

Gateway Determination

Planning Proposal (Department Ref: PP_2017_NORTH_001_00): to the planning proposal to increase height and floor space ratio at 575-583 Pacific Highway, St Leonards.

I, the Executive Director, Regions, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the North Sydney Local Environmental Plan 2013 (LEP) should proceed subject to the following conditions:

1. Prior to community consultation the planning proposal is to be updated to:
 - a) demonstrate consistency with the draft North District Plan;
 - b) include a satisfactory arrangements provision for contributions to designated State public infrastructure identified as part of a draft or final strategic planning review for St Leonards / Crows Nest; and
 - c) include additional information to address potential impacts of the proposal, including:
 - traffic impact and access assessment; and
 - heritage impact statement.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing Local Environmental Plans* (Department of Planning and Environment 2016).
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Transport for NSW;
 - Lane Cove Council;
 - Willoughby Council; and
 - Office of Environment and Heritage – Heritage Office.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.



4. A public hearing is not required to be held into the matter by any person or body under Section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing.
5. Prior to Council requesting the Department to finalise the Plan, the planning proposal is to be updated to demonstrate consistency with any available findings of a draft or final strategic planning review for the St Leonards and Crows Nest Station Precinct.
6. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway Determination.

Dated 25th day of May 2017


Stephen Murray
Executive Director, Regions
Department of Planning and Environment

Delegate of the Greater Sydney Commission