



DATE OF DECISION	13 July 2022
PANEL MEMBERS	Peter Debnam (chair), Julie Savet Ward, Brian Kirk, Kevin Alker
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Ken Robinson declared a conflict as he was on the NSLPP.

PLANNING PROPOSAL

PP-2020-74 – Alfred Street Precinct - North Sydney

The proposal seeks to amend North Sydney Local Environmental Plan 2013 for the site known as Alfred Street Precinct to:

- Rezone the Precinct from B3 Commercial Core to B4 Mixed Use;
- Increase the maximum height of buildings from 13m to:
 - 31m for 283 Alfred Street (Building A);
 - 80m for 275 Alfred Street (Building B);
 - 28m for 271-273 Alfred Street (Building C); and
 - 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.



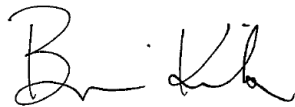
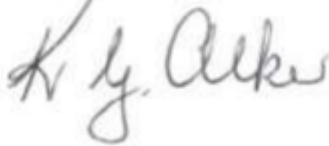
PANEL DECISION

Following the Panel’s post-exhibition consideration of the Planning Proposal in December 2021, the Panel sought further Departmental advice.

The Panel then met with Department officers several times during June and July 2022 to discuss the evolution of the proposal over recent years, amendments proposed by the Applicant, urban design analysis and options.

The Panel generally concurred with the analysis and recommendations contained in the Department’s Briefing Report dated 23rd June 2022 and unanimously determined the proposal should proceed onto the Gateway assessment stage for re-exhibition for sites A and B (but with Site B restricted to the height of the existing building) and including the rezoning of sites C and D to B4 Mixed Use only.

Additionally, the Panel suggests the Department, Applicant and Council work together to identify an appropriate mix of all uses having regard to traffic considerations.

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