

21 November 2023

Brendan Metcalfe  
Director, North District  
NSW Department of Planning and Environment  
Locked Bag 5022  
Parramatta NSW 2124

Dear Brendan,

### **Alfred Street Precinct, North Sydney – Planning Proposal Re-lodgement**

We are writing on behalf of Benmill Pty Ltd (the Proponent) regarding the Alfred Street Precinct Planning Proposal.

The Sydney North Planning Panel (SNPP) most recently considered the Planning Proposal in September 2023 and subsequently provided advice to the Department dated 5 October 2023. The advice included that:

*The majority of the Panel have provided advice that the Proponent's proposed development should be amended to:*

- 1. Rezone sites A, B, C and D from E2 Commercial Centre to MU1 Mixed Use;*
- 2. Remove FSR controls from sites A, B, C and D;*
- 3. Introduce a Design Excellence Clause and Map into the North Sydney LEP 2013 (similar to Clause 6.19B of the LEP) which includes the requirement for completion of a Design Excellence*
- 4. Competition to trigger an increase in height for Site B to RL120.00 for the Topmost part of building roof plant (including lift overrun and contingency);*
- 5. Detail a Site Specific MasterPlan for setbacks and podium height of Site B; and*
- 6. Confirm non-residential uses for the ground floor of Site B and application of Transport for NSW's retail cap for each site.*

*As a result, the majority of the Panel advise that should the Proponent wish to submit a new proposed planning proposal then it should consider the above points and details in the Mecone letter of 29 September 2023.*

In response to the SNPP's advice, the proponent has enclosed a new Planning Proposal which addresses the above matters, and comprises the following:



- Planning Proposal Report
  - Appendix 1 – Urban Design Package
  - Appendix 2 – Traffic and Parking Assessment
  - Appendix 3 – Wind Assessment
  - Appendix 4 – Local Environmental Plan Maps
  - Appendix 5 – Site Specific Development Control Plan
  - Appendix 6 – Letter of Offer to Purchase Adjoining Site

We further note in correspondence sent from the Department to the proponent on 9 May 2023 (ref IRF23/1050) that the SNPP will be appointed as the Planning Proposal Authority.

We look forward to cooperatively working with the Department on this Planning Proposal.

Yours Sincerely,

IAN CADY  
**DIRECTOR**