

PP-2022-3357 (IRF23/2544)

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

Attention: Marcelo Occhiuzzi, Director Community, Planning and Environment

Dear Ms Manns

North Sydney Local Environmental Plan 2013 (Map Amendment No 5)

I refer to the planning proposal (PP-2021-3357) to amend North Sydney Local Environmental Plan 2013 for land at 52 Alfred Street, Milsons Point (Lot 1 DP 738322).

The proposal will increase the maximum height of buildings from 40m to part RL84 to Alfred Street and part RL88 to Glen Street, Milsons Point.

I am writing to advise that as the Minister for Planning and Spaces delegate, I have made the plan under section 3.36(2)(a) of the *Environmental Planning and Assessment Act 1979*, and under section 3.24(5) it will take effect when published on the NSW Legislation website.

I note that the map amendment includes split heights across the site. Guidance on the distance to the split from the east and west site boundaries should be documented to avoid dispute at the development application stage. A copy of this guidance should be sent to the Department for reference.

Should you have any enquiries about this matter, I have arranged for Ms Charlene Nelson, Manager Place and Infrastructure, Metro North to assist you. Ms Nelson can be contacted on 02 9274 6570.

Yours sincerely



15 November 2023
Brendan Metcalfe
Director, Metro North
Metro Central and North District