



Mr Ken Gouldthorp
General Manager
North Sydney Council
PO Box 12
NORTH SYDNEY NSW 2059

Attention: Marcelo Occhiuzzi, Manager Strategic Planning

Dear Mr Gouldthorp

Planning proposal for 50-56 Atchison Street, St Leonards to amend North Sydney Local Environmental Plan 2013 (PP2021-3531)

I am writing in response to Council's resubmission of the planning proposal for 50-56 Atchison Street, St Leonards to address conditions of the Gateway determination issued under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act).

The revised planning proposal addressing condition 1(a) to (j) was submitted to the Department on 18 March 2021 as a requirement of condition 2 of the Gateway determination dated 12 March 2021, since altered.

The revised documents have now been reviewed. It is noted that the planning proposal has been adequately updated to address the Gateway conditions, with the exception of the following minor updates which should be made prior to exhibition:

- i) Condition 1(f) – the timeline should be updated to refer to a notification of the LEP by March 2022 instead of March 2021;
- ii) Condition 1(g) – replace reference to 117 compliance table with section 9.1 compliance table;
- iii) Condition 1(j) – the planning proposal should be updated to remove references to repealed SEPPs.

The Secretary's nominee has agreed that the provisions of the planning proposal that are inconsistent with the requirements of 7.11 Implementation of St Leonards and Crows Nest 2036 Plan have been justified as of minor significance, and the planning proposal achieves the overall intent of the Plan and does not undermine the achievement of the Plan's vision, objectives and actions. The information provided for condition 2(h) also satisfies the requirements of Direction 2.6 Remediation of Contaminated Land.

Should you have any enquiries about this matter, I have arranged for Ms Christina Brooks of the North District team to assist you. Ms Brooks can be contacted on 9274 6045.

Yours sincerely

A handwritten signature in blue ink that reads "Brendan Metcalfe". The signature is written in a cursive style.

8 June 2021

Brendan Metcalfe

**Director, North District
Eastern Harbour City**