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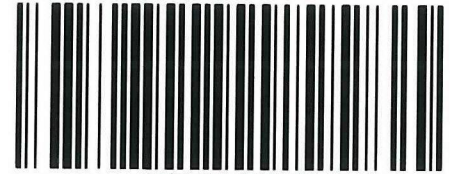
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Ms Sandy Chappel
Acting Director Sydney Region East
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001



PCU070800

BB3(CIS)

Attn: Coby Tomlins

12 May 2017

Dear Coby,



RE: Planning Proposal – North Sydney Centre

The attached Planning Proposal seeks to amend North Sydney Local Environmental Plan 2013 (NSLEP 2013), by amending planning controls as they relate to the North Sydney Centre. In particular, the Planning Proposal seeks to implement the recommended actions of the adopted *North Sydney Capacity and Land Use Strategy* which seeks to:

- Prohibit development for the purposes of ‘serviced apartments’ within the *B3 Commercial Core* zone;
- Apply new height controls to the North Sydney Centre based on the following:
 - Maintaining solar access to residential land outside of the North Sydney Centre between 10am to 2pm; and
 - The continued prohibition of additional overshadowing to land identified as ‘Special Areas’.
- Enable development to occur on sites less than 1000sqm, but only where new development does not exceed 45m in height;
- Remove clauses relating to the provision of railway infrastructure within the Centre;
- Remove clauses relating to the restriction on the amount of additional commercial floor space that can be accommodated within the Centre;
- Removal of the Elizabeth Plaza, Blue Street, and Tower Square ‘Special Areas’; and
- Applying a ‘Special Area’ to the rear of 100 Pacific Highway.

At its meeting on 1 May 2017, Council resolved to support the Planning Proposal so that it may be forwarded it 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 the Planning Proposal could be referred to the LEP Review Panel for determination under the ‘gateway process’.

Please find attached a CD containing the following:

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

Enquiries should be directed to Ben Boyd or the undersigned of Council's Strategic Planning Department on 9936 8100.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Marcelo Occhiuzzi', written in a cursive style.

MARCELO OCCHIUZZI
MANAGER STRATEGIC PLANNING