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| <b>DATE OF DECISION</b>         | 5 November 2019   |
| <b>PANEL MEMBERS</b>            | Peter Debnam (Chair), John Roseth, Sue Francis, Michel Reymond, Stephen Barbour   |
| <b>APOLOGIES</b>                | Veronique Marchandeanu  |
| <b>DECLARATIONS OF INTEREST</b> | Peter Debnam declared that he has known several of the representatives of the proponent for some time but has not been in contact with them in the last ten years. This is not considered a conflict of interest. |

### REZONING REVIEW

2019SNH034 – North Sydney - RR\_2019\_NORTH\_003\_00 at 283, 275, 271, 273, 263-269 Alfred Street and 4 Little Alfred Street North Sydney (AS DESCRIBED IN SCHEDULE 1)

#### Reason for Review:

- The council has notified the proponent that the request to prepare a planning proposal has not been supported
- The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

### PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel determined that the proposed instrument:




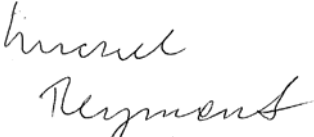

- should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- should not** be submitted for a Gateway determination because the proposal has
  - not demonstrated strategic merit
  - has demonstrated strategic merit but not site specific merit

The decision was unanimous.

### REASONS FOR THE DECISION

- 1) The Panel considers that the proposal has strategic merit. The site is well-located to public transport and services; therefore additional development potential is appropriate. In addition, the Panel sees strategic merit in the change of the site's visual impact. The existing Bayer Building is highly visible to anyone driving south on the Harbour Bridge and it presents an unattractive view. While the proposal would still present a prominent building towards the Bridge, it is likely to be slimmer and of more attractive design.
- 2) The Panel considers that the proposal also has site-specific merit. It provides the potential for redeveloping a block on which the existing development is ripe for replacement without major adverse impact on its surroundings.
- 3) In recommending that the proposal proceed to Gateway, the Panel suggests that any Gateway contain the following conditions which should be addressed prior to the exhibition of the proposal:

- a) The proposal should be accompanied by a site specific DCP with special attention to be given to the amalgamation pattern, built form, width of footpaths and public domain, and the provision of publicly accessible spaces on the site.
  - b) The proposal should establish a methodology for the protection and embellishment of nearby public parks, which may be achieved as a public benefit offer
  - c) The proposal should provide a more detailed review of the shadow impact of the proposal on surrounding public open space and residential properties so as to minimise overshadowing.
  - d) There needs to be clarification of the provision of affordable housing in the project which may be achieved as a public benefit.
- 4) While Michel Raymond agreed with the decision to recommend that the proposal should proceed to Gateway, he considers that the height on the Bayer building site should be restricted to a maximum of 70m.

| <b>PANEL MEMBERS</b>  |  |
|---|--|
| <br>Peter Debnam (Chair) | <br>John Roseth      |
| <br>Sue Francis        | <br>Michel Reymond |
| <br>Stephen Barbour    |  |

**SCHEDULE 1**

|          |   |  |
|----------|---|--|
| <b>1</b> | <b>PANEL REF – LGA –<br/>DEPARTMENT REF -<br/>ADDRESS</b>                                       | 2019SNH034 – North Sydney - RR_2019_NORTH_003_00 at 283, 275, 271, 273, 263-269 Alfred Street and 4 Little Alfred Street North Sydney  |
| <b>2</b> | <b>LEP TO BE AMENDED</b>  | North Sydney Local Environmental Plan 2013   |
| <b>3</b> | <b>PROPOSED INSTRUMENT</b>  | The rezoning review request seeks to amend the North Sydney Local Environmental Plan 2013 to rezone the site from B3 Commercial Core to B4 Mixed Use and increase the maximum building height and floor space ratio.   |
| <b>4</b> | <b>MATERIAL CONSIDERED BY<br/>THE PANEL</b>   | <ul style="list-style-type: none"> <li>• Rezoning review request documentation</li> <li>• Briefing report from Department of Planning, Industry and Environment</li> </ul>   |
| <b>5</b> | <b>BRIEFINGS AND SITE<br/>INSPECTIONS BY THE<br/>PANEL/PAPERS CIRCULATED<br/>ELECTRONICALLY</b> | <ul style="list-style-type: none"> <li>• <b>Briefing with Department of Planning, Industry and Environment (DPIE):</b> 31 October 2019 at 1.30pm <ul style="list-style-type: none"> <li>○ Panel members in attendance: Peter Debnam (Chair), Sue Francis, John Roseth, Michel Reymond, Stephen Barbour</li> <li>○ DPIE staff in attendance: Nick Armstrong, Stewart Doran</li> </ul> </li> <li>• <b>Briefing with Council and Proponent:</b> 31 October 2019 at 2pm <ul style="list-style-type: none"> <li>○ Panel members in attendance: Peter Debnam (Chair), Sue Francis, John Roseth, Michel Reymond, Stephen Barbour</li> <li>○ DPIE staff in attendance: Nick Armstrong, Stewart Doran</li> <li>○ Council representatives in attendance: Marcelo Occhiuzzi, Ben Boyd, Liam Roger, Brett Brown (consultant planner for Council)</li> <li>○ Proponent representatives in attendance: Kate Bartlett, Anthony Boskovitz, Stephen Davies, Andrew Cortese</li> </ul> </li> </ul> |