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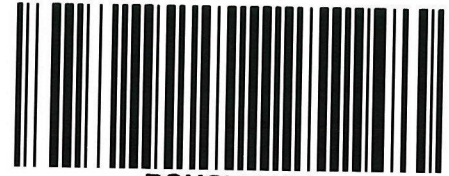
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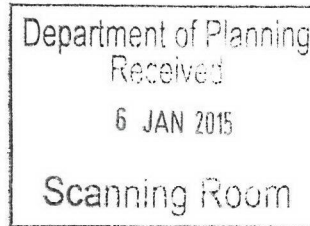
PCU057747

BB3 (CIS)

Attn: Sandy Shewell

22 December 2014

Dear Sandy,



RE: REQUEST FOR GATEWAY DETERMINATION FOR THE FOLLOWING PLANNING PROPOSALS:

Residential Flat Buildings in the B4 Mixed Use Zone

Removal of Maximum Non-residential Floor Space Ratio Controls

Serviced Apartments in the B4 Mixed Use Zone

The attached three Planning Proposals seek to amend North Sydney Local Environmental Plan 2013 as follows:

- **Residential Flat Buildings in the B4 Mixed Use Zone**
 - include 'residential flat buildings' as a permissible use with development consent in the *B4 Mixed Use* zone;
 - include a new local clause within Part 6 of NSLEP 2013 stating that residential flat buildings will only be permissible with consent if they are provided as part of mixed use development and achieve active street frontages;
- **Removal of Maximum Non-residential Floor Space Ratio Controls**
 - amend clause 4.4A to NSLEP 2013 such that the maximum non-residential floor space requirements are removed, thereby providing greater flexibility regarding the provision of employment generating floor space
- **Serviced Apartments in the B4 Mixed Use Zone**
 - amend subclause 4.4A(8) to exclude 'serviced apartments' from the calculation of 'non-residential floor space' to protect the provision of non-residential floor space in the *B4 Mixed Use* zone and ensure such floor space contributes to employment within the LGA.


Council considered all three Planning Proposals at its meeting on 15 December 2014, where it resolved to forward all three Planning Proposals to the Minister for Planning in order to receive a Gateway Determination in accordance with Section 56 of the *Environmental Planning and Assessment Act, 1979*. It would therefore be appreciated if all three Planning Proposals can be referred to the LEP Review Panel for determination under the 'gateway process'.

Please find attached a CD containing the following for each Planning Proposal:

- Council officer's report including Council's resolution; and
- Planning Proposal.

Enquiries regarding all three Planning Proposals should be directed to Mark Yee or the undersigned of Council's Strategic Planning Department on 9936 8100

Yours faithfully



MARCELO OCCHIUZZI
MANAGER STRATEGIC PLANNING