

PP-2022-7196 (IRF23/2148)

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

Attention: Marcelo Occhiuzzi, Director of Planning

Dear Ms Manns

North Sydney Local Environmental Plan 2013 (Map Amendment No 4)

I refer to the planning proposal (PP-2022-7196) to amend North Sydney Local Environmental Plan 2013 for land at 360 Pacific Highway, Crows Nest.

The proposal will introduce a maximum FSR of 5.5:1, increase the maximum height of buildings to RL163.8 and apply a maximum non-residential FSR of 2:1, to facilitate an 18-storey mixed-use building comprising non-residential podium floorspace and a residential tower above.

This proposed increase to the development standards are consistent with the recommendations in the St Leonards and Crows Nest 2036 Plan.

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.

Should you have any enquiries about this matter, I have arranged for Ms Christina Brooks, Acting Senior Planning Officer, Metro North to assist you. Ms Brooks can be contacted on 02 9274 6045.

Yours sincerely



14 November 2023
Brendan Metcalfe
Director, Metro Central and North District
Planning and Land Use Strategy