

Ms Therese Manns  
General Manager  
North Sydney Council  
PO Box 12  
NORTH SYDNEY NSW 2059

Our ref: PP-2021-3357/(IRF22/4467)

Via email: [council@northsydney.nsw.gov.au](mailto:council@northsydney.nsw.gov.au)

**Attention: Marcelo Occhiuzzi, Manager Strategic Planning**

Dear Ms Manns

**Planning proposal PP-2021-3357 – Alteration of Gateway Determination**

I refer to your letter dated 16 December 2022 in relation to the planning proposal (PP-2021-3357) for 52 Alfred Street, Milsons Point seeking to alter the timeframes within the Gateway determination.

Condition 2 of the Gateway determination conditions the timeframe for commencing exhibition to be 3 months following the date of the Gateway determination. Council has advised that there may be a delay in the commencement of the exhibition for the proposal to allow Council to consider updates to the planning proposal to address conditions of the Gateway determination. Council has also noted subsequent timeframes may need to be altered for reporting the planning proposal to Council for a final recommendation and completion of the proposal within 9 months following the date of the Gateway determination.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 11 November 2022. The Alteration of Gateway determination is enclosed. An extension of time for commencing exhibition and reporting to council has been agreed, however the overall completion timeframe is by 4 October 2023.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the Gateway determination.

If you have any questions in relation to this matter, I have arranged for Ms Christina Brooks to assist you. Ms Brooks can be contacted on 9274 6045.

Yours sincerely



**20 January 2023**  
**Brendan Metcalfe**  
**Director, North District**  
**Metro Central and North**

Encl: Alteration of Gateway Determination

## Alteration of Gateway Determination

### *Planning proposal (Department Ref: PP-2021-3357)*

I, the Director, North District at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 11 November 2022 for the proposed amendment to the North Sydney Local Environmental Plan 2013 as follows:

1. Delete:

“condition 2”

and replace with:

new condition 2:

“Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:

a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2022) and must be made publicly available for a minimum of 30 days; and

(b) the planning proposal 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 *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2022).

Exhibition must commence within **6 months** following the date of the Gateway determination.”

2. Delete:

“condition 5”

and replace with:

new condition 5: “The planning proposal must be reported to council for a final recommendation within **8 months** from the date of the Gateway determination”.

3. Delete:

“condition 6”

and replace with:

new condition 6: “The planning proposal must be completed by 4 October 2023.”

Dated 20<sup>th</sup> day of January 2023.



**Brendan Metcalfe**  
**Director North District**  
**Metro Central and North**  
**Department of Planning and Environment**  
**Delegate of the Minister for Planning and Homes**