

Rezoning review details

Planning proposal number	PP-2021-3274
Date Council has received the Planning proposal	31/05/21
Date Council has accepted the Planning proposal	31/05/21
Reason for request	Council has notified that it does not support the Planning proposal
Date Council has not supported the Planning proposal	31/05/21
Reason provided by Council for not supporting the Planning proposal	Please refer to Council assessment report. Considered by Council on 22 February 2021.
Description	See attached rezoning review application and associated documentation.
Which of the following uses does the planning proposal propose?	Commercial

Proposals for residential uses

Proposals for industrial uses

Approximately how many square meters of commercial floor space are proposed?	844
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Proposals for commercial uses

Does the planning proposal propose to make additional commercial development permissible?	Yes
Approximately how many square meters of commercial floor space are proposed?	844
Approximately how many commercial or retail jobs are proposed	10

Proposals for other uses

Provide a description of the uses proposed	
Does this planning proposal include a rezoning of land?	No

Rezoning Detail (if Applicable)

Current Zone(s)	Proposed new zone(s)
Zone RE2 Private Recreation	

Applicant details

Title	Mr
First given name	Michael
Other given name/s	
Family name	Tooma
Contact number	0457087952
Email	Michael.Tooma@clydeco.com
Address	129 HIGH STREET NORTH SYDNEY 2060
Is the applicant a company?	Yes
Name	TOOMA & TOOMA PTY LTD
ABN	20098007884

ACN	098007884
Trading Name	

Subject Land

What land does the planning proposal apply to?	Individual properties (five or less lots) within the LGA
Which LGA does the proposal relate to?	NORTH SYDNEY

Type of Planning Proposal

What controls does the planning proposal relate to?	The planning proposal relates to a combination of map based and word based planning provisions
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Select the site of the development

Site address #	1																		
Street address	1A LITTLE ALFRED STREET NORTH SYDNEY 2060																		
Local government area	NORTH SYDNEY																		
Lot / Section Number / Plan	1051 / - / DP812614																		
Primary address?	Yes																		
Planning controls affecting property	<table> <tr> <td>Land Application LEP</td><td>North Sydney Local Environmental Plan 2013</td></tr> <tr> <td>Land Zoning</td><td>RE2: Private Recreation</td></tr> <tr> <td>Height of Building</td><td>NA</td></tr> <tr> <td>Floor Space Ratio (n:1)</td><td>NA</td></tr> <tr> <td>Minimum Lot Size</td><td>NA</td></tr> <tr> <td>Heritage</td><td>NA</td></tr> <tr> <td>Land Reservation Acquisition</td><td>NA</td></tr> <tr> <td>Foreshore Building Line</td><td>NA</td></tr> <tr> <td colspan="2">No items</td></tr> </table>	Land Application LEP	North Sydney Local Environmental Plan 2013	Land Zoning	RE2: Private Recreation	Height of Building	NA	Floor Space Ratio (n:1)	NA	Minimum Lot Size	NA	Heritage	NA	Land Reservation Acquisition	NA	Foreshore Building Line	NA	No items	
Land Application LEP	North Sydney Local Environmental Plan 2013																		
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Floor Space Ratio (n:1)	NA																		
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Heritage	NA																		
Land Reservation Acquisition	NA																		
Foreshore Building Line	NA																		
No items																			

Planning Proposal - subject provisions

Which planning provisions does the planning proposal seek to amend? (select all that apply)	Maximum height of building Floor space ratio
Please provide details of what other controls will be amended by the planning proposal	<ul style="list-style-type: none"> - allow 'Serviced apartments' and 'Co-Living (subject to the finalisation of the Draft Housing Diversity SEPP is finalised) as additional permissible uses on the site - amend the Height of Buildings Map with a maximum height of 12.5m on the western portion of the site. - amend the Floor Space Ratio Map with a maximum FSR of 0.9:1 on the western portion of the site
Please provide a brief description of the effect of the planning proposal	<p>One existing tennis court will be retained for public access. This will be supported by indoor and outdoor recreation opportunities that will be open to guests and local residents. A new 3 storey building on the western portion of the site will contain:</p> <ul style="list-style-type: none"> • 11 x 1-2 bedroom apartments (at levels 1-3); and • a 38m2 kiosk style café, a 62m2 health/wellness space that could be used for yoga, a gym space etc, and 55m2 of shared 'co-working' space, accommodation lobby and back of house, all at ground level.

Pre-lodgement meeting

Has a pre-lodgement meeting been held to discuss the planning proposal with the council staff?	Yes
Meeting Date	28/04/2021
Planning Officer	The application has already been not supported by NSC

Voluntary Planning Agreement

Is the planning proposal application accompanied by a voluntary planning agreement (VPA)?	Yes
Description of the VPA	See attached VPA letter
Status	Proposed
State/Local	Local

Pecuniary interest

Is the applicant or owner an employee or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or council or of the Councillor assessing the application?	No

Political Donations

Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
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Payer details

First name	Michael
Other given name/s	
Family name	Tooma
Contact number	0457087952
Email	Michael.Tooma@clydeco.com
Billing address	173 Sussex Street Sydney

Application documents

The following documents support the application

Document type	Document file name
Draft Planning Proposal	Appendix B - Design Report Appendix B - Architectural Drawings 1A Little Alfred Street - Revised Planning Proposal Appendix C_Landscape Plans Appendix E_Traffic and Parking Appendix F_Arbicultural Impact Assessment Appendix H - Review of Recreation Use Appendix D_Recreational Needs Assessment Appendix A_Survey Appendix G - Revised VPA Letter
Other	Appendix H - Review of Recreation Use Appendix D_Recreational Needs Assessment Appendix A_Survey Appendix F_Arbicultural Impact Assessment Appendix H - Review of Recreation Use Appendix D_Recreational Needs Assessment Appendix A_Survey Attachment F - Council Assessment Report 22 February Attachment C - Councils Decision Attachment E - Local Planning Panel Recommendation 9 December Attachment D - 22 February Council Meeting Decision

Rezoning Request document	Attachment F - Council Assessment Report 22 February Rezoning Review Cover Letter Attachment B - Rezoning Review Application Form Attachment E - Local Planning Panel Recommendation 9 December Attachment C - Councils Decision Attachment D - 22 February Council Meeting Decision
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Declarations

I declare that all the information and documentation provided is, to the best of my knowledge, true and correct.	Yes
I understand that the original application and accompanying information, as well as the decision to review the determination will be provided to the appropriate consent authority and relevant agency(ies) for the purposes of the rezoning review determination.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the rezoning review determination.	Yes
The Planning Proposal authority may use the information and materials provided for notification, advertising purposes, and may be made available to the public for inspection. Information related to the application may also become available via NSW Planning Portal.	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the	Yes

Completeness check Details

What was the outcome of the pre-lodgement review?	lodged
PlanningPoposalNumber	pp 2/20
Enter the date the application was lodged into the Council system	31/05/21