



Mr Ross McCreanor
Acting General Manager
North Sydney Council
PO Box 12
North Sydney NSW 2059

16/16274

Attention: Ben Boyd, Executive Strategic Planner

Dear Mr McCreanor

Request to not proceed with the planning proposal for 521 Pacific Highway, Crows Nest (PP_2015_NORTH_002_00)

I refer to Council's letter of 13 December 2016, regarding the planning proposal to amend *North Sydney Local Environmental Plan 2013* to increase the maximum building height from 20 metres to 40 metres and introduce a maximum floor space ratio of 5.3:1 for land at 521 Pacific Highway, Crows Nest.

I understand Council at its meeting of 18 November 2016 resolved to request not to proceed with the planning proposal following the applicant's request to withdrawal the proposal given the State Government's commitment to acquire the land for construction of a new Sydney Metro Railway Station at Crows Nest.

Given Council's request and justification thereof, as delegate of the Greater Sydney Commission I have determined that the planning proposal should not proceed under section 58(4) of the *Environmental Planning and Assessment Act 1979*.

The Department of Planning and Environment's LEP tracking system has been updated to reflect Council's request.

Should you have any further enquiries regarding this matter, please contact Yolande Miller of the Department's' Sydney Region East section on (02) 9274 6500.

Yours sincerely

 22/12/16
Karen Armstrong
Director, Sydney Region East
Planning Services