

Response to Gateway Determination Conditions

Planning Proposal 6/19 – 27-57 Falcon Street, Crows Nest

This document represents North Sydney Council's response to the conditions set out in the Department of Planning's Gateway Determination for the above Planning Proposal, dated 5 February 2021.

Condition 1

Prior to undertaking public exhibition, the Planning Proposal was amended in accordance with the condition as follows:

- a) The proposed maximum building height clause was removed and instead replaced with a plain English explanation;
- b) Address was made to the now finalised St Leonards and Crows Nest 2036 Plan and accompanying section 9.1 Direction (7.11 Implementation of St Leonards and Crows Nest 2036 Plan). References to the Draft Plan have been removed;
- c) References to the Draft North Sydney Strategic Planning Statement have been removed as this has now been finalised;
- d) A clear explanation of the objectives and intended outcomes and site specific provision for 'exceedances to building height' has been provided in the planning proposal report;
- e) A timeframe and milestones for the completion of the planning proposal, including time for the Department to prepare a finalisation report and make an LEP has been included in the report;
- f) The status of the Planning Process and Next Stages section has been updated to reflect current timelines;
- g) Draft LEP mapping has been included within the planning proposal report;
- h) All documentation associated with the Gateway determination has been uploaded to the NSW Planning Portal.

Condition 2

The Planning Proposal will be on public exhibition from 15 March 2021 to 16 April 2021 inclusive, which results in the Planning Proposal being exhibited for a minimum of 28 days in accordance with this condition. Council has notified all landowners who are directly affected by the Planning Proposal and those who may be impacted by the Planning Proposal of its public exhibition.

Condition 3

The Planning Proposal was referred to Transport for NSW, Ausgrid and Sydney Water Corporation in accordance with the condition. The agencies were provided with a copy of the Planning Proposal and all relevant supporting material and given 28 days (7 more than the condition's minimum requirement) within which to comment. This was undertaken concurrently with the public exhibition of the Planning Proposal.

Condition 4

The condition is noted.

Condition 5

The condition is noted.

Condition 6

The condition is noted.

Condition 7

The condition is noted.