



IRF22/495

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

Dear Mr Debnam

**Planning Proposal for Alfred Street Precinct (PP-2020-74) to amend North Sydney Local Environmental Plan 2013**

I am writing in reference to the planning proposal for Alfred Street Precinct (PP-2020-74) which proposes to rezone the site to B4 Mixed Use, increase the maximum building height across the site to up to 80m, increase the FSR for part of the site to 7.3:1, and introduce a design excellence provision under North Sydney LEP 2013.

Following the consideration of the submissions received during the public exhibition period, and the Department's recommendations, the Sydney North Planning Panel resolved on 7 December 2021 for the planning proposal to be further reviewed and refined to address a number of site-specific issues. These issues relate to overshadowing, setbacks, building separation, bulk and scale, retail floor space, and public benefit.

The Department has been working with the proponent to address these issues, with the planning proposal currently in the process of being revised and further refined. It is noted that the Panel requested that once refined, the proposal be presented to the Panel for further consideration within the first quarter of 2022.

Given that the planning proposal has not met its Gateway determination completion date, the Department has determined PP-2020-74 not to proceed, to allow for a new consolidated and amended planning proposal to be lodged and re-exhibited. A new Gateway Determination will be issued consistent with the amended proposal and a new public-exhibition period will be held to further engage stakeholders and the community.

As such, I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 7 September 2020 for PP\_2020\_74 in accordance with the Alteration of Gateway determination enclosed, which determines that the proposal should no longer proceed.

The role of the Panel as the Planning Panel Authority (PPA) remains unchanged. Once the revised proposal has been lodged, the Department will refer the proposal to the Panel for consideration in accordance with the Panel's decision.

If you have any more questions, please contact Mr Geoff Kwok Acting Senior Planning Officer, North District at the Department of Planning and Environment on 02 8275 1472.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M. McDonald', is positioned below the 'Yours sincerely' text.

2 March 2022

**Malcolm McDonald**  
**Executive Director, Eastern Harbour City**