

Peter Debnam
Chair
Sydney North Planning Panel
GPO Box 39
SYDNEY NSW 2001

Via email: enquiry@planningpanels.nsw.gov.au

Dear Mr Debnam

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.

The Department has reviewed the Sydney North Planning Panel's decision on 24 July 2023 and determines the proposed instrument should be made without variation.

I am pleased to advise that as the Minister for Planning and Public 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, A/Senior Planning Officer, Metro North, to assist you. Ms Brooks can be contacted on 9274 6045.

Yours sincerely



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