



IRF22/495

Mr Ian Cady
Mecone c/o Benmill Pty Ltd & JB no.3 Pty Ltd
Level 12, 179 Elizabeth Street
SYDNEY NSW 2000

icady@mecone.com.au

Dear Mr Cady

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 acknowledges that these issues are actively being addressed, with the planning proposal currently in the process of being revised and further refined.

Given that the planning proposal has not met its Gateway determination completion date, the Department has altered the Gateway determination for PP-2020-74 not to proceed to allow for a new consolidated and amended planning proposal to be lodged and re-exhibited. Following the resubmission of your revised planning proposal, a new Gateway determination consistent with the amended proposal may be issued and a further public-exhibition will be held 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 its consideration in accordance with the Panel's decision

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. Please note the benchmark timeframes indicated for complex planning proposals on the Department's website: <https://www.planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning/Making-and-Amending-LEPs>.

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".

2 March 2022

Malcolm McDonald
Executive Director, Eastern Harbour City