



NORTH SYDNEY COUNCIL

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Brendan Metcalfe
Director, North District
NSW Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Our Ref: PP2/23
TM3 (CIS)

Via email

CC: Charlene.Nelson@planning.nsw.gov.au; kristian.iebbink@dpie.nsw.gov.au

17 January 2024

Dear Brendan,

RE: Response to Request for Additional Information – PP-2023-92 – 601 Pacific Hwy, St Leonards

I refer to your letter dated 22 December 2023, requesting amended documentation to address inconsistencies with the proposed planning controls for PP-2023-92 at 601 Pacific Hwy, St Leonards in response to Council's request for a Gateway Determination.


Please be advised that Council in its letter requesting a Gateway Determination dated 18 December 2023 requested that a Gateway Condition be imposed to address the difference in the proposed building height indicated in the applicant's documentation and Council's resolution prior to the commencement of any public consultation, should the DPE be of mind to support the application.

For your information, the applicant was requested to amend their Planning Proposal to indicate a maximum building height of RL259 (inclusive of all rooftop structures) following the recommendation of the North Sydney Local Planning Panel (NSLPP), prior to being presented to Council for consideration and following Council's resolution. The applicant indicated that they were not willing to amend the proposed building height in line with the NSLPP recommendation and Council's resolution.

Whilst not ideal, the inclusion of a condition within any Gateway Determination requiring the applicant to amend the building height control to RL259 (inclusive of all rooftop structures) would allow Council to address this impasse and offer the applicant a pathway to progress the Planning Proposal in accordance with the NSLPP recommendation and Council's resolution. The recommended building height is consistent with the height (42 storeys) identified under the St Leonards/Crows Nest 2036 Plan.

Should you have any queries, please direct them to Tom Mojsiejuk, Strategic Planner or the undersigned on **9936-8100**.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'N. McCarry', with a stylized, flowing script.

NEAL McCARRY

ACTING MANAGER STRATEGIC PLANNING