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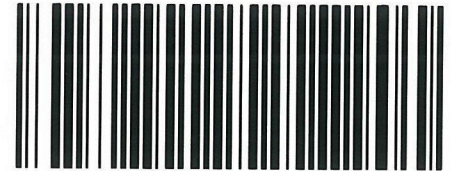
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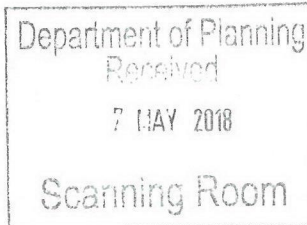
Ms Amanda Harvey
Director Sydney Region East
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001



PCU074577

NM(CIS)

3 May 2018



Dear Amanda,

RE: PLANNING PROPOSAL 3/16 – 100 CHRISTIE STREET, ST LEONARDS

Council is seeking a Gateway Determination for Planning Proposal 3/16, which seeks to amend North Sydney Local Environmental Plan 2013 (NSLEP 2013), by amending planning controls as they relate to 100 Christie Street, St Leonards. In particular, the Planning Proposal seeks to:

- increase the maximum building height from 49m to 132m;
- impose a maximum floor space ratio (FSR) of 18:1;
- impose a minimum non-residential FSR of 4.25:1; and
- add a clause to Schedule 1 – *Additional Permitted Uses* such that “shop top housing” is permissible with consent on the subject site

The Planning Proposal is also accompanied by a Draft Voluntary Planning Agreement (VPA) which seeks to provide Council with a material public benefit in the form of two floors of commercial office space within the building podium, embellishment and dedication of the Christie Street Reserve to Council in perpetuity, upgrade of Chandos Street and Sergeants Lane and a monetary contribution of \$100,000 to Council for the purpose of a bike hub in the area.

Background

At its meeting on 4 December 2017, Council considered an assessment report in relation to Planning Proposal 3/16 where it resolved to support the Planning Proposal. However, it deferred its recommendation to forward the Planning Proposal to the Minister for Planning in order to receive a Gateway Determination, until a number of issues were resolved with regard to the associated VPA. In particular, Council resolved:

1. ***THAT*** upon satisfactory negotiation of issues with the draft VPA as identified by Council’s lawyers, the General Manager be given the authority to forward the attached Planning Proposal 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*.
2. ***THAT*** the associated draft Voluntary Planning Agreement, as endorsed by the General Manager as outlined in Recommendation No.1, be exhibited concurrently with the subject Planning Proposal conditioned on it receiving a Gateway Determination.

