



## Alteration of Gateway Determination

### *Planning proposal (50-56 Atchison Street, St Leonards):*

I, the Director, North District at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 15 March 2021 for the proposed amendment to the North Sydney Local Environmental Plan (LEP) 2013 as follows:

1. Change the description of the planning proposal

from:

“I, the Executive Director at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the North Sydney Local Environmental Plan (LEP) 2013 to increase the maximum height of buildings from 20m to 56m, increase the maximum floor space ratio from 0.6:1 to 6.4:1, increase the maximum non-residential floor space ratio from 0.6:1 to 1.7:1 and introduce a site-specific provision for a lift overrun providing access to a communal rooftop to exceed the height of building control, should proceed subject to the following conditions”:

to:

a new description “I, the Executive Director at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the North Sydney Local Environmental Plan (LEP) 2013 to increase the maximum height of buildings from 20m to 56m, introduce a maximum floor space ratio of 6.4:1, increase the minimum non-residential floor space ratio from 0.6:1 to 1.7:1 and introduce a site-specific provision for a lift overrun providing access to a communal rooftop to exceed the height of building control, should proceed subject to the following conditions:”

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

Dated 9<sup>th</sup> day of April 2021

**Brendan Metcalfe**  
Director, North District, Eastern Harbour City  
Greater Sydney, Place and Infrastructure  
Department of Planning, Industry and Environment  
Delegate of the Minister for Planning and Public  
Spaces