

## Department of Planning and Environment

Our ref: PP-2023-92

Neal McCarry

Acting Manager Strategic Planning

North Sydney Council

Via email: [neal.mccarry@northsydney.nsw.gov.au](mailto:neal.mccarry@northsydney.nsw.gov.au)

CC: [tom.mojsiejuk@northsydney.nsw.gov.au](mailto:tom.mojsiejuk@northsydney.nsw.gov.au)

22 December 2023

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### **Subject: 601 Pacific Highway, St Leonards – Request for additional information**

I refer to the planning proposal PP-2023-92 to amend the North Sydney Local Environmental Plan 2013 (North Sydney LEP 2013) to increase the maximum building height from 49 metres to RL259 (equivalent to approximately 171.5 metres) for 42 storeys and impose a maximum floor space ratio of 20:1 for the site located at 601 Pacific Highway, St Leonards (Lot 71, DP 749690).

The Department acknowledges the work Council and the Proponent have undertaken in preparing the Planning Proposal for submission to the Department for a Gateway determination. The Department is committed to collaborating with Council and the Proponent to advance this proposal.

The Department notes that aspects of the Planning Proposal are inconsistent with the proposed planning controls for the site as resolved by Council on 27 November 2023, in particular the following 2 documents need to be updated prior to Gateway:

- The amended Planning Proposal, prepared by Urbis and dated 29 September 2023;
- The Urban Design Report, prepared by Architectus and dated 10 January 2023, and the addendum, dated September 2023;

To facilitate a timely and thorough assessment, we kindly request that the information be submitted by early January.

The remaining documents will need to be updated prior to public exhibition of the planning proposal:

- Structural Engineering Planning Proposal Report, prepared by ARUP and dated 27 September 2023;
- Preliminary Aeronautical Impact Assessment, prepared by Avlaw Aviation Consulting and dated 28 September 2023;
- Planning Agreement Offer, dated 26 September 2023
- Green Travel Plan, dated 14 September 2022;

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- Transport Impact Assessment, prepared by ARUP and dated 14 September 2022;
- Geotechnical Desktop Study Report, prepared by ARUP and dated 23 April 2021;
- Preliminary Site Investigation, prepared by Golder and dated 24 June 2021;
- Landscape Design Report, prepared by Oculus and dated 19 December 2022;
- Pedestrian Wind Assessment, prepared by Windtech and dated 22 June 2021;

Should you have any enquiries about this matter, I have arranged for Mr Kristian Jebbink to assist you. Mr Jebbink can be contacted on [kristian.jebbink@dpie.nsw.gov.au](mailto:kristian.jebbink@dpie.nsw.gov.au) or 9995 6424.

Yours sincerely

A handwritten signature in blue ink that reads "Brendan Metcalfe".

22 December 2022

Brendan Metcalfe

Director North District