ENGLISH	If you do not understand this information, please ring the Translating and Interpreting Service (TIS) on 13 14 50, and ask for an interpreter in your language to contact North Sydney Council on (02) 9936 8100. This is a free service.
ARABIC	إذا لم يكن بمقدورك فهم هذه المعلومات، فالرجاء الاتصال بخدمات الترجمة الخطية والفورية (Translating and Interpreting Service (TIS)) على الرقم 13 14 50 والطلب من مترجم فوري يتحدث العربية أن يتصل لك بمجلس مدينة شمال سيدني على الرقم 9936 8100 (02) - هذه الخدمة مجانية.
GREEK	Αν δεν καταλαβαίνετε αυτές τις πληροφορίες, παρακαλώ τηλεφωνήστε στην Υπηρεσία Μετάφρασης και Διερμηνείας (Translating and Interpreting Service (TIS)) στο 13 14 50, και ζητήστε να σας διαθέσουν ένα διερμηνέα στη γλώσσα σας για να επικοινωνήσετε με το Δήμο του North Sydney στο (02) 9936 8100. Αυτή είναι μια δωρεάν υπηρεσία.
HINDI	यदि आप इस जानकारी को समझ नहीं सकते हैं तो कृपया अनुवाद और दुभाषिया सेवा (Translating and Interpreting Service - TIS) को 13 14 50 पर फ़ोन करें और अपनी भाषा के दुभाषिए द्वारा उत्तरी सिडनी काउंसिल (North Sydney Council) को (02) 9936 8100 पर फ़ोन करने के लिए कहें। यह सेवा निःशुल्क है।
INDONESIAN	Jika Anda kurang memahami informasi ini, silakan telepon Translating and Interpreting Service (TIS) di 13 14 50, dan mintalah seorang juru bahasa dalam bahasa Anda untuk menghubungi North Sydney Council di (02) 9936 8100. Layanan ini tidak dipungut biaya.
ITALIAN	Se non capite queste informazioni, chiamate il Servizio di Traduzione e Interpretariato (TIS - Translating and Interpreting Service) al numero 13 14 50, e chiedete ad un interprete nella vostra lingua di contattare il North Sydney Council al numero (02) 9936 8100. Il servizio è gratuito.
JAPANESE	上記の情報について何かご質問がございましたら、通訳・翻訳サービス (Translating and Interpreting Service (TIS)) 電話番号 13 14 50 までお問い合わせください。また、ご自分の国の言語で通訳の手配をご希望の方は、ノース・シドニー・カウンスル (North Sydney Council) 電話番号 (02) 9936 8100。まで電話でお問い合わせください。尚、このサービスは、無料です。
KOREAN	이 정보를 이해하지 못하실 경우 번역 통역 서비스 (Translating and Interpreting Service (TIS))에 13 14 50으로 연락하셔서 한국어 통역사를 요청하시고 노스 시드니 카운슬 (North Sydney Council) 연락처인 (02) 9936 8100로 연결하도록 요청하십시오. 이 서비스는 무료입니다.
TAGALOG	Kung hindi ninyo naiintindihan ang impormasyong ito, mangyari lamang na tumawag sa Translating and Interpreting Service (TIS) sa 13 14 50, at hilingin sa interpreter ng inyong wika na tawagan ang North Sydney Council sa (02) 9936 8100. Ito ay isang libreng serbisyo.
TRADITIONAL CHINESE	如果你不明白這份資料，請致電13 14 50聯絡Translating and Interpreting Service (TIS)，要求一名能說你的語言的傳譯員，代你致電(02) 9936 8100聯絡North Sydney Council。這是免費服務。

Following a protracted period of negotiations with the proponent, on 1 May 2018, Council's General Manager endorsed a finalised version of the Draft VPA for public exhibition purposes, enabling the Planning Proposal to be forwarded to Minister for Planning in order to receive a Gateway Determination.

Request

In accordance with its resolution, Council now seeks a Gateway Determination in accordance with Section 3.34 of the Environmental Planning and Assessment Act, 1979 for Planning Proposal 3/16.

Please find attached a CD containing the following:

- Council officer's report including Council's resolution;
- Planning Proposal;
- Draft VPA; and
- Plan making authorisation checklist.

Council and the Applicant have been proactively working in relation to the redevelopment of the subject site for an extended period of time. Whilst it is recognised the work that the Department is undertaking with regard to the St Leonards Planned Precinct, Council does not want to see conditions imposed on the Gateway Determination that may jeopardise the delivery of a significant new building within St Leonards which aligns with Council's Strategic Plan for the locality and will also deliver a substantial piece of community infrastructure. Therefore, to avoid any unnecessary delays in the progression of the Planning Proposal, it is respectfully requested that prior to issuing any Gateway Determination in relation to this Planning Proposal, that the Department contact Council to discuss any potential conditions that may be imposed on the Gateway Determination.

Delegation of Plan Making Functions

Council also respectfully requests authorisation to exercise the functions of the Greater Sydney Commission under Section 3.36 of the Environmental Planning and Assessment Act 1979. A copy of the authorisation checklist has been included on the attached CD.

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

Yours sincerely,



MARCELO OCCHIUZZI
MANAGER STRATEGIC PLANNING

Encs.