

Mr Robert Emerson
Acting General Manager
North Sydney Council
PO Box 12
NORTH SYDNEY NSW 2059

Our ref: IRF22/1599

Attention: Marcelo Occhiuzzi, Manager, Strategic Planning

Dear Mr Emerson

Planning proposal (PP-2022-901) to amend North Sydney Local Environmental Plan 2013

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend clause 6.3 as it relates to building heights and massing to development within the North Sydney Centre.

As delegate of the Minister for Planning and Homes, I have determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway Determination. Some conditions require the proposal to be updated prior to the exhibition of the planning proposal.

The proposed local environmental plan (LEP) is to be finalised **within 9 months** of the date of the Gateway Determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council should aim to commence the exhibition of the planning proposal within **4 months** of the date of the Gateway determination.

I have conditioned that the Department of Planning and Environment be authorised as the local plan-making authority.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the Gateway Determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Mr Brendan Metcalfe, Director, North District to assist you. Mr Metcalfe can be contacted on 9680 1442.

Yours sincerely



Alison McLaren 25 August 2022
Metro Central & North
Planning and Land Use Strategy
Encl: Gateway determination