

1 July 2019

16698

Mr Jim Betts
Secretary
320 Pitt Street, Sydney

Dear Mr Betts,

RE: REQUEST FOR REZONING REVIEW – 52 ALFRED STREET, MILSONS POINT

This letter has been prepared by Ethos Urban on behalf of Milsons Point 2 Pty Ltd in relation to their land at 52 Alfred Street, Milsons Point (the Site). The site is the subject of a Planning Proposal seeking to amend the building height control that apply to it under the *North Sydney Local Environmental Plan 2013* (North Sydney LEP). The purpose of this letter is to request that the Department of Planning and Environment (DP&E) initiate a rezoning review for the Planning Proposal.

The Planning Proposal was submitted to Council on 26 March 2019 and seeks to increase the building height limit as it relates to the site from 40m to a range of heights across the site.

The rezoning Review is being sought by the applicant as Council has not determined the Planning Proposal within 90 days.

This letter should be read in conjunction with the following supporting attachments:

- Signed Pre-Gateway Review Application Form;
- A cheque for \$20,000, being the relevant application fee;
- A hard and soft copy of the Planning Proposal including additional information as provided in response to Council's requests for further information; and

It is noted that no formal correspondence has been received from North Sydney Council regarding the Planning Proposal. Telephone discussions have been had with the Council who have advised that it is still under assessment.

The Strategic Merits and rationale for the Planning Proposal are all set out in the accompanying Planning Proposal Report prepared by Ethos Urban together with the various supporting technical documents. Whilst this is the case the merits on the proposal can be broadly summarised as follows:

Strategic Merit

The proposed amendment to the North Sydney LEP will:

- Permit a building height capable of accommodating a range of dwelling types that will assist in meeting the North District Plan's housing target of 3,000 homes for North Sydney by 2021.
- Increase the provision of housing in a location well serviced by public transport that will support the growth of the North Sydney CBD as envisaged by local, district and state-level policies and the North Sydney CBD and associated technical studies including the North Sydney CBD Capacity and Land Use Strategy.
- Provide premium and upgraded commercial floor space to support Sydney's global economic activities.
- In accordance with the Greater Sydney Region Plan, facilitate the provision of housing and employment opportunities close to transport and a strategic centre to assist with the achievement of a 30-minute city.

Site Specific Merit

The proposed amendment to the North Sydney LEP will:

- Deliver a high-quality development compatible in height with the developments along Alfred Street South which reach approximately 70m and provide significant contraventions to the 40m height limit prescribed by the NSLEP 2013.
- Deliver an appropriately scaled building that reduces the overshadowing impacts to Bradfield Park.
- Provide a high-quality built form that corresponds with the established height plane along Alfred Street South which otherwise would not be achievable if the scheme strictly adhered to the NSLEP 2013 height limit of 40m.
- Provide an appropriately scaled envelope within the limits of the proposed heights that responds to the adjacent properties by ensuring view sharing arrangement are preserved in accordance with the Tenacity land and Environment Court Planning Principle.

Public Benefit

The proposed amendment to the North Sydney LEP will:

- Provide of a high-quality built form capable of providing a high standard of residential amenity along with premium commercial floor space.
- Deliver a building envelope that reduces the amount of cumulative overshadowing to Bradfield Park between 21pm and 3pm.
- Facilitate the delivery of a range of new commercial and retail tenancies that will support the local economy and facilitate job creation.
- Capitalise on the opportunity to improve the relationship with Camden House through the delivery of an improved public domain within the curtilage of the item; an appropriately scaled podium consistent with the existing building envelope; and greater building separation to the item.
- Deliver an upgraded through-site link that will improve connectivity within Milsons Point and enhance the permeability of the ground plane.
- Enable the opportunity to create a vibrant public realm at the ground level with the potential to function as a new hub of commercial activity within Milsons Point.

Considering the strategic nature of the site and justification provided in addressing planning issues, the Planning Proposal is considered to have 'Strategic Merit' that warrants it proceeding through the Gateway process to public exhibition.

I trust this is what you require at this stage, should you have any queries please feel free to contact me on 9956 6962 or at bcraig@ethosurban.com.

Yours sincerely,



Benjamin Craig
Director



Julia Moiso
Urbanist