

Response to Gateway Determination Conditions

Planning Proposal 2/23 – 601 Pacific Highway, St Leonards

This document represents North Sydney Council's response to the conditions set out in the Gateway Determination issued on 2 April 2024 by the Department of Planning, Housing and Infrastructure for the above Planning Proposal.

Condition 1

This Condition requires the Planning Proposal to be amended to address certain matters as noted below prior to being placed on public exhibition. The Planning Proposal and the supporting documents have been revised to address the matters raised in the Condition as indicated in proponent's letter to Council dated 20 June 2024:

- (a) consistently apply a maximum building height control of RL 259 as resolved by North Sydney Council on 27 November 2023, including in supporting documents; and
- (b) include an updated timeline based on the issuing of the Gateway determination.

Condition 2

The Planning Proposal has been placed on public exhibition from 18 July 2024 to 22 August 2024, for a total period of 36 calendar days or 26 working days.

Condition 3

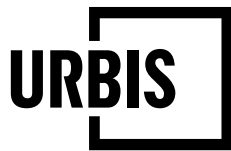
The Planning Proposal was referred to the following public authorities via the Planning Portal, in accordance with the Condition:

- Transport for NSW
- Ausgrid
- Sydney Water Corporation
- Civil Aviation Safety Authority (CASA)
- Airservices Australia; and
- Commonwealth Department of Transport, Infrastructure, Regional Development, Communications and the Arts (DTIRDCA).

In addition, each of the above public authorities was provided with a copy of the Planning Proposal and all relevant supporting material and given 36 calendar days within which to comment. This is being undertaken concurrently with the public exhibition of the Planning Proposal.

Condition 4

The condition relating to public hearing not being required has been noted.



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URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

20 June 2024

Amita Maharjan
Strategic Planner
North Sydney Council
200 Miller Street
North Sydney, NSW 2060

Dear Amita,

PLANNING PROPOSAL | 601 PACIFIC HIGHWAY ST LEONARDS

Urbis Ltd has prepared this submission on behalf of Stockland Development Pty Ltd (**Stockland**) as the proponent of Planning Proposal 2/23. The planning proposal relates to 601 Pacific Highway St Leonards and seeks to amend the North Sydney Local Environmental Plan 2013 (**NSLEP 2013**).

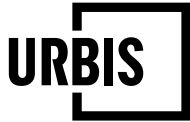
We write further to our email correspondence (17 June 2024) in which Council request:

1. A covering letter detailing the status of the Preliminary Site Investigation (**PSI**) report; and
2. List of all planning proposal documentation that has been updated.

We address these two items as follows.

Preliminary Site Investigation report

- The original planning proposal was accompanied by a Preliminary Site Investigation (**PSI**) Report (dated 24 June 2021) prepared by Golder Associates Pty Ltd.
- Golder Associates Pty Ltd has since merged with WSP Australia Pty Limited.
- WSP Australia Pty Limited is not able to revise the date of the original PSI Report (June 2021) for the reason that it was based on an assessment of contamination undertaken by Golder Associates Pty Ltd. For contractual reasons, Golder Associates Pty Ltd is no longer established and therefore cannot update the original contamination assessment (upon which the PSI Report was based).
- Notwithstanding, the amended change in building height (reduced to RL259) will not have any resultant impact on contamination risk or the findings and recommendations of the PSI Report. Therefore, the conclusions and recommendations of the PSI report (24 June 2021) remain valid.
- Furthermore, it is anticipated that the consent authority will require a future development application on the site to be accompanied by an updated PSI Report.
- As requested by Council, the Planning Proposal Report (prepared by Urbis) has been amended to include a statement that the change in building height (reduced to RL259) would not have any resultant impacts on potential contamination risk as per the original PSI Report (24 June 2021).

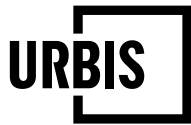


Planning Proposal Documentation

Table 1 identifies the documentation that was submitted at the original lodgement of the planning proposal (16 January 2023). Additional and amended documentation subsequent to the original lodgement and in response to the Gateway conditions (submitted on 2 May 2024) is identified in **red**.

Table 1 Planning Proposal Documentation

Document	Consultant	Appendix
Planning Proposal Report Planning Proposal Report (amended) [dated 18 June 2024]	Urbis	-
Urban Design Report Urban Design Report (amended) [dated 2 May 2024]	Architectus	A
Landscape Concept Report Landscape Concept Report (amended) [dated 2 May 2024]	Oculus	B
Preliminary Site Investigation Preliminary Site Investigation (amended to reflect RL259) [dated 21 June 2021 – as per above explanation]	Golder Associates Pty Ltd	C
Geotechnical Desktop Report Geotechnical Desktop Report [dated 1 May 2024]	Arup	D
Structural Engineering Report Structural Engineering Report [dated 1 May 2024]	Arup	E
Traffic Impact Assessment (+ Green Travel Plan) Traffic Impact Assessment [dated 30 April 2024]	Arup	F
Pedestrian Wind Environment Statement + Addendum	WindTech	G
Aeronautical Impact Assessment Aeronautical Impact Assessment [dated 1 May 2024]	Avlaw Consulting	H
Council's Pre-Lodgement Minutes	North Sydney Council	I
Pre-Lodgement Design Response	Architectus & Arup	J
Planning Agreement Letter of Offer [dated 4 June 2024]	Stockland	K



We trust that this submission addresses the items requested by Council and that the planning proposal can now proceed to public exhibition.

Please do not hesitate to contact the undersigned if you need any further information.

Yours sincerely,

A handwritten signature in black ink that reads "R. Battersby". The signature is fluid and cursive, with a long horizontal stroke at the end.

Rob Battersby
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