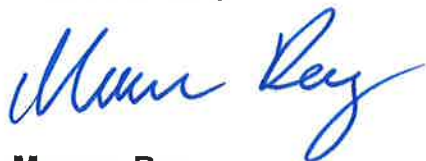
While there is strategic merit for development of the site, the planning proposal in its current form lacks the site-specific merit to proceed to community and agency consultation.

I note your letter to the Department dated 24 June 2019 requesting to submit a revised built form. This decision does not preclude you from lodging a new or revised planning proposal for the site. As this proposal is determined not to proceed, any new or revised planning proposal will need to be submitted to Council for its consideration.

Should you wish to pursue this matter further, I encourage you to liaise with Council in developing a new proposal.

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**

19/07/19  
Encl: Alteration of Gateway Determination and Independent Planning Commission's advice