

Xanthe ODonnell

From: Nick Armstrong
Sent: Monday, 23 September 2019 10:28 AM
To: Xanthe ODonnell
Cc: Amanda Harvey; Brendan Metcalfe
Subject: RE: Greenwich Road - Gateway Determination Review
Attachments: 23-35 Atchison St - Gateway determination.PDF; 75-79 Lithgow St and 84-90 Christie St - Gateway Determination.pdf; 100 Christie Street - Gateway Determination.pdf; 575-583 Pacific Hwy - Gateway Determination.pdf; St Leonards South - Gateway Determination.pdf; 617-621 Pacific Hwy - Gateway Determination.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Project 2

Hi Xanthe,

For every Gateway determination that has been issued in the 2036 Plan area, the Department has included relevant conditions to ensure that the proposal is consistent with the relevant strategic planning recommendations for St Leonards and Crows Nest.

The conditions have evolved to reflect the name and status of the plan at the time.

I've attached the following Gateway determinations which include these conditions:

- St Leonards South
- 75-79 Lithgow Street and 84-90 Christie Street, St Leonards
- 100 Christie Street, St Leonards
- 575-583 Pacific Highway, St Leonards
- 23-35 Atchison Street, St Leonards
- 617-621 Pacific Highway, St Leonards

Please let me know if you require anything further.

Thanks,

Nick

Nick Armstrong
A/ Senior Planner, North District

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The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

From: Xanthe ODonnell <Xanthe.ODonnell@ipcn.nsw.gov.au>
Sent: Friday, 20 September 2019 4:56 PM
To: Amanda Harvey <Amanda.Harvey@planning.nsw.gov.au>
Cc: Nick Armstrong <Nick.Armstrong@planning.nsw.gov.au>; Brendan Metcalfe <Brendan.Metcalfe@planning.nsw.gov.au>; Steve Murray <Steve.Murray@planning.nsw.gov.au>
Subject: Greenwich Road - Gateway Determination Review
Importance: High

Dear Amanda,

In its consideration of the abovementioned matter, the Commission has identified an item that requires further clarification.

Could the Department please advise the following:

- Have similar conditions to those under review (set out below) for the abovementioned matter been imposed by the Department on other planning proposals within the St Leonards and Crows Nest Precinct?

For reference, the conditions under review are:

1. The planning proposal is to be updated to:

(a) demonstrate consistency with the draft findings of the St Leonards and Crows Nest Station Precinct strategic investigation (being undertaken in consultation with Lane Cove, Willoughby City and North Sydney Councils), including the relevant proposed land use, height and floor space ratio.

5. Prior to finalisation, the planning proposal is to be amended to demonstrate consistency with the final strategic planning framework for St Leonards and Crows Nest Planned Precinct.

We note that Lane Cove Council raise this issue in relation to similar conditions in a [letter](#) (page 2) to the Department, dated 9 November 2019:

“It is also worth noting that similar Gateway conditions were also included in Gateway Determinations for 75-79 Lithgow Street and 84-90 Christie Street, St Leonards and for the St Leonards South Planning Proposal (please see Attachments 1 & 2).”

The Commission would be grateful if the Department could provide a response to this matter as soon as possible, and ideally by **12pm on Monday 23 September 2019**.

Please feel free to contact me directly if required.

Kind regards,
Xanthe

Xanthe O'Donnell | Principal Planning Officer

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