

# **Response to Gateway Determination Conditions**

**Planning Proposal**  
**PP 8/21 (Council Ref)**  
**PP-2023-760 (Dept of Planning Ref)**

## **North Sydney Centre – Height of Buildings Variations**

This document represents North Sydney Council's response to the conditions set out in the Department of Planning's Gateway Determination, dated 6 July 2023 for the above Planning Proposal.

### **Condition 1**

This Condition requires the Planning Proposal to be amended prior to it being placed on public exhibition. The Planning Proposal has been amended to:

- (a) The planning proposal has undergone substantial revision to simplify the explanation of the intent of what is being requested and how that may be achieved. These matters are specifically addressed in sections 1, 2, 5.1 and 5.2.1 of the revised Planning Proposal.
- (b) The specific suggested amendments to identified clauses has been relocated to Annexure A to the Planning Proposal and include further clarification that they are subject to drafting by Parliamentary Counsel.
- (c) The relevant references and maps to NSLEP 2013 that depict the extent of land use zonings applying within the North Sydney Centre have been replaced to reflect the implementation of the Employment Zone Reforms on 26 April 2023 and any other amendments made to date.
- (d) Section 5.6 of the revised Planning Proposal has been amended to include a revised timeline within which the Planning Proposal is to be completed.

The Condition also requires that the revised planning proposal be submitted to the Minister for Planning for review and endorsement prior to being placed on public exhibition.

A copy of the Planning Proposed, revised in accordance with Condition No.1 was provided to the Department of Planning on 13 July 2023, for its review and endorsement. Endorsement was granted on 24 July 2023, with no further amendments required.

### **Condition 2**

The Planning Proposal is on public exhibition from Monday 14 August 2023 until Monday 25 September 2023, comprising a period of 43 calendar days or 31 working days, in excess of the minimum 20 working days required by this Condition.

The Planning Proposal commenced public exhibition on 14 August 2023, being well within the 3-month timeframe (by 6 October 2023).

**Condition 3**

The condition is noted.

**Condition 4**

The condition is noted.

**Condition 5**

The condition is noted.

**Condition 6**

The condition is noted. Given the end of the exhibition period, it is likely that this timeframe can be easily met.

**Condition 7**

The condition is noted.