

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

Attention: Neal McCarry, Acting Manager Strategic Planning

Dear Ms Manns

North Sydney Local Environmental Plan 2013 (Map Amendment No 6)

I refer to the planning proposal to amend North Sydney Local Environmental Plan 2013 for land at 391-423 Pacific Highway, 3-15 Falcon Street and 8 Alexander Street known as the Five Ways Triangle site, Crows Nest.

I advise that as the delegate for the Minister for Planning and Public Spaces, 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 this Friday.

The Department has considered the proposal at finalisation and has made a post-exhibition change. The change responds to North Sydney Council and public feedback and reduces the maximum building height from 62.5m to 58.5m, with an additional 2m for lift overrun, rooftop plant or associated rooftop equipment bringing the total maximum height to 60.5m.

I have also attached a copy of the Sydney Metro submission for Council's information, which raises some matters to be addressed at development application stage.

Should you have any enquiries about this matter, I have arranged for Mr Matthew Rothwell, Planning Officer, Metro North at the Department of Planning and Environment to assist you. Mr Rothwell can be contacted on 8275 1066.

Yours sincerely



6 December 2023
Brendan Metcalfe
Director, Metro North