

8 April 2024

Brendan Metcalfe
 Director Metro North
 Department of Planning, Housing and Infrastructure
 4 Parramatta Square, 12 Darcy Street
 Parramatta NSW 2150

Dear Brendan,

Re: 1-7 Rangers Road and 50 Yeo Street Planning Proposal (PP-2022-4350) - Gateway Determination Conditions

On 22 March 2024, you as delegate of the Minister for Planning and Public Spaces determined that a proposal (PP-2022 – 4350) to amend the North Sydney Local Environmental Plan 2013 to increase the maximum height of buildings and increase the minimum non-residential floorspace ratio should proceed to public exhibition subject to conditions. This letter has been prepared to demonstrate how each gateway condition has been addressed in the revised Planning Proposal. This letter is supported by the following:

- Revised Planning Proposal Report prepared by Ethos Urban (**Attachment A**); and
- Submission to the Department of Planning Housing and Infrastructure (DPHI) requesting amendment to Gateway condition 1(a) dated 5 April 2024 (**Attachment B**).

Table 1 Gateway conditions addressed

Gateway condition	How this has been addressed in the Revised Planning Proposal
<i>1. Prior to community consultation the planning proposal is to be updated to:</i>	
<i>(a) investigate opportunities for the provision of affordable housing in the proposal as a key public benefit, instead of the provision of 88 additional public car spaces, with a target of at least 5% affordable housing per the Greater Sydney Region Plan;</i>	A submission to DPHI dated 5 April 2024 was provided in response to this condition (Attachment B). It is requested that the Delegate of the Minister for Planning and Public Spaces consider Gateway Condition 1(a) resolved in the context of the information provided in the letter.
<i>(b) address the consolidated SEPP (Resilience and Hazards) 2021 instead of the now repealed SEPP 55 Remediation of Land;</i>	Refer to Section 8.2.6 of the revised Planning Proposal Report (Attachment A).
<i>(c) address SEPP (Sustainable Buildings) 2022;</i>	Refer to Section 8.2.6 of the revised Planning Proposal Report (Attachment A).
<i>(d) update the consistency against SEPP (Housing) 2021 relating to chapter 4 and remove reference to SEPP No 65 – Design Quality of Residential Apartment Development;</i>	Refer to Section 8.2.6 of the revised Planning Proposal Report (Attachment A).
<i>(e) to include an updated timeline based on the issuing of the Gateway determination.</i>	Refer to Section 11.0 of the revised Planning Proposal Report (Attachment A).

Overall, this letter has outlined how each Gateway Condition has been satisfied to enable the application to proceed to community consultation. We trust that this information satisfies the requirements of the Gateway Conditions, and we respectfully request that the Planning Proposal be placed on public exhibition to enable the local community and key stakeholders review and provide feedback.

Should you require anything further from us please feel free to contact me on the details below.

Kind Regards

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