



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

PP_2017_NORTH_001_00 (17/05324)

Dear Mr McCreanor

Planning Proposal to amend North Sydney Local Environmental Plan 2013

I am writing in response to your Council's letter dated 24 March 2017 requesting a Gateway Determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect to the planning proposal to increase height and floor space ratio at 575-583 Pacific Highway, St Leonards.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

Council may still need to obtain the agreement of the Department's Secretary to comply with the requirements of S117 Direction 2.3 Heritage Conservation. Council should ensure this occurs prior to the plan being made.

Plan making powers were delegated to councils by the Minister in October 2012. It is noted that Council has accepted this delegation. I have decided not to issue an authorisation for Council to exercise delegation to make this plan, given it was subject to a pre-Gateway review.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following the date of the Gateway Determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made 6 weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Greater Sydney Commission may take action under section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Ms Coby Tomlins of the Department's regional office to assist you. Ms Tomlins can be contacted on (02) 9274 6438.

Yours sincerely

 25 May 2017
Stephen Murray
Executive Director, Regions
Planning Services

Encl:
Gateway Determination