

Response to Gateway Determination Conditions

Planning Proposal 5/20: 52 Alfred Street South, Milsons Point

This document represents North Sydney Council's response to the conditions set out in the Department of Planning's Gateway Determination and Gateway Alteration for the above Planning Proposal, dated 11 November 2022 and 20 January 2023.

Condition 1

This Condition requires the Planning Proposal to be amended prior to it being placed on public exhibition. The Planning Proposal has been amended to:

- (a) Remove any inconsistencies with Council's draft Development Control Plan 2013 for 52 Alfred Street South, Milsons Point (as endorsed by Council on 28 March 2022) from the concept scheme. This is specifically addressed in the revised Architectural Design Report & Drawings (Appendix A). The draft DCP amendment is being exhibited concurrently with this Planning Proposal.
- (b) Include existing maps that apply to the site and provide consistency throughout the planning proposal regarding the maximum building height sought on the site, including any diagrams. This is specifically addressed in the executive summary, section 2.1 (Table 1), section 3 (Figure 16), section 5.3, section 5.4 (Figure 17) of the revised Planning Proposal report.
- (c) Include the estimated number of jobs that may be created as a result of the changes to the planning controls on the site. This is addressed in section 6.2 of the revised Planning Proposal report.
- (d) Address the consolidated and updated SEPPs of 1 March 2022. This is addressed in Table 6 of the revised Planning Proposal report.
- (e) Address the most recently issued 9.1 Ministerial directions of 1 March 2022 and to remove revoked directions. This is addressed in Table 7 of the revised Planning Proposal report.
- (f) Provide further justification for directions:
 - 4.4 Remediation of Contaminated land
 - 5.3 Development Near Regulated Airports and Defence Airfields.
 - 7.1 Business and Industrial Zones

These are addressed in Table 7 of the revised Planning Proposal report.

- (g) Include an advisory note referencing the Employment Zones Reform Framework and noting the proposed translation of employment zones as it relates to the proposed amendments. This is addressed in section 5, Table 4 of the revised Planning Proposal report.
- (h) Reference the Department of Planning and Environment's new LEP Making Guidelines (September 2022). This is addressed in sections 1, 4 and 6.2 of the revised Planning Proposal report.
- (i) Include an updated timeline within which the Planning Proposal is to be completed based on the issuing of a Gateway Alteration. This is addressed in section 9, Table 15 of the revised Planning Proposal report.

Condition 2

The Planning Proposal is being placed on public exhibition from 10 May 2023 to 21 June 2023, comprising 30 working days.

The Planning Proposal commenced public exhibition on 10 May 2023, within the 6 month timeframe specified in the Gateway Alteration (by 11 May 2023).

Condition 3

The Planning Proposal was referred to the following public authorities, in accordance with the Condition:

- Transport for NSW;
- Ausgrid;
- Sydney Water Corporation;
- Heritage NSW;
- NSW Department of Education; and
- NSW Department of Health.

Each of the above public authorities was provided with a copy of the Planning Proposal and all relevant supporting material via the NSW Planning Portal and given 30 working days within which to comment. This is being undertaken concurrently with the public exhibition of the Planning Proposal.

Condition 4

The condition is noted.

Condition 5

The condition is noted.

Condition 6

The condition is noted.