

# **Response to Gateway Determination Conditions**

## **Planning Proposal 5/22 71-89 Chandos Street, St Leonards**

This document represents North Sydney Council's response to the conditions set out in the Department of Planning's Gateway Determination for the above Planning Proposal, dated 9 June 2023.

### **Condition 1**

This Condition required the Planning Proposal to be amended prior to being placed on public exhibition. The Planning Proposal has been amended to:

- (a) Include the number of jobs that may be created as a result of the increase to the planning controls on the site. This has been specifically addressed in section 8.7 of the revised Planning Proposal report and accompanying Economic Benefit Statement (Appendix N).
- (b) Update the concept scheme to reflect the height control of 43m (with additional 2m height for rooftop facilities only). This has been specifically addressed in the revised Architectural Drawings (Appendix A).
- (c) Identify the current MU1 Mixed Use zone applying to the site following commencement of the Employment Zones Reform for all mapping and documents. This has been specifically addressed in sections 3.2, 4.5 and 6.2 of the revised Planning Proposal report and revised LEP Maps (Appendix K).
- (d) Provide a plain English explanation of the intent of the proposed additional local provision relating to exceptions to building height for the rooftop facilities. This has been specifically addressed in sections 1.0, 3.2, 5.1, 6.2 and 10 of the revised Planning Proposal report.
- (e) Attach the proposed drafted clause as an appendix to the planning proposal, with an advisory note that Parliamentary Counsel will provide final drafting of the clause. This has been specifically addressed in Appendix O.
- (f) Consider the proposal's consistency with the North Sydney Local Housing Strategy. This has been specifically addressed in section 7.5 of the revised Planning Proposal report.
- (g) Accurately reference and address current 9.1 Ministerial Directions, remove any revoked directions. This has been specifically addressed in section 9 (Table 9) of the revised Planning Proposal report.

- (h) Provide further justification for Ministerial Direction 1.4 Site Specific Provisions. This has been specifically addressed in section 9 (Table 9) of the revised Planning Proposal report.
- (i) Address Ministerial Direction 5.3 Development Near Regulated Airports and Defence Airfields. This has been specifically addressed in section 9 (Table 9) of the revised Planning Proposal report.
- (j) Include the status of proposed or approved development neighbouring the site. This has been specifically addressed in 4.4 of the revised Planning Proposal report.
- (k) Note the application of the Special Infrastructure Contribution (SIC) to the site. This has been specifically addressed in section 5.5 of the revised Planning Proposal report.
- (l) Remove reference to a site-specific DCP that is no longer required.
- (m) Include an updated timeline based on the issuing of the Gateway determination. This has been specifically addressed in section 6.6 of the revised Planning Proposal report.

## **Condition 2**

The Planning Proposal is being placed on public exhibition from 23 August 2023 to 4 October 2023, comprising 30 working days and within the 3 month timeframe specified in the Gateway Determination.

### **Condition 3**

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

- Transport for NSW
- Ausgrid
- Sydney Water Corporation

Each of the above public authorities was provided with a copy of the Planning Proposal and all relevant supporting material via the NSW Planning Portal and given 30 working days within which to comment. This is being undertaken concurrently with the public exhibition of the Planning Proposal.

### **Condition 4**

The condition is noted.

### **Condition 5**

The condition is noted.

### **Condition 6**

The condition is noted.

### **Condition 7**

The condition is noted.