

DATE OF DECISION	12 March 2020
PANEL MEMBERS	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Stephen Barbour
APOLOGIES	None
DECLARATIONS OF INTEREST	Ken Robinson and Virginia Waller declared conflicts having voted on this proposal in their capacity as North Sydney Councillors.

REZONING REVIEW

2019SNH033 – North Sydney – RR_2019_NORTH_004_00 at 52 Alfred Street Milsons Point (AS DESCRIBED IN SCHEDULE 1)

Reason for Review:

- ☐ The council has notified the proponent that the request to prepare a planning proposal has not been supported
- ☒ The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel determined that the proposed instrument:



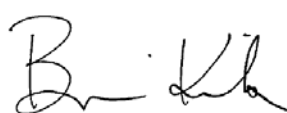
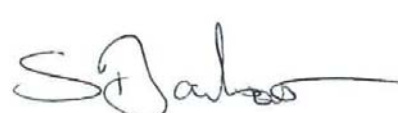
- ☐ **should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- ☒ **should not** be submitted for a Gateway determination because the proposal has
- ☐ not demonstrated strategic merit
 - ☒ has demonstrated strategic merit but not site specific merit

The decision was unanimous.

REASONS FOR THE DECISION

The Panel finds an increase in height on the site has strategic and site specific merit but the proposed height of the western Glen Street frontage is excessive.

The report prepared by Brett Brown of Ingham Planning presented a substantive argument in favour of proceeding to Gateway with some caveats. While the Panel generally concurs with his reasoning, the Panel considers it imperative that in addition to the Brett Brown caveats, a site specific indicative Development Control Plan should also form part of a new planning proposal to show the distribution of mass and height across the site.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Julie Savet Ward
 Brian Kirk	 Stephen Barbour

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2019SNH033 – North Sydney – RR_2019_NORTH_004_00 at 52 Alfred Street Milsons Point
2	LEP TO BE AMENDED	North Sydney Local Environmental Plan 2013
3	PROPOSED INSTRUMENT	The proposal seeks to increase the building height controls from 340 metres to RL97 and LR84 across the site.
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Rezoning review request documentation Briefing report from Department of Planning, Industry and Environment
5	BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> Site inspection: 11 March 2020 <ul style="list-style-type: none"> Panel members in attendance: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Stephen Barbour Department of Planning, Industry and Environment (DPIE) staff in attendance: Nick Armstrong, Stewart Doran Briefing with Department of Planning, Industry and Environment (DPIE): 11 March 2020 at 10.15am <ul style="list-style-type: none"> Panel members in attendance: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Stephen Barbour Department of Planning, Industry and Environment (DPIE) staff in attendance: Nick Armstrong, Stewart Doran Briefing with Council & Proponent: 11 March 2020 at 10.30am <ul style="list-style-type: none"> Panel members in attendance: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Stephen Barbour Department of Planning, Industry and Environment (DPIE) staff in attendance: Nick Armstrong, Stewart Doran Council representatives in attendance: Neal McCarry, Marcelo Occhiuzzi Proponent representatives in attendance: Ben Craig, Andrew Chung, Anna McLaurin, Rohan Dickson, Billy Leung, Sarah Kwan, Louis Chow