

Department of Planning, Housing and Infrastructure

Our ref: IRF24/1490

Ms Therese Cole
Chief Executive Officer
North Sydney Council
PO Box 12
NORTH SYDNEY NSW 2059

Via email: council@northsydney.nsw.gov.au

21 November 2024

Subject: Planning proposal (PP-2024-122) to amend North Sydney Local Environmental Plan 2013

Dear Ms Cole

I am writing in response to the planning proposal forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) 263-283 Alfred Street and 4 Little Alfred Street, North Sydney. It seeks to amend the North Sydney Local Environmental Plan 2013 to rezone land from E2 Commercial Core to MU1 Mixed Use, allow for additional uplift on 275 Alfred Street and introduce site specific provisions.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination. I have also determined the Department will be the local plan-making authority.

Should you have any enquiries about this matter, I have arranged for Ms Jordan Clarkson to assist you. Ms Clarkson can be contacted at jordan.clarkson@dpie.nsw.gov.au.

Yours sincerely



Daniel Thompson
A/Executive Director, Local Planning and Council Support
Planning, Land Use Strategy, Housing and Infrastructure

Encl: Gateway determination