



Ms Monica Barone
Chief Executive Office
City of Sydney Council
Town Hall House
Level 2, 456 Kent Street
Sydney NSW 2000

Attention: Ben Pechey

Dear Ms Barone

Planning proposal PP_2020_SYDNE_002_00 to amend Sydney Local Environmental Plan 2012

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend the planning controls for Central Sydney.

The Department is supportive of the intent of this key planning proposal to incentivise the delivery of additional employment floor space, that is balanced with improved design excellence outcomes and protection of key views and solar access to important places and spaces in Central Sydney.

As delegate of the Minister for Planning and Public Spaces, I am pleased to advise that I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination. I consider this a great achievement for both the City of Sydney and the Department and highlights the strong working relationship that has been forged to ensure Sydney remains a global city and a great place for all.

Given the comprehensive nature of the amendments proposed, I recommend that Council consider including a savings provision as part of the scope of the proposal that would apply to relevant development applications that have already been lodged.

I have considered Council's request to be the local plan-making authority, however due to the complexity of the planning proposal I have determined that the Council not be the local plan-making authority.

As per Council's indicative timeline, the amending local environmental plan (LEP) is to be anticipated to be finalised within seven months of the date of the Gateway determination. Although the Gateway determination has afforded 12 months, this doesn't preclude Council from finalising the proposal within a shorter time frame as intended.

Council's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

The Department is committed to continuing to work with Council collaboratively. As such, should you have any enquiries about this matter, I have arranged for Ms Emma Hitchens, A/Director, Eastern District (City of Sydney), to assist you. Ms Hitchens can be contacted on 9274 6434.

Yours sincerely



Brett Whitworth
Deputy Secretary
Greater Sydney, Place and Infrastructure

Encl: Gateway determination

11 March 2020