



Mr Peter Debnam  
Chair  
Sydney North Planning Panel  
Locked Bag 5022  
PARRAMATTA NSW 2124

Dear Mr Debnam

**Planning proposal PP\_2020\_NORTH\_005\_00 to amend North Sydney Local Environmental Plan 2013**

I am writing in response to the Sydney North Planning Panel's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal for land at 283 Alfred Street, 275 Alfred Street, 271-273 Alfred Street and 269 Alfred Street/4 Little Alfred Street, North Sydney to:

- rezone the site from B3 Commercial Core to B4 Mixed Use;
- increase the maximum building height from 13m across the site to a range of heights being, 28m, 29m, 31m and 80m;
- increase the floor space ratio (FSR) control for part of the site from 3.5:1 to 7.3:1; and
- introduce a design excellence provision to allow for an additional FSR of 2:1 for the portion of the site that seeks the base FSR increase.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

As the Sydney North Planning Panel is the planning proposal authority for the proposal, Council has not been authorised as the local plan making authority.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. The proponent should aim to commence the exhibition of the planning proposal as soon as possible. The Panel's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Bailey Williams to assist you. Mr Williams can be contacted on 8275 1306.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M. McDonald', is positioned above the typed name.

7 September 2020

**Malcolm McDonald**  
**Executive Director, Eastern Harbour City**  
**Greater Sydney, Place and Infrastructure**

Encl: Gateway determination