

## Sydney East Joint Regional Planning Panel – Pre-Gateway Review – Recommendation Report

The Sydney East Joint Regional Planning Panel (JRPP) has considered the request for a review of the proposal as detailed below.

### The Pre-Gateway Review:

<b>Dept. Ref. No:</b>	PGR_2016_North_001_00
<b>LGA:</b>	North Sydney
<b>LEP to be Amended:</b>	North Sydney Local Environmental Plan 2013
<b>Address / Location:</b>	275 Alfred Street North Sydney
<b>Summary of Proposal:</b>	The planning proposal submitted to North Sydney Council seeks to amend North Sydney Local Environmental Plan 2013 as it relates to land located at 275 Alfred Street, North Sydney to facilitate redevelopment of the site for a mixed use residential development.

<b>Reason for review:</b>	<input checked="" type="checkbox"/>	The Council has notified the proponent that the request to prepare a planning proposal has not been supported
	<input type="checkbox"/>	The Council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal

In considering the request, the JRPP has reviewed all relevant information provided by the proponent as well as the views and position of the Department of Planning and Environment and the relevant local government authority. Based on this review the JRPP recommends the following:

<b>JRPP RECOMMENDATION:</b>	<input type="checkbox"/>	The proposed instrument <b>should</b> be submitted for a Gateway determination
	<input checked="" type="checkbox"/>	The proposed instrument <b>should not</b> be submitted for a Gateway determination
<b>Composition of Recommendation:</b>	<input checked="" type="checkbox"/> Unanimous <input type="checkbox"/> Not unanimous	<b>Comments:</b>

### JRPP Advice and Justification for Recommendation:

1. The Panel considers that this site and the street block zoned B3 in which it is located is isolated from the main commercial centre of North Sydney and closely related to the adjoining residential area. Therefore, a change in zoning that would allow residential use in the street block, would be appropriate.
2. The main reason why the Panel does not recommend that this planning proposal proceed to Gateway Determination is that it deals with one site only rather than the area zoned B3 in which it is located. This piecemeal approach is contrary to the strategic intent of zoning decisions. In addition, the planning proposal leads to this site having three times the development potential of the other sites within the B3 zone. It fails to achieve the desirable separation distances between residential buildings and adversely affects the development potential of the adjoining sites.

3. The Panel considers that, in any future planning proposal for the block zoned B3, it would be appropriate to grant this site the density it now enjoys by virtue of the existing building on it, with some additional height so that a mixed use building with appropriate amenity may be developed on it. As concerns the other sites within the B3 zone, the existing density of 3.5:1 may be combined with some additional height, so that it becomes possible to develop them to their development potential for mixed use buildings with appropriate amenity.

**Date of Recommendation: 13 September 2016**

A handwritten signature in black ink, appearing to read "John Roseth". The signature is written in a cursive, flowing style.

**John Roseth  
Chair  
Sydney East Joint Regional Planning Panel**