

Department of Planning, Housing and Infrastructure

Our ref: IRF24/1490

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

Attention: Renee Ezzy, Planning Proposal Authority

21 November 2024

Subject: Planning proposal PP-2024-122 to amend North Sydney Environmental Plan 2013 Alfred Street Precinct

Dear Mr Debnam

I am writing in response to the planning proposal forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) 263-283 Alfred Street and 4 Little Alfred Street, North Sydney. It seeks to amend the North Sydney Local Environmental Plan 2013 to rezone land from E2 Commercial Core to MU1 Mixed Use, allow for additional uplift at 275 Alfred Street and introduce site specific provisions.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with direction of the Minister under section 9.1 of the Act 3.2 Heritage Conservation and 7.1 Employment Zones remain unresolved. Further assessment against these Directions is to be provided prior to exhibition.

I have determined the Department will be the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised on or before 25 September 2025. The Panel should aim to commence the exhibition of the planning proposal as soon as possible. The Panel's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

Department of Planning, Housing and Infrastructure

Should you have any enquiries about this matter, I have arranged for Jordan Clarkson to assist you.
Ms Clarkson can be contacted on 02 9407 2131.

Yours sincerely

A handwritten signature in blue ink, appearing to read "D Thompson".

Daniel Thompson
A/Executive Director, Local Planning and Council Support
Planning, Land Use Strategy, Housing and Infrastructure

Encl: Gateway determination