

DATE OF DETERMINATION	10 December 2021
DATE OF PANEL DECISION	7 TH December 2021
PANEL MEMBERS	Peter Debnam (Chair), Brian Kirk, Julie Savet Ward and Kevin Alker
APOLOGIES	Virginia Waller
DECLARATIONS OF INTEREST	None

Public meeting held by Public Teleconference on Wednesday, 01 December 2021, opened at 10.30am and closed at 11.40am.

Papers circulated electronically on 18 November 2021.

PLANNING PROPOSAL

PP-2020-74 – Alfred Street Precinct - North Sydney (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

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

As the planning proposal authority, the Panel resolved to seek further advice from the Department prior to making a final determination.

The decision was unanimous.

REASONS FOR THE DECISION

At a public meeting on 1st December 2021, the Panel heard from the Council, Proponent and all members of the community who wished to address the Panel regarding the Proposal.

The Panel noted the Department’s advice that the redevelopment provides an opportunity to transform the site into a revitalised precinct that offers an attractive gateway to Sydney Harbour. The Panel concurs with the Department that the scheme in its current form does not adequately demonstrate how this will be delivered in a sympathetic and coherent manner with regard to the amenity of the surrounding heritage conservation area and public open space.

The Panel believes the Proponent has generally satisfied the following site-specific concerns: traffic and pedestrian safety; overlooking and privacy; environmental impacts; and public exhibition process.





However, the Panel concurs with the Department that the following site-specific concerns need further review and refinement prior to the proposal proceeding to finalisation.

- The extent of overshadowing on public open space and neighbouring properties including the Whaling Road Heritage Conservation Area and how any such overshadowing could be further minimised;
- The timing, execution and requirement of a site-specific DCP to be prepared between the Proponent and Council;
- Consideration of the Western Harbour Tunnel and Warringah Freeway upgrade, particularly with the proposed changes to nearby public open space;
- The inclusion of a maximum retail floor space cap to manage traffic generation, as requested by Transport for NSW;

- The formalisation and execution of public benefit offers with Council;
- The extent of setbacks consistent with the additional landscaping proposed along Little Alfred Street and a more appropriate transition to the low-density heritage conservation area; and
- The ADG building separation controls be applied to ensure it is compliant with the distances required for the heights proposed.

Consideration could be given to the final mix of land uses and whether this could accommodate a reduction in building height as to reduce potential amenity impacts on open space and the Whaling Road HCA.

Consequently, the Panel requests the Department work with the Proponent and Council to review and refine the Proposal, in relation to the above points, prior to presenting the Proposal to the Panel again for further consideration within the first quarter of 2022.

PANEL MEMBERS	
	
Peter Debnam (Chair)	Brian Kirk
	
Julie Savet Ward	Kevin Alker

SCHEDULE 1

1	PANEL REF – LGA – PLANNING PROPOSAL NO. - ADDRESS	PP-2020-74 – Alfred Street Precinct - North Sydney
2	LEP TO BE AMENDED	North Sydney Local Environmental Plan 2013
3	PROPOSED INSTRUMENT	<p>The proposal seeks to amend North Sydney Local Environmental Plan 2013 for the site known as Alfred Street Precinct to:</p> <ul style="list-style-type: none"> • Rezone the Precinct from B3 Commercial Core to B4 Mixed Use; • Increase the maximum height of buildings from 13m to: <ul style="list-style-type: none"> o 31m for 283 Alfred Street (Building A); o 80m for 275 Alfred Street (Building B); o 28m for 271-273 Alfred Street (Building C); and o 29m for 263-269 Alfred Street/4 Little Alfred Street (Building D). • Increase FSR provision for 275 Alfred Street (Building B) from 3.5:1 to a base of 7.3:1 which is the existing FSR of the Bayer Building. Insert a design excellence provision which allows for an additional 2:1 FSR (with a total maximum FSR control of 9.3:1), subject to a design competition being undertaken for the site.
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Submissions report: November 2021 • Written submissions during public exhibition: 63 • Verbal submissions at the public panel meeting: <ul style="list-style-type: none"> o James Lidis (on behalf of Bayer Building Neighbours) o John Wyndham o Kathy Brodie o Arthur Balado o Steve Grenville o George Smith o Daniel McNamara o Peter Hinteregger o On behalf of Council - Ben Boyd o On behalf of the applicant – Ian Cady, Tony Moody and Anthony Boskovitz • Total number of unique submissions received by way of objection: 63
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 24 November 2021 <ul style="list-style-type: none"> o <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Julie Savet Ward and Kevin Alker o <u>Department staff</u>: Bailey Williams, Brendan Metcalfe and Charlene Nelson • Site inspection: site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually. • Final Briefing from Department: 01 December 2021 <ul style="list-style-type: none"> o <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Julie Savet Ward

and Kevin Alker

- Department staff: Bailey Williams, Brendan Metcalfe, Charlene Nelson and Alejandro Trevino

- Public meeting: 01 December 2021