

Response to Gateway Determination Conditions

Planning Proposal 6/20 – 45 McLaren Street, North Sydney

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 1 June 2022 and as altered on 26 August 2022.

Condition 1

This Condition requires the Planning Proposal to be amended to address a number of matters prior to being placed on public exhibition. The Planning Proposal has been revised as follows to address all of the matters raised in the Condition:

- (a) providing increased consistency and clarity regarding the proposed increase to the maximum height of buildings control (i.e. to impose a maximum height of part RL103 and part RL115), in order to accommodate a concept reference scheme with a maximum height of RL 113.8;
- (b) address the reissued and updated 9.1 Ministerial Directions of 1 March 2022;
- (c) provide further justification in relation to Ministerial Direction 1.4 - Site Specific Provisions;
- (d) address the consolidated and updated State Environmental Planning Policies of 1 March 2022;
- (e) include information addressing the new Employment Zones Reform Framework and how the proposal will relate to those proposed amendments;
- (f) address consistency with the Council endorsed Ward Street Precinct Masterplan preferred 'Option 2' in lieu of 'Option 1';
- (g) provide clear proposed mapping as the images in the amended planning proposal are of a poor resolution;
- (h) update the Visual Assessment Report to include an illustrative assessment of the view impacts to residential properties located to the west of 45 McLaren Street located on McLaren and Miller Streets;
- (i) include the number of jobs that may be created as result of the changes to the planning controls on the site;
- (j) address the new LEP Making Guidelines (Dec 2021); and
- (k) include an updated timeline based on the issuing of the Altered Gateway Determination.

Condition 2

The Planning Proposal has been placed on public exhibition for a total period of 57 calendar days or 24 working days in accordance with this Condition.

Condition 3

The Planning Proposal was referred to the following public authorities, in accordance with the Condition:

- Transport for NSW
- Ausgrid
- Sydney Water Corporation
- NSW Department of Education
- NSW Department of Health – Northern Sydney Local Health District

In addition, each of the above public authorities was provided with a copy of the Planning Proposal and all relevant supporting material and given 57 calendar days within which to comment. This is being undertaken concurrently with the public exhibition of the Planning Proposal.

Condition 4

The condition is noted.

Condition 5

The condition is noted.

Condition 6

The condition is noted.

Condition 7

The condition is noted.