

Response to Gateway Determination Conditions

Planning Proposal 6/21 – 52 McLaren Street, North Sydney (DPHI Ref: 2021-5024)

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 22 March 2024 and as altered on 14 October 2024.

Condition 1

This Condition requests the amendment of the Planning Proposal to address a number of matters prior to being placed on public exhibition. The Planning Proposal has been amended to address the relevant concerns as follows:

(a) **SEPP References**

Sections 5.2 and 6.9.2 to the Planning Proposal have been revised to replace former references to "SEPP 65 – Design Quality of Residential Apartment Development" with "SEPP (Housing) 2021" and to provide an updated assessment against SEPP (Housing) 2021.

(b) **Planning Proposal Timeline**

Section 7 to the Planning Proposal has been revised to reflect the desired timeframes within the Gateway Determination as altered on 14 October 2024.

Condition 2

This Condition requires the Planning Proposal to be updated, to address any formal affordable housing policy applicable to the site that the NSW Government releases prior to the finalisation of the planning proposal, subject to feasibility and considering other contributions that are proposed as part of the VPA with Council.

No such policy has been released by the NSW Government to date and therefore there has been no need to amend the Planning Proposal.

Notwithstanding, the draft VPA includes a provision to amend the affordable housing component to align with any changes in NSW Government policy consistent with this condition.

Condition 3

This Condition requires that the Planning Proposal be placed on public exhibition for a minimum of 20 working days. It also required that notification of the Planning Proposal and its exhibition comply with the Department's *Local Environmental Plan Making Guideline*.

The Planning Proposal is being placed on public exhibition for a period of 54 calendar days (or 24 working days) in accordance with this Condition.

The notification documentation complies with the requirements of the *Local Environmental Plan Making Guideline*, which includes the following information:

- Objectives and intended outcomes of the Planning Proposal;
- Land affected by the Planning Proposal;
- Where the Planning Proposal can be viewed;
- Contact details for submissions;
- That Council is the local plan making authority

Condition 4

The Planning Proposal has been referred to the following public authorities, in accordance with the Condition during the exhibition period:

- Transport for NSW;
- Transport for NSW (Sydney Metro);
- Ausgrid;
- Sydney Water Corporation;
- NSW Department of Education, including Schools Infrastructure NSW;
- NSW Department of Health – North Sydney Local Health District;
- Sydney Airport Corporation Limited (SACL);
- Airservices Australia; and
- Department of Transport, Infrastructure, Regional Development and Communications (DTIRDC).

In addition, each of the above public authorities was provided with a copy of the Planning Proposal and all relevant supporting material and given 54 days within which to comment.

Condition 5

This Condition is noted. A public hearing was not deemed necessary prior to undertaking the public exhibition